

Agenda

Zoning Board of Appeals

City of Kalamazoo



Thursday, February 12, 2026

7:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. APPROVAL OF MINUTES

1. Approval of minutes from the Zoning Board of Appeals meeting on January 8, 2026

C. COMMUNICATIONS AND ANNOUNCEMENTS

D. PUBLIC HEARINGS

1. ZBA #26-02-03: 112 W. Cork Street. Statewide Rentals LLC is requesting:
 - 1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
 - 2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.
2. ZBA #26-02-04: 114 W. Cork Street. Statewide Rentals LLC is requesting:
 - 1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
 - 2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

3. ZBA #26-02-05: 120 W. Cork Street. Statewide Rentals LLC is requesting:
 - 1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
 - 2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon.
4. ZBA #26-02-06: 126 W. Cork Street. Statewide Rentals LLC is requesting:
 - 1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
 - 2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon.
5. ZBA #26-02-07: 132 W. Cork Street. Statewide Rentals LLC is requesting:
 - 1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
 - 2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon.

E. DISCUSSION/ACTION ITEMS

- 1.

F. REPORTS

- 1.

G. ADJOURNMENT

**MINUTES
CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
January 8, 2026 - 7:00 p.m.
CITY COMMISSION CHAMBERS**

Members Present: Allison Haan, Remi Harrington, Joe Hohler III, Tony McReynolds, Beth van den Hombergh, and Jack Urban (Alternate)

Members Absent: Gary Wark

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

Chair Hohler called the meeting to order at 7:00 p.m.

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

Chair Hohler asked if there were any changes to the agenda and Mr. Eldridge said no but wanted to clarify one more letter in addition to the three that came in.

APPROVAL OF MINUTES:

Mr. McReynolds moved to approve the meeting minutes from December 11, 2025, as submitted, seconded by Ms. Haan.

The motion was approved by voice vote unanimously.

PUBLIC HEARINGS: Chair Hohler summarized the process and explained the Zoning Board of Appeals public hearing rules of procedures. For each request, the secretary will read the application into the public record. The applicant or their representative will have 10 minutes to present their comments, followed by public comments in favor of the application where they will state their name and address and speak for three minutes. Following that, those in opposition will be invited to speak for three minutes and afterward, those received via phone will be aired for the panelist and audience. The public can call in to 888-382-9556 to leave comments for any of the property on the agenda then the public hearing will be closed to that request. The Board would then conduct the finding of facts. The Board must approve the Finding of Fact. Therefore, the first vote you hear is not a ruling on the request, but the Finding of Fact, then the Board discusses the request in order to determine a ruling. The Board reserves the privilege to ask questions of people who have already spoken even though the public comment portion is closed. Once discussion has ended the Board

moves onto a roll call vote. A full board consists of six members, and four affirmative votes are required to grant a motion for a non-use or use variance.

Ms. Harrington read the application for 3810 E. Cork Street into the record.

ZBA#26-01-01: 3810 E. Cork Street: An application for a dimensional variance for the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by QuikTrip Corporation. The applicant is requesting a dimensional variance from Chapter 50-7.2, to authorize 49 off-street parking spaces, where the maximum number of off-street parking spaces for the proposed fuels station/convenience store is 40 parking spaces.

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

Gabriel Longoria, the real estate project manager for Quick Trip Corporation, gave some background regarding Quick Trip. He stated Quick Trip started in Tulsa, Oklahoma in 1958 as a convenience store added a gas station and now have almost 1,200 stores open nationwide. They employ over 35,000 people, each location generates an average of 20 new positions per location, and they also like to promote within. He added each of locations generates an average of \$1.3 million in state and local taxes, and they also contribute 5% of annual profits to charitable organizations. He said the employees are expected to maintain a neat appearance, make sure inside and outside the store are maintained and clean, they also employ secret shoppers that come in weekly to do store assessments. He added they offer customer convenience including an app and free air pumps. He stated store security is one of the utmost things for them and they have 360-degree coverage by way of camera, audio, video, and lighting in addition to establishing great relationships with local law enforcement and emergency services. He showed a visual of what a typical Quick Trip would look like by way of camera coverage outside, the lot is completely covered by cameras, and there are multiple points that are covered by three or four. He stated the push right now is fresh food, you can order on the screens in stores, or through the mobile app, they also have a grab-and-go warmer they keep fresh and rotate to offer a lot of breakfast items. He said they also offer lunch items and are adding fryers. At this site they are proposing in Kalamazoo has two entrances and two exits and they are proposing 49 parking spaces. He then showed a visual of their Gen 4 store layout where they have three points of sale, on the top left corner is where the kitchen is located, and to the far right, there are eight unisex restrooms, the top row of four will be standard restrooms, and then the bottom four are ADA compliant, there will also be multiple emergency exits throughout the store. He then showed renderings of the outside gas canopies and stated that it would allow 16 people to pump at the same time. He said the previous use had 219 parking spaces and 95% impervious coverage and they want to bring it down to 49 parking spaces and about 56% impervious coverage, which brings them well within the impervious coverage standard and they're meeting all the other standards besides adding in the nine additional parking spaces. He stated Quick Trip finds that 50 parking spaces is what is optimal in order to ensure that everybody, during peak hours, is able to find a parking space and added that all of the surrounding uses have well over 50 parking spaces, so they are confident that they are still aligning with the general area.

Chair Hohler asked for staff comments, and they are as follows: Mr. Eldridge said he was able to get some history that this was a large truck stop before the site was broken up, and there is a

substantial parking lot now, well in excess of what they are asking for. He said he worked with the applicant on the landscaping and the impervious coverage is well under the 80% maximum allowed for this commercial community zone district and is a substantial change from what's there now, in a good way: taking a non-conforming site with 219 parking spaces and bringing it down to 49.

Looking at the special circumstances regarding comments made about the unique services offered where typically there are gas pumps and a small convenience store, this is a substantial convenience store with 6,445 square feet and isn't the typical convenience store/gas station combination, with customers not coming in only for gas, but other items which means there will be customers coming to make store purchases only. He stated the reason for the request for the nine additional parking spaces is in addition to the size of the facility and the offerings, staff also mentioned the proximity to I-94, and the additional traffic flow that this site may most likely see, compared to other gas stations around the city of Kalamazoo, because of the proximity to a highway. Mr. Eldridge added there are other more surface parking lots in the area but these changes will be for the best, and will bring this site into compliance, even though there may be lots of other nonconforming parking lots nearby.

Chair Hohler asked if there was anyone who wanted to speak for the request and there was no one.

Chair Hohler asked if there was anyone who wanted to speak against the request and there was no one.

Chair Hohler asked if there were any phone in comments and there were none.

Chair Hohler closed the public meeting.

FINDING OF FACT

Mr. McReynolds moved the Finding of Fact as follows:

- 1) The Finding of Fact for 3810 E. Cork Street shall include all information included in the notice of public hearing dated December 23, 2025, in the agenda packet staff provided for this request and staff comments.
- 2) 13 notices of public hearing were sent, and no responses or call in comments were received regarding the variance.
- 3) A public hearing was held before the board and public comments were accepted.
- 4) The Finding of Fact shall include all facts and comments made during the public hearing which are summarized to include, without limitation, the following:

Quick Trip is larger than most convenience stores, has a full kitchen, and is close to I-94 and the special circumstances is not a result of the applicant, who has worked with staff on the landscape requirements to lower the site's coverage and will be reducing off-street parking from the existing

capacity of 219 to 49 total spots and the granting will not adversely affect the property or anything around it, being that it was an Arby's restaurant in the past. Mr. Eldridge corrected that the Arby's is next door.

Ms. van den Hombergh seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Ms. Haan moved to approve the application for a dimensional variance from Chapter 50-7.2 C, to authorize 49 off-street parking spaces, where the maximum number of off-street parking spaces for the proposed fuel station/convenience store is 40 parking spaces, seconded by Mr. Urban.

Discussion:

Ms. Harrington said she is in support.

Chair Hohler said he knows asking for a variance on the nine parking spaces he is in support because doing to the property what they want will bring it into compliance with zoning, except for the parking spaces, with a net decrease of 170, and will still bring it into alignment with the other properties in the area and create less impervious coverage and because they are close to the highway, they will most likely need the space. Mr. Eldridge added that if this variance is approved, the next step will be a special use permit because this is a gas station and the next review step will be in front of the Planning Commission, then it will go to site plan review.

Ms. Harrington asked if Mr. Longoria found this site and he stated he's a real estate project manager and they also have a role that is real estate manager, and their role is acquisition and site acquisitions, searching for them, and locking down the contracts.

Chair Hohler stated he is also in favor and asked if there was more discussion.

Motion was approved unanimously by a roll call vote.

Ms. van den Hombergh recused herself from the next case 1617 N Drake Road.

Ms. Harrington read the application for 1617 N. Drake Road into the record.

ZBA#26-01-02: 1617 N. Drake Rd: An application for variances for the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Discover Kalamazoo. The applicant is requesting: 1) a variance from the Natural Features Protection Ordinance Chapter 50, Section 50-6.2 H, to authorize the proposed development to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site, 2) a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 G, to authorize an 11.5% reduction of the 25% woodland preservation requirement which will result in preservation of 13.5% of the existing woodland, 3) a dimensional variance from Appendix A, Chapter 5.1, to authorize a height of 56 feet for the new facility,

where the maximum height for structures in the RS-5 district is 35 feet, 4) a dimensional variance from Appendix A, Chapter 5.1, to authorize A maximum impervious coverage of 56% for the site, where 45% is the maximum impervious coverage allowed in the RS-5 district and 5) a dimensional variance from Chapter 50-7.3, To authorize 20 bike parking spaces for the facility, where 170 bike parking spaces are required based on the maximum occupancy of the sports complex.

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

Jane Ghosh, the President and CEO of Discover Kalamazoo, the Convention and Visitors Bureau for Kalamazoo County, a non-profit organization operating under Kalamazoo County Management, and located at 240 West Michigan Avenue, spoke on behalf of the application and played recordings in support of the complex from people not able to make the meeting because they were participating in sports. She said the job of Discover Kalamazoo is to bring visitors, and visitor spending, into Kalamazoo County, and one of the ways they do that is by helping facilitate sports tournaments, and those sports tournaments match the facilities that are available in the county, which are measured by hotel rooms. On her presentation, on the left-hand side of the page, showed the current hotel room nights we get in the county for hockey, figure skating, and wrestling, and how many we get for basketball and volleyball, which is almost none, and on the on the right-hand side, she showed the sports that children participate in. She showed many more children participating in volleyball and basketball and not just the numbers of participation, but the demographics of participation, they are very different for volleyball and basketball and added other sports can be played on a hard court, such as futsal. She stated we don't host tournaments in those facilities because we don't have the facilities here in the county and in order to solve that problem, they are proposing building a new indoor sports facility that would be financed through the Amend Center Financing Act, it's an incremental 4% on hotel stays. She said for that to happen, the hotel and motel owners needed to vote to impose on themselves this incremental assessment and it overwhelmingly passed with 82% vote of the hotel and motel owners at one vote per room and was implemented on June 1, 2025. Local youths will be prioritized Monday through Thursday or Friday, that will increase participation for underserved youth, and it will also generate 628 full and part time jobs and up to 36,000 incremental hotel room stays per year. For that to be successful they need to have a number of courts available, the right sized courts, and spacing between courts also, certain courts have ceiling height requirements and there has to be accommodation for spectator viewing. There also needs to be adequate parking and smooth ingress and egress. She said once they narrowed down the requirements of a successful tournament facility and had financing secured, they went through a site selection process and looked at over 30 sites across Kalamazoo County and once they narrowed it down to eight, they hired firms to do studies and look at the pros and cons of each site. After that, they sent requests for proposals to the landowners of those sites and spoke with the municipalities involved to make sure that this use was consistent with their vision for the area after that, they took the top three proposals that were evaluated by an ad hoc committee of volunteers that was established by Kalamazoo County. The committee recommended and the county Board of Commissioners approved the site that is in question today and based on a proposal they sent an RFP out and the landowner of the site said they would make 20 acres available for the project based on certain conditions. Once that was established, and they knew that that site was in the City of Kalamazoo, the City of Kalamazoo and Kalamazoo County jointly formed the Kalamazoo County Event Center Assessment District Authority to manage this

revenue, and then specifically first, this project. The authority board is going to own this new facility and the assessment revenue is what's going to be the debt service on the construction cost of the facility, once the facility is up and running it will not be for profit, and any revenue in excess of operating expenses will come back to the authority board to continue to invest in future projects in line with the ordinance. She then showed the webpage for the county commission.

Curt Aardema, stated the team consists of AVB, Tower Pinkster, Hurley Stewart and the appointed board and added he is a resident of the city of Kalamazoo. He spoke regarding the variance and showed a map that was presented to, and received approval from, the NFP Board in December and added they hosted a neighborhood meeting earlier that week and had good input from the neighbors and local residents. He then showed rendering of proposed building and parking lot, site has been shifted a few times, closer to US-131 to fit better into the site plan and away from the residential areas, and the preserved tree area was shown in the northeast corner as well where they identified some older tree species, as well as some significant tree species and they designed the site to protect that as much as possible. He said he wanted to show what needs to be placed on the site: the building footprint, the parking lot, and the stormwater. He then showed another image of the building and acknowledged the NFP Woodlands variance was a large selection process and was significant for this project to be successful. He stated the site was annexed into the city of Kalamazoo from Oshtemo Township in the 1960's and a cemetery project was started on the eastern end of the site and added some clearing was done in the west as well and that project stalled, but a portion of it is finished, site was historically used for agricultural purposes. Mr. Aardema stated shared parking is not an option and neither is on-street parking, as this is county roads and therefore not allowed, so all parking has to be accommodated on the site, which requires that parking be a larger footprint than everybody would like to see. He said this is a 20-acre site and a 150,000 square foot regional sports facility unlike anything that has been built in the region before and stated they can't stack the courts and are compressing the building to try to reduce the impact on the trees and they reduced the parking lot 30% from the original design.

He said they believe some of the slopes are from the soils put there from the construction of US-131 in the 1960's and there are some highs and lows, but it would be difficult to do any construction there without disturbing some of the slopes.

He spoke of the height of the building and stated they pushed the building again to the far west end of the site, which is almost 40 feet lower than the east end of the site and The taller section of the building that they're requesting is on the lowest section of the site, which is significantly below the East End and farthest away from the residential development that exists, he added that there are multiple buildings that are 4 to 6 stories in height which is higher than what the current zoning permits. He then showed pictures of some existing buildings around the site that are six, five, and four stories high respectively but the higher ceiling is required for volleyball, cheer, and basketball and added that the mezzanine is pushed up onto the second story to try to help reduce the overall footprint of the building and again mentioned the need to have parking on-site, and added they shrunk the parking spaces from 10' x 20' to 9' x 18'.

He spoke of the bike parking spaces and stated because a formula exists, the calculation pushes the bike parking spaces up to 170 parking spaces, and we feel that bike parking is important to provide since there are some people that may want to bike as the area continues to evolve, bike infrastructure may improve, so they will provide 20 spaces, there's an ability to grow that in the future, but they feel that 170 adds to the lot coverage concern, given the use of and the location of

the site and added there's limited surrounding bike infrastructure and because it's county roads that access the site, a lot of the county roads do not have that supportive bike infrastructure that's implemented in the city.

Chair Hohler asked for staff comments, and they were as follows: Mr. Eldridge said they will go through one variance at a time and stated this is in the RS-5, Residential Single-Family District and in the Natural Features Protection Overlay Zone, which means there are additional preservation standards for certain natural features, and there's also a residential, bulk density residential zone district, which allows for certain non-residential uses such as churches, schools, and recreational facilities and those non-residential uses have to fall within the development standards of that RS-5 zone district and will have difficulty meeting some of the standards like the height, which is a maximum of 35 feet for the residential zone district, the impervious cover, which is 45%, which if this was a commercial zone district it would be much higher. He said the bike parking, based on the unique size of the facility, is one bike parking space for every two employees and one bike parking space per five individuals with maximum occupancy, I think is how that calculates out, so when you're dealing with a really large building with a high occupant load, we get some really high numbers for bike parking spaces.

He stated the protected slopes and slope setbacks are dispersed on the property and trying to develop around them would be difficult, with them spreading from the west side of the site to the southeast side of the site, and with the positioning of where Maple Hill Drive will intersect with the property coming from the south, so there's a number of factors there that make it difficult, if not impossible to develop without affecting the slopes.

Mr. Eldridge went on with the woodland background, and stated this property, since it is 100% covered with woodland and by ordinance, 75% of the woodland can be cleared. So 25% is the required preservation, and the applicant is asking for additional relief from that 25% due to the unique layout of the facility, all the playing surfaces needing to be on the ground floor level, the parking that is going to be necessary to serve the facility because of the lack of the shared parking with any other nearby developed sites, and that there won't be any on-street parking available even after Maple Hill Drive is developed. The site faces unique challenges because there is no development directly adjacent to it that has parking lots that could provide for overflow or for shared use, and looking at the spread of the woodlands, the applicant and development team have worked to identify what area would be preserved. In the NFP Board of Review meeting, which was held back in December, a condition was placed on that NFP approval for the impact on the slopes and the impact on the woodlands, and that was that the native plantings would be added to the site where it was possible to do infill, so it wasn't a very specific condition, but we'll be looking at that more as this project moves forward. He then talked about the height and stated the height maximum is 35 feet for the RS-5 Zone Districts and given the use of the facility, 35 feet clearly is a hardship that the development team is facing, and there is a need for some relief. This same level of relief, you know, most likely would be necessary for a church to be located on this property. He moved on to the impervious cover, most of which was already referenced as far as the necessary parking, the emergency vehicle access road that wraps around the building, and then the large footprint of the building, given the planning services all needing to be on one level, as well as the parking situation, those were the special circumstances that were associated with the impervious cover.

Mr. Eldridge moved on to the bike parking and talked about what that standard is for the calculated bike parking and how when utilizing the calculation and a building that's 145,000 square feet, you end up with some numbers that don't align with the practical use, so given that, the special circumstances are really associated with the size of the facility and specific use of the facility, so staff is recommending approval of the variances as they've been drafted, and also with that, the NFP board condition about the green space and undeveloped areas being replanted using native species, with a preference for dense replanting of native tree species.

Chair Hohler asked if there was anyone who wanted to speak in favor of the applicant and Tiffany Somers, representing The Staybridge Suites on 2001 Seneca Lane, on the west side of town, she and the hotel are in favor of this. She stated COVID really hurt the hotel industry and they voted for this assessment and are anxious to see this youth sports facility built and they think it's going to be a positive impact on the west side of Kalamazoo. She added that it hurt with Wings West being closed down and not as many sports have been coming through. She said she has been an employee at The Staybridge for almost 10 years and is anxious to see the new sports facility come through, she thinks it's great for the youth and would be very beneficial for Kalamazoo and the city.

Anna Horner, the Oshtemo Township Public Works Director, and appreciated the opportunity to speak to the ZBA tonight regarding the project. She said they recognize that this project presents a unique inter-jurisdictional challenge and circumstance where the site is located within one jurisdiction while being closely surrounded and functionally reliant on another municipality and added they appreciate the coordination think a lot of the public agencies are trying to support the value of the project and the opportunity to participate in those discussions as a partner. She wanted to state their support for the project and the Youth Sports Facility, and they recognize that this will provide an important regional asset that will serve the greater Kalamazoo community and generate significant economic and community benefit. Their comments are offered in the spirit of professional collaboration. She added after their review of the conceptual plan and variances, these comments come from, if it was in Oshtemo, what their staff comments would be related to the development and wanted the board to have that context with the other jurisdictions as you make your decision. She said their intent is to support informed decision-making by highlighting some of the long-term goals and policies that guide the future development in the area, particularly articulated in their Oshtemo 2045 plan, which is their Master Plan. Ms. Horner stated one distinguishing characteristic of this area is the presence of nearly 400 undeveloped acres in what is kind of a suburban context. This provides a rare opportunity for looking forward, and what planning, that could allow the community to proactively address some of the long-term infrastructure needs while preserving natural features without the constraints that are typically associated with redevelopment in a fully built-out area. They believe this context warrants careful consideration as decisions are made that may shape the development patterns for decades to come, and wanted to say that they hope that there's continued evaluation of optimizing the site to align with all the adjacent areas' goals and added they want to preserve the natural features and be environmental stewards of the area, and have a focused study of this area specifically because of its uniqueness.

Erin Schultz, the owner of Schultz Suites on West Main in Oshtemo who also resides in Oshtemo around the corner from the proposed facility, stated she supports this project both as the local business owner and as a resident. She participated in focus groups related to the design and layout and appreciated the planning that has gone into this project. She said from an economic standpoint, a complex like this increases tourism, brings regional visitors to Oshtemo who support local restaurants, retail, and service businesses, strengthening the local economy and supporting small business, it also provides a safe place for minors to play and stay active while also providing a potential opportunity for young people to achieve their first employment in the workforce. She added it gives families a place to gather, encourages teamwork and mentorship, and builds the shared experience and overall, she believes this project supports thoughtful growth, economic vitality, and quality of life in Oshtemo Township.

Evie Schultz, who lives in Oshtemo Township, plays basketball and volleyball, attends St. Augustine Cathedral School and many of her classmates like to play sports. She thinks it would be cool to play basketball and volleyball at a place like this because there aren't many in our area and it will help bring new people to our area, which will help her mom's business. She loves sports because she loves being active and making new friends from other schools. Playing sports helps her feel happy, confident, and strong. She thinks the complex will help more girls like her, not just right now, but as she grows up.

Julie Rogers, who resides in Westwood, is a state representative for the area who wanted to share a few things. She said there was quite a bit of hubbub when the County Board of Commissioners was putting their piece in this and wanted to share that she has heard no negatives from the residents that she serves, and only heard positives as the County Board of Commissioners was deliberating and voted unanimously to move forward with this project. She stated she appreciates the intergovernmental collaboration between city, township, and county and as a former volleyball player, she attested we have been long overdue for a volleyball and basketball court facility space in our county, so she's excited to see this move forward to this stage. She said as a physical therapist who still practices in Kalamazoo, she hears from patients that travel quite a distance to go to tournaments around Michigan because there is nothing within the hour radius of Kalamazoo, so she thinks it's a benefit for our residents. She added she appreciates Discover Kalamazoo touching on the tourism piece and thinks it is an economic development tool that would benefit our region, but she also likes the multi-tiered use where the focus during the week will be on our local residents and then that weekend tournaments drawing people from all over the state.

Andrea Hargrave, representing the Holiday Inn and the Holiday Inn Express, has been in hospitality for a little bit over 10 years and is a Kalamazoo Promise alumni. She said she was born and raised in this area, so for her it's a big piece of hospitality when it comes to the tourism, and when it comes to the fact that Kalamazoo has a unique placement when it comes to being the halfway point from Detroit and Chicago, she's in favor of this arena since they're backing it. She said it would be a great opportunity for our youth to showcase their skills and perfect their craft. She thinks it's a great placement because we have the Kalamazoo Promise and it gives the locals the opportunity to have something to do.

Jodi Steffora, the Planning Director for Oshtemo Township, wanted to hit on a few things that Anna Horner, the Public Works Director, couldn't. She wanted the chance to acknowledge the

importance of the planned future extension of Maple Hill Drive North and through this property, per the planning documents over decades in the township, and that would go right through the northeast portion of what is proposed for woodland preservation on the site, which came up at the Natural Features Protection Board, and they acknowledged that they know there might be a return and a further reduction of that area, so she felt it would be good for them, as a township, if this board acknowledged it too and it got in the minutes, because when they come back to that as a township someday, there might be seven different individuals on the board, but if it's in the minutes, they can look back and see that it was acknowledged and they knew Maple Hill Drive was going to come through this woodland preservation area. She said about the woodlands, they might be young in age, but they came about after the land was cleared for the cemetery, and these steep slopes resulted from the construction of 131 and they still serve a purpose, even if they're only 60 years old, as far as stabilization of soil, ecosystem, habitat...those are important things. Their next concern is the building height and the way this building abuts the northern property line, that property across the line is zoned residential, it is used agriculturally right now, but it's zoned residential, and in their comprehensive plan, they see residential happening there in the future, not agricultural and wondered if the board would be amenable to looking for a visual impact assessment to see the impact of this very tall building at the northern point, and what it's going to be, the impact of a one or two-family home that's built across the line, and what might be appropriate mitigations the developer can do between the building and that north line, so that that northern property value isn't lowered because of what a future developer would have to try to sell to buyers of future homes.

Deb Droppers, who lives in the city of Kalamazoo is an event planner and a professor at Western Michigan University stated there are many benefits to this project and she was in support of the variances. She said Western Michigan University, has a sports management program that has 265 students and an event management major program and between the two of them, this provides an amazing opportunity for public partnership with Western and to be able to provide students with the opportunity to be able to be involved in this project, both from tournament planning, working with the facility, and doing special projects. She said she is here to state this is critical and the more that we provide opportunities for college students to stay here, to learn, to be invested in this project, she thinks we'll see students who will want to stay and be part of it. And I think that that is also part of what we need to build as we bring students here to have them live, own, and invest in where they live and play, so she's in support of it.

Nicky Hackworth, with Next Level Sports Center, is a volleyball coach who has traveled for years to other cities and states for youth tournaments. She was here as a mom of athletes who spend weekends on the road and as an employee of a neighboring sports facility, so from all three perspectives, she sees how powerful sports can be for kids. She stated sports teach discipline, teamwork, confidence, resilience, and they provide a positive outlook at a time where kids need healthy structure and said our local athletes travel constantly, with weekends spent driving to other cities and states just to find tournament space and for more families, that means significant costs for hotels, meals, gas, and time away from work and school. She stated while we are proud to support our kids, the reality is those opportunities could exist right here in Kalamazoo, and a lack of facilities means we are exporting families and providing economic growth to other communities instead of keeping it right here in our own backyard. She added having a tournament facility in Southwest Michigan could change that and would give athletes a chance to compete closer to

home, reduce financial strain on local families, and allow Kalamazoo to benefit from the tourism dollars that currently go elsewhere, supporting local hotels, restaurants, and small businesses and this isn't just about sports, it's about access for our kids, relief for families, and investment in our local community.

Rob Buck, who has been a Kalamazoo resident since 1978, came to Kalamazoo originally to be the head volleyball coach at Western Michigan University and said he spent 15 years there building a national level program. He stated there were over 10,000 people at a game they played in Nebraska and in 1993, he left the university and started his own small organization called U.S. Signature Volleyball, and the purpose of that was to bring national level coach development to the coaches of the state of Michigan as well as the young athletes and taking his experience and sharing it. He's been in business since 1994 and currently has around 120 to 150 highly motivated young women from this community that come to train with him from as far west as Stevensville, east Marshall, north and south and some of them travel one hour because they can't find the coaching that he offers. He said his biggest challenge right now is trying to find space for those 150 students but has five small gyms that he uses and it's problematic because as the leader of the organization, he must be in five different gyms at one time. He said the last time they were offered a space was at Wings Stadium, and they went from their current situation to having five courts that they could use and his enrollment doubled overnight, which meant they're serving young women like the ones that came up in front of the board. He said the next project is to get boys involved.

Clarence Lloyd, head of the Kalamazoo Chamber of Commerce, stated they're here because like the board, they value stewardship and the collective objective is to protect the resources of our communities. like trees, because we appreciate the value they add to our lives: they clean the air we breathe, provide a habitat for wildlife, and contribute beauty and character to our shared environment. He said those values matter, and they're worth defending, but we also have a responsibility to invest in the people here, especially our young people, as well as the small business community who's choosing to build something meaningful here, small businesses and young people have that in common, they require a community's care and investment for them to become all they can be. This project represents an opportunity for our community to make a significant investment in both the physical and mental health of our young people and in the physical health of our small business community and the number one employer of not only young people, but of families throughout Kalamazoo, which are small businesses. He stated the requested variances before the board are not about cutting corners, but about finding a balance between preservation and progress and between rules designed for protection of the real-world conditions that make responsible development possible and that collaboration has been evident between municipal leaders, facility planners, and the surrounding community since day one, and it continues. Granting these variances allows projects to move forward that will create opportunity, activate an important third space, and send a clear message that this community values both environmental responsibility and human potential and the board's decision will be seen and remembered. He said it's a big deal for young people who are deciding whether this is a place worth building their future, and by entrepreneurs deciding whether their ideas are worth it, and respectfully urged the board to consider and support these variances and help this project move forward and believes it's a vote for balance, for opportunity, and for a community that believes its people are worth investing in. He added he grew up in Detroit, about two blocks from a place called Northwest Activity Center where he learned how to play four squares, learned how to play

basketball, and for his single mom, it was a great place for him to go during the week. It kept him out of trouble, and he believes it helped him graduate from college and to ultimately be here and now, invested in this community. He said he believes facilities like this make a big impact on young people.

Donte Hudson, who was born and raised in Kalamazoo, played basketball here in Kalamazoo, left for college, came back, and the last 10 years and has been trying to pour into our community with the youth. He said he coaches basketball at Kalamazoo Central High School and coaches basketball for United Pursuit, a local basketball club in the area and said he coached the young men with him since they were in elementary school and they've traveled the country, playing in tournaments. He said with this facility, there'd be more young players if they have the opportunity to play a sport that, gets more expensive every year, especially with the travel and to have a safe space like this here in our community would do a great deal, not only for them, but the community as a whole, with the different sports. They've seen firsthand the positive impacts facilities like this have on a community, and especially the youth, through youth advocacy, the jobs it brings in, community collaboration, and the economic stimulation, there are thousands of teams all over the country that are looking for facilities like this to have different tournaments. He added he worked for the Kalamazoo Promise in alumni relations, and part of that role is to retain talent here in Kalamazoo after students graduate and projects like this would give alumni reason to stay and invest in their community and said we already do that with education with the Kalamazoo Promise, but to do that through sports, giving kids safe spaces to express themselves through sports, he feels like the impact on that would be greater than anything.

Curtis Whitfield, a senior at Kalamazoo Central High School and a three-sport athlete, and I came here to support keeping this sports facility as planned and feels the building is a huge opportunity for kids in our community, especially those who rely on public spaces to play and stay active. He said a facility like this gives our young athletes a safe place to train, build discipline, and stay out of trouble and while protecting the tree matters, investing in our youth matters just as much and this facility can positively impact generations of kids and strengthen our community. He added sports kept kids like him off the streets and feels that keeping kids off the streets can help build our community.

AnneMarie Boarman, the general manager at the Dole Sports Center said everything she feels about this project has mostly been sad, but as a small business manager and somebody who's running a small business that's similar, she wants to come out in support of this project because she thinks it only enhances what they do at Next Level Sports Center, and it also brings people into the community. She said it also offers Next Level partnership opportunities, so they're excited for this project and as a mom she wants to say anything that keeps our kids off their phones would be lovely homes and thinks it's positive for everybody, for those reasons.

Hannah Miller, who also works at Next Level Sports Center and is a volleyball coach, said she has also stepped into a more clerical role as well, so she sees the requests coming in and the rental space that is needed that they can't accommodate because they're bursting at the seams with travel teams. She said they added on in the last year four volleyball courts and there are six pickleball courts as well and they're asking for rentals and now need more space for their volleyball travel teams, she also runs a lot of their leagues and open gyms. She said a lot of people have talked about the youth, and they want to support them as well, but also adults and added the Mishawaka

Fieldhouse runs a lot of volleyball there, up to 72 teams per league, and she's running leagues at Next Level, which are selling out within one day because they're not able to accommodate all of the adults that want to play volleyball, like her, so it would be great for our youth, but our adult athletes as well.

Don Seibert has been at the YMCA as a youth director for 30 years and wanted to say he's excited for this complex to come to Kalamazoo because it will bring a lot of people and money to the city. He said the variances mentioned are important to make sure that this is constructed correctly and leaves a positive and impactful impression on people, and hopefully they'll return for more events. Aaron Rentschler, the general manager of the Delta Hotels by Marriott Kalamazoo Conference Center, wanted to express their full support for the Indoor Youth and Amateur Sports Facility project and the variances being presented. He said from a hospitality and tourism standpoint, this venue will provide significant economic benefit to Kalamazoo, as youth and amateur sports are a rapidly expanding driver of year-round travel, and communities with similar venues are already seeing increases in weekend demand, hotel occupancy, local dining, and visitor spending. He added moving this project forward ensures Kalamazoo remains competitive and helps fuel the broader visitor economy that supports local jobs, local businesses, and community services.

Abigail Wheeler, who lives and works on Shirley Court, is a Kalamazoo County Commissioner and was there to support this project, as this project aims to give our youth in Kalamazoo access to hardware services that are desperately needed. She said this is a huge investment in Kalamazoo and in our community and at the heart of this project is our youth, and there are many people in this room who have given their blood, sweat, and tears, and hours upon hours of their time, in making this facility a reality for our youth and many community partners have supported this project, including the unanimous vote of support from the Kalamazoo County Board of Commissioners, and she encouraged the board to do the same.

Chair Hohler asked if anyone wanted to speak against the applicant and Kevin Stuffelbeam, a Kalamazoo resident, wanted to make it clear he thinks this is going to be fabulous for Kalamazoo, great for tourism, and bringing money in, but he doesn't feel we're seeing what this is going to look like on this property. He stated we're told it's going to be 21 feet above what code is, and he owns all the lands that are part of this thing, so it's impacting him and he wants it to be done right. He said and he knows there's a traffic study being done, he thinks that's important and feels it is moving fast and when it was introduced, it had 900 parking spaces or 950, now it's down to 6 or 650 and at the community meeting the other day, they said if there was overflow, we were going to be using the streets and he doesn't think that was brought up, but it's not going to be that. He added he thinks there's confusion because it's moving so fast, and he doesn't want to have something that looks like a warehouse up against his property. Again, he's stating hopefully everyone can work together, this could be great for the community.

Neil Sikora, of Oshtemo Township, said Kalamazoo's success also makes the surrounding communities successful and he supports this project as a concept and he looks like he's opposing the project, but he supports everything everyone has said about the project, and he does have concerns about a project that requires five variances for one facility. He said this concept, while well-researched, seems like too many necessary things being jammed on a small parcel and the previous application tonight was different because it had developed property already that they are retrofitting a new use, but use of this small site is a self-created hardship that can be addressed

without using variances. For example, adding to the 20 acres would probably eliminate the need for all the Natural Features Protection Review Board ordinances, variances, the allowable impervious coverage variance, and the bike parking space variance, and would also provide room for green space for family and friends and the participants to walk around outside and get some fresh air or just to take a break from the noise and activity inside. He urged the board to push back on these variances to encourage the applicant to seek more acreage from the rest of the parcel or a neighboring parcel to eliminate the variances or to choose a different site as noted by the applicant, the staff reported the Natural Features Protection Review Board, there is undeveloped land and woodland abutting in the north and east. He added since these 20 acres plus the remaining 41 acres, along with all of the hotel properties to the south, that will be a big financial beneficiary of this facility, are owned by the same entity, the act of denying the variances, or tabling the application for further work, would encourage them to provide additional acreage for the development and show their support of the community over what appears to be a financial consideration and while we hope the facility is a success, please consider what happens if the variances are granted and the facility is successful: the facility will have no room for expansion or additional parking, it will have only one access point on Maple Hill Drive and Croyden Avenue and will create safety concerns for the elderly citizens, Rose Arbor Hospice, Story Point, apartment complexes, and the Drake Farmstead Park, the community surrounding the site will be more affected by this facility than just the actual site. Finally, while he does support the need for this facility, he's asking the board to deny or table the variance request for the reasons he noted and any others they may find in their deliberations.

Chair Hohler asked if there were any call-in comments and there were none.

Chair Hohler closed the public hearing.

FINDING OF FACT

Ms. Haan moved the Finding of Fact as follows:

- 1) The Finding of Fact for 1617 N. Drake Road shall include all information included in the notice of public hearing dated December 23, and the agenda packet provided by staff.
- 2) 34 notices of public hearing were sent, and three responses were received from the following: Tom Howells, Oakland/Winchell neighborhood resident and Iris Potter, Westwood neighborhood resident, both in opposition, and Tammy Raye, Kalamazoo County Commissioner in support.
- 3) A public hearing was held before the board and public comments were accepted.
- 4) The Finding of Fact shall include those documents just described and also all facts and comments made during the public hearing, which are summarized to include, without limitation, the following:

Jane Ghosh, CEO of Discover Kalamazoo, was first to make public comment. She brought a video that was shown of kids in the community speaking in favor of an additional sports facility. Traveling for sports is difficult for schedules and is expensive for families. These children that made the video were unable to attend tonight's meeting because they are at their sporting events. Kalamazoo County facilities do not match participation, and we don't have adequate facilities to host tournaments here. Incremental 4% tax assessment, local youth benefits for underserved youth, and 628 additional hotel nights per year were cited. The facility would allow for hosting tournaments. There are particular requirements for hosting tournaments, which is why there are so many requests and particulars for this building. The Kalamazoo County Center Authority Board will own the new facility. Curt Aardema talked about the property development, the Natural Features Protection Board recommended approval in December of 2025. The sketch site plan showed the proposed project where older species of trees and significant tree species have been identified, and they worked to design around these as much as possible.

The Woodlands Natural Features Protection points that were made were that there are unique characteristics, the site was annexed to Kalamazoo in the 1960s, historically used for agricultural purposes. When 131 was developed, excess soil was deposited on the site.

This is not a typical development in the city or even the region, so there are many considerations to be made. Court areas cannot be compressed, so there's a mezzanine that was built to keep the court areas from being compressed and minimizing the impact of the height of the building.

There are parking lot requirements for a facility like this, and they have worked every way possible to keep that space to the minimum necessary, including replacing the square footage of the parking spaces themselves. The building height, the west end is 40 feet lower than the east end and the west end is closer to residential areas, hopefully to minimize impact to those residential areas.

Bike parking, 170 spaces would impact parking lot size more than believed to be necessary, so when we get into, we've seen this before with a couple of other facilities in the area where the building size really impacts the calculation that's made for bike parking spaces and there's a potential to grow for that in the future.

Public comments are as follows: Tiffany Somers of Staybridge Suites, they're very much in favor of this project because of the hotel industry, and its positive impact on the west side of Kalamazoo. Wings West is closed and that has had a negative impact on the hospitality and global economy, as a Kalamazoo resident, she values youth sporting events in general.

Anna Horner from Oshtemo Township Public Works Director recognizes the project presents unique challenges within adjacent municipalities. This facility is supported by Oshtemo Township, offering the spirit of community collaboration and overall benefits to the greater community. If it were being developed in Oshtemo Township, they would speak to support. This is nearly 400 undeveloped acres in a suburban context from her perspective.

Erin Schultz, owner of Schultz Suites, in Oshtemo supports, she's also a chamber ambassador, speaks in support for economic development and youth development. It helps build a community and improve quality of life in the area.

Evie Schultz lives in Oshtemo Township, plays basketball and volleyball, thinks it would be exciting to play in a sports facility like this here in Kalamazoo, and believes it will help other kids like her as they grow up in the community.

Julie Rogers is our state representative and a Westwood resident, and she only heard positive feedback from the residents with whom she has engaged. Proud of the intergovernmental collaboration, as a former volleyball player and practicing PT in the area, many patients speak to the appreciation of the potential to host tournaments locally.

Andrea Hargrave spoke for Holiday Inn and Holiday Inn Express. She's a Kalamazoo Promise alumni, a long-time Kalamazoo resident, much in favor of this facility, only heightens local student athlete skills, and provides additional opportunities.

Jodi Steffora from Oshtemo Township picked up where the prior Oshtemo Township public works director left off. They plan a future extension of Maple Hill Drive North, and she wants to make sure that is acknowledged in today's meeting notes.

Woodlands are only 60 years old but serve a purpose. Wondered if we would be able to do a visual review to understand what the height would actually look like for adjacent property owners.

Deb Droppers came out to speak in favor as an event planner in Kalamazoo, and WMU professor. She has 265 students, sports management program, and an events management program at Western, and this facility provides amazing opportunities for partnership with the university student programs, and then it provides college students more opportunities to stay here and invest their time.

Nikki Hackworth spoke from Next Level Sports Center. She's a volleyball coach who has traveled to many places for youth tournaments. She's a sports mom who's traveled. She stated kids need sports. Local athletes travel constantly and it's costly. And, of course, she's proud of this, but the facility will provide opportunities for some tournaments here in Kalamazoo with local economic benefits and some family cost reduction and time relief.

Rob Buck has been a Kalamazoo resident since 1978. He came to Kalamazoo originally to be the volleyball coach at WMU and spent 13 years there building a national level program, and has started a volleyball coaching business since 1994, and currently has 120 to 150 coaching students coming to the community, and it's always a challenge to find space to work in. And his next project is to get boys involved and do a boys coaching program as well.

Clarence Lloyd spoke on behalf of the Chamber of Commerce. He spoke that in favor of the stewardship to protect the resources of the community like trees for their environmental values, and we also care to invest in small businesses and young people. This project provides the opportunity to invest in both young people and small businesses in our community, and responsibility in developing this project has been a top priority.

Dante Hudson is a Kalamazoo resident, played for Kalamazoo Central Basketball, coaches Kalamazoo Central Basketball, and a local basketball club in the community. He has traveled around the country with his basketball players. This facility provides more opportunities for more young people to participate in sports that keep getting more expensive. Projects like this give young talent more opportunities and incentives to stay here and invest in the community, and safe spaces for kids to be and safe spaces for kids to play sports should be our top priority.

Curtis Woodfield is a Kalamazoo Central senior three-sport athlete. This facility is a huge opportunity for youth athletes in our community to have safe spaces to play sports and keep kids off streets and build our community.

AnneMarie Boarman is from Next Level Sports Center and is a mom. Anything that keeps kids off their phones and allows for community development and kids to be in sports together here, rather than always having to travel elsewhere, is a priority.

Don Seibert from YMCA has been the youth director for 30 years. He greatly supports this project, it is great for the community, will bring a lot of people and money to the community. He supports the project.

Aaron Renschler from Marriott Kalamazoo says the economic benefit to the hospitality industry here is great, and this ensures Kalamazoo remains competitive in many ways.

Abigail Wheeler, Kalamazoo County Commissioner, is spoken in favor of. Our core services for youth in our community are desperately needed. Many community partners are in support of this project and encourage us to also be in support of this project.

In opposition, Kevin Stoffelbaum was first. To be clear, he thinks this is a fabulous project for Kalamazoo for all the reasons mentioned previously. He's just concerned that we're not seeing what this is going to look like on the site. He owns all the land to the north of this proposed facility, and it will impact him personally. He would really appreciate it if everyone could work together to get this right. It's moving along fast, and he thinks there could be confusion because it's moving along so fast and does not want a warehouse-looking facility in front of his property. But he believes the project overall is a great idea, and it will be fabulous for the community.

Neil Sikora is a Kalamazoo Township resident and is also in favor of the project, but he has concerns about a project that has five variance requests for one project. He believes that the hardships have been self-created to much degree, and adding acreage would likely alleviate the need for these variances. They should try to acquire additional neighboring acreage. If the variance is granted and the need to expand, there's nowhere to expand, and ask that we deny or table the request for those reasons. There were no call-in comments.

Mr. Eldridge had two clarifying points provided by Jane Ghosh, the 4% is an assessment, not a tax, and the projected hotel room nights are \$36,000.

Mr. McReynolds seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Mr. McReynolds made a motion to approve the application for 1) a variance from the Natural Features Protection Ordinance Chapter 50, Section 50-6.2 H, to authorize the proposed development to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site, seconded by Ms. Harrington.

Discussion:

Mr. Urban stated he was concerned until he realized the slopes were scattered, so when you consider the slopes themselves plus the surrounding areas that also have to be protected because there are ways to the slopes, again, it's a significant portion of the site, it's a little bit of a hardship to expect this site to be in compliance naturally. And since this sports complex is a permitted use in this zone, the owner has an expectation that he can get use of the property and to prevent that owner from using the property on account of protected slopes is a bit of a stretch so in view of the fact that the slopes are scattered, he will grant this variance.

Chair Hohler stated his view of the slopes in some ways is similar as opposed to Mr. Urban's in that but thinks if they're created by the highway construction from 50, 60 years ago, they're probably not the slopes that the NFP overlay was meant to protect and if they're man-made and he doesn't know that there is any argument that the property couldn't still be used, even if we denied the slopes off encroachment, just might not be able to be used for this, and they've allowed three different requests related to the country club, one was they came back again and changed it, then there was the one he third one is the intersection at Oakland and Angling where the slope was on the church side, so they've allowed some encroachment on naturally occurring slopes before and doesn't know why, in this case that we wouldn't and because these are man-made slopes that they

should be allowed to encroach upon them without penalty. He said in respect to this request, he's in favor.

Mr. Eldridge wanted to remind the board of the recommendation from the Natural Features Protection Review Board.

Ms. Haan moved to amended the motion to include the Natural Features Protection Board's condition that the green space in undeveloped areas be replanted using native species with a preference for dense replanting of native tree species, seconded by Mr. McReynolds.

Motion was approved by a four to one roll call vote with Haan, McReynolds, Hohler, and Urban voting yes and Harrington voting no.

Mr. McReynolds made a motion to approve the application for 2) a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 G, to authorize an 11.5% reduction of the 25% woodland preservation requirement which will result in preservation of 13.5% of the existing woodland and includes the Natural Features Protection Board's condition that the green space in undeveloped areas be replanted using native species with a preference for dense replanting of native tree species, seconded by Ms. Haan.

Discussion:

Ms. Harrington stated that while she is in support of the youth of this community, and building infrastructure and facilities that are in support of their development is essential, it's a part of our municipal plan, your rights end where someone else's rights begin. She applauded Ms. Ghosh and Mr. Lloyd and said that the approach to this project was genius but wants to speak to the natural features. She stated she would be remiss not to say that we need to shift our language from creating this narrative or this imagery surrounding our youth, specifically our black youth, that if we don't have these things, then they're going to be on the street and she rejects that. She said these are magic people and source folk, so she rejects that narrative, and thinks we need to do better in that way and address root cause things that are happening as it relates to how we treat black women in this community and a variety of other different things.

She added she thinks we need to listen to the people that have been in opposition to this, the people that have abutting properties. There's so many other things that need to be addressed within the context of this project that are surrounding design and planning that she hopes we would be able to discuss on this board to create a win-win situation, a consensus in our community that would move forward this project in a way that was responsible for all people, all stakeholders involved.

Mr. Urban said he has concerns because there is a big back yard to the north that is empty and if they can work together with the owners of this site, a lot of pressure to remove those trees could disappear, and there would be more room for creating a buffer between this high building and residential property could still be built on the agricultural land to the north of the site and would like to know, even though they won't get an answer, why wasn't the option of using the neighbor's property considered since he's in favor of the project and has the capability of working out an accommodation that would meet the needs of both his fair use of the property, which is for residential development, and the fair use of the property, which is in question here, which is related to the back of that cemetery. He said the fact that wasn't done makes him believe that one or both

parties were intransigent on this subject and the board can't intervene on that, but they can turn down this variance and force the applicant and neighbors to reconsider it. He asked for the other board members' opinions and Chair Hohler stated his response is probably to go along, to a certain extent, with what Mr. Urban said, he then read a portion of a letter that was sent in "As the staff report states, the request includes authorization to reduce woodland preservation from the required 25% to 13.5%, allowing removal of approximately 86.5% of the site's woodland. This site is part of a larger continuous woodland system, and the ordinance requirement exists to ensure that development preserves a meaningful share of that resource. A reduction of this magnitude is not a marginal deviation. It represents a fundamental departure from what the ordinance was designed to safeguard..." and stated that's why he will be voting against this variance which doesn't prevent them from using the property, just not as they wish. He stated he's glad that Quick Trip was there because as he stated, if they can get a non-conforming property as close to conformity as possible, that's what they should be doing. He added that the whole of these is asking them to take a complying property and go wild with the variances and the deviations from the zoning and while he's agreeable to some of them, he's not agreeable to all of them and his thoughts are summed up by the writer of that letter and that paragraph.

Mr. Urban added that a reduction in a woodland area, to that extent, can possibly set a precedent for weakening the Natural Futures Protection Ordinance in general in the future and the city and Natural Features Protection people have been working very hard to create a Natural Features Protection Ordinance. It's a model for the country, practically, and to see it being challenged by such a huge variance here might be considered a justification for further weakening of the enforceability of that part of the ordinance. He asked if anyone on this board felt that wouldn't be setting a precedent in the future when people come to say they want to chop down some more trees because they need to have this area for their use, they don't mind if they cut down half or almost half of what is required to be on the site to allow the use. It's about 25% down to 13 ½ %, that's about half, but in the course of doing that, the excess of about 25% has already been given away, even in compliance with the ordinance. Chair Hohler said it's a good point Mr. Urban raised and one he talks about often, which is being careful about what you do on one because if you do it for one, you have to do it for the other or else Attorney Bear is going to be in court fighting about it, which is why when it comes to the bike issue, he's penned in on it. He asked if anyone else wanted to speak and there was no one.

Attorney Bear wanted to remind the board to address the NFP standards for granting a variance from the Natural Features Protection Ordinance which are: 1) the parcel cannot be reasonably utilized for its zoned use without the request, 2) the extent of relief requested is the minimum needed to permit reasonable utilization of the site, 3) it is demonstrated that the relief requested will not substantially impair the intent and purpose of the NFP Overlay District, and 4) the request for relief is balanced by the use of conservation and or green development tools and actions, such as utilizing stormwater BMPs from the Michigan Low Impact Development Manual, which he doesn't feel applies here, or the use of biotype native plants or desired trees, as detailed in the ordinance.

Chair Hohler said the first couple of those he is saying doesn't fit, the parcel cannot reasonably be utilized for its own purpose without the request of relief, he disagreed and it can be used. He said he doesn't like cutting 75% of the trees down, but it's allowable, and they can still use the property under that, maybe not to the extent they want but it can still be used. Ms. Harrington asked if he

said they can cut down 75% of the trees, and that's allowable, even with the Natural Features Protection? Chair Hohler answered yes, and they want to cut down 87%, instead of stopping at 75%. He went on to two, the extent of the relief requested is the minimum needed to permit reasonable utilization and no, they can reasonably utilize this without going to that extent of cutting trees and again, may not be able to use it to the extent that they want, but he said if the city commission in adopting the ordinances and adopting the Natural Features Protection Overlay, they've automatically made a decision that some properties, they don't want to be used for everything, they can be used for some things and he thinks that this could still be used even if they were denied that particular variance.

Ms. Harrington stated she is in support but asked the developer if the project can still move forward if both of the Natural Features Protections variances were not passed

Mr. Urban said from what he's heard, they've worked hard and made numerous revisions to try to shoehorn this in and to get it so that the variances they're asking for are the minimum, they think, for the project to go as they have envisioned, but he's willing to say maybe they need to re-envision it because of something so significant and bike parking isn't one of those but, he added, access isn't something they can discuss because it goes through Oshtemo Township and they can provide off-street parking on Maple Hill Drive North if they choose. He said this may be an opportunity for inter-governmental cooperation to go on so that when that access is put in, it's wide enough to allow for the parking spaces that they have to move off-site in order to not chop down any more trees than we're taking down the 25% that's allowed by the Natural Features and Protection Ordinance. He said they're under no obligation to rubber stamp this and if this particular variance request is denied, he would like to be able to suggest, or maybe even talk amongst the board, how they can grant something as close to what they want, but he would say if it was denied, they have to keep the trees to match 25%.

Chair Hohler stated that if they deny it, they will have to figure out ways to make it work within the denial and said there's so much discussion around Oshtemo, why didn't this go to them and asked if the city is benefiting from this and Mr. Eldridge said no. Ms. Harrington stated even though it's close to that line, it will have direct implications of neighborhoods in Kalamazoo, which makes it an interesting case.

Ms. Harrington mentioned the visual impact study and asked if, based on constituency concerns, can conditions be placed on this so it can be a thoroughly thought through project, specifically as it relates to Natural Features Protection variances. She thinks the fundraising aspect was genius but feels the neighborhood and its residents, while not elders yet but are aging, should be taken into consideration. She added that this board almost always pushes past the Natural Features Protection Ordinance when it comes to big developers. She then mentioned a letter from Thomas Howes that mentioned they were at quorum when they did it, and that's a concern because there wasn't enough deliberation in the process.

Attorney Bear stated the NFP Board offered a condition that this board can accept as is or modify it, or impose conditions as it feels appropriate to bring the project into compliance with the zoning ordinance and added that if this board feels they need more time, they can request more information in order to add additional conditions.

Mr. Eldridge stated the visual impact survey is just an aerial view of what can be and will be looked at more closely during site plan review where they can look more closely at the north elevation of the building and make sure there's adequate vegetative screening, as well as work on design with the applicant. He said the board can ask more questions of the applicant now or adjourn for more information, until the next meeting.

Attorney Bear wanted to add if this is denied appendix A8.10 states when any application for development approval is denied, a similar application for all of the same land shall not be considered for a period of one year, the date of disapproval, unless a waiver of the time limit is approved by the decision-making body, which would be this body, and only one request for a waiver of time limit may be submitted during the period of one year. The conditions for the waiver of time limit would be a substantial change in circumstances relevant to the issues or facts considered during the review of the application that might reasonably affect the decision-making body's application of the relevant review standards to the development proposed in the application. New or additional information that was not available at the time of the review that might reasonably affect the decision-making body's application of the relevant review standards. A new application that's materially different from the prior application, or there was a mistake of fact or omission of fact that, if known, would likely have resulted in a different determination, that requires a two-thirds vote of this body to waive the time frame. So, there would be those considerations, and they could come back before the year is up, but they would have to show something different, that's what would happen if it's denied and alternatively, the board can extend the time for consideration and request additional information.

Ms. Harrington said she's for the project and doesn't want to create undue hardship for this project but has to take this stance because she feels processes should be different.

Mr. Urban said he doesn't want to hold the project up for a year before they can come back with another proposal but if they need to grant a waiver to come back within a year, they should do that as part of, or in conjunction with this vote. He wants this aspect of the project to get another review because there are other solutions out there.

Attorney Bear stated he wants the board to know the consequences of their actions and as far as granting a waiver not, they don't know if any of the four factors exist so there's no basis to grant a waiver at this time but if they want them to consider something and come back within a year, adjourn this and have them come back. He felt he would be remiss not to mention that legally under the terms of the ordinance what happens. Mr. Urban asked if he was saying they can't come back with another request for a variance for a year unless the board grants them a variance? Attorney Bear said they can come back, but the board can't consider the waiver now, because there is no other proposal, but they could come back with another proposal, and you could elect to grant them a waiver within the year.

Ms. Haan asked since many on the board is planning to vote no, can they table it and get more information, then grant the waiver and Attorney Bear said they can table it but that isn't granting a waiver because the application would still be preserved. She said it sounds like they all want more information and can get it without holding this up for a year and Attorney Bear said he just wanted them to know what their options are.

Mr. Urban stated in view of that he advised Chair Hohler he would like to put in a request for consideration of an alternative motion, which is to table this variance request for a period of two months, which would be the second Thursday of March, to collect additional information.

Ms. Harrington asked if they can allow the project to happen, address the things that the board has a problem with, and tell them what the board wants to see addressed.

Ms. Haan stated she doesn't feel comfortable putting conditions on this without more information and Mr. McReynolds agreed.

Chair Hohler said there's no information that will make him agree to going from 75% to 87% tree loss and there's no other condition that he can see other than putting the number back to 75%. Mr. Eldridge stated they need to undo what's on the table.

Mr. Urban stated the complication with tabling is this will come back in the same form in two months, which solves nothing and the best thing to do is to get clarity for everyone and if they vote and the variance is denied, everyone has a clear signal of what they need to do, and it's important for government agencies to act with as much crispness and clarity as they can, he then withdrew his motion.

Motion was not approved by two to five vote a roll call vote with Harrington and Haan voting for and Urban, Hohler, and McReynolds voting against.

Mr. McReynolds made a motion to approve the application for 3) a dimensional variance from Appendix A, Chapter 5.1, to authorize a height of 56 feet for the new facility, where the maximum height for structures in the RS-5 district is 35 feet, seconded by Mr. Urban.

Discussion:

Chair Hohler asked if there were any height variances on the arena and Mr. Eldridge said no and Chair Hohler asked when the last height variance was and Ms. Harrington stated it was for a sign at the old Burger King on Cork Street and she believes they voted no.

Mr. Urban will vote in favor because they put the building in the lowest part of the property, and nearest to the highway, and it's the most minimal impact that he can foresee, given the site. where for the project to work, they will need this. Mr. Eldridge advised touching on the review criteria and Mr. Urban said 1) the special circumstances are that RS-5, which is the zone this property is in, allows several uses other than single-family residential, but the RS-5 dimensional standards are designed to support only single-family residential development, so the design standards don't take into account other allowable uses in the zone. The height variance needed to develop this use, which is allowed, and would likely be required for other permitted non-residential homes in RS-5, such as religious institutions. The next criteria is that there are special circumstances which are not the result of actions of the applicant or title holder of the land, and the staff has stated that the special circumstances are not the result of actions of the applicant. RS-5 permits uses other than residential but has minimum standards that only account for single-family residential. The required ceiling height for indoor sports, such as volleyball and turf sports, have industry standards which must be met, or the venue will not be able to be utilized as a regional tournament venue he said if

they denied the height variance in this case, the owner could claim that the board denied the owner the fair use of this property, and that's a serious thing to do in this country. Number three, if the literal interpretation and enforcement of the terms and provisions of this ordinance would deprive the applicant of rights commonly enjoyed by the land in the same zone district and would cause practical difficulty, he said that has been addressed. Number four, that the granting of the variance is the minimum action that will make possible the use of the land and the structure that is not contrary to the public interest and would carry out the spirit of the ordinance. The next review criterion is the granting of the variance will not adversely affect the adjacent land in a material way and as he stated, he thought maybe not, but that's something that they can contend about. The last review criterion is the granting of the variance will be generally consistent with the purposes and intent of this ordinance.

Motion was approved by a roll call vote unanimously.

Ms. Harrington made a motion to approve the application for 4) a dimensional variance from Appendix A, Chapter 5.1, to authorize A maximum impervious coverage of 56% for the site, where 45% is the maximum impervious coverage allowed in the RS-5 district, seconded by Mr. McReynolds.

Discussion:

Mr. Urban said he's inclined to vote in favor of this and doesn't want to create any more serious burdens to the project. He said the parking lot is going to make most of this area impervious and it has to be there for the whole project to work and said if they were to say no on this, they could find pervious parking lot material because there are such things and our former drain commissioner used to go around demonstrating that such things exist, so there is a way to solve this if we really want to. He will vote yes.

Chair Hohler asked if lattice bricks count for impervious coverage and Mr. Eldridge said those would be considered pervious and given the size of the lot, he thinks it needs to be a solid surface with a stormwater system, he also wanted to mention that the 45% maximum, again, these are standards that apply to that low density residential zone district. If this was a commercial district, it would be 85%. Chair Hohler asked what was allowed in the gas station percentage wise? Mr. Eldridge said that was 80% maximum impervious coverage, what the ordinance allows for that site, they're going to be under that.

Ms. Haan said based on the discussion she will vote in favor.

Motion was approved by a four to one roll call vote with Harrington, Mc. Reynolds, Haan, and Urban voting yes and Hohler voting no.

Mr. Urban made a motion to approve the application for 5) a dimensional variance from Chapter 50-7.3, To authorize 20 bike parking spaces for the facility, where 170 bike parking spaces are required based on the maximum occupancy of the sports complex, seconded by Mr. McReynolds.

Discussion:

Chair Hohler said this is one that goes back to the arena because the arena was required to have a whole bunch of bike spaces, but it's not a place or a type of facility that people are just going to ride their bikes to for games and away from games. He said there is no real bike infrastructure there, so it makes sense that it's reduced to 20. Ms. Haan said just like the arena, there is opportunity for expansion of bike parking as there is a need, and infrastructure, to support it.

Motion approved by roll call vote unanimously.

DISCUSSION/ACTION ITEMS:

REPORTS:

ADJOURNMENT:

The meeting was adjourned at 9:51 p.m.

Submitted By _____ **Date** _____
Recording Secretary

Reviewed By _____ **Date** _____
City Staff

Approved By _____ **Date** _____
Chair



Zoning Board of Appeals Staff Report

Date: **2/12/2026**

Item: **D.1.**

City of Kalamazoo

TO: Zoning Board of Appeals

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

DATE: February 12, 2026

SUBJECT: ZBA #26-02-03: 112 W. Cork Street. Statewide Rentals LLC is requesting:
1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

BACKGROUND:

The property at 112 W. Cork Street is in the RM-15 District / Natural Features Protection Overlay. The property frontage is 49.5 feet and depth is 150 feet. The property is vacant and there is no prior development history. The property owner is proposing the construction of a duplex on this property. The RM-15 District would allow four dwelling units on a site of this size. It should be noted that staff have made the developer aware that the maximum is four off-street parking spaces for a duplex. The drawing provided doesn't appear to show the parking spaces drawn to scale, and the developer has acknowledged that the construction plan will not include more parking spaces than the maximum permitted by zoning. No variance is being requested to add additional spaces. The developer knows there is a need for additional housing units in Kalamazoo and is working to develop this site and adjacent ones to add to the city's housing inventory.

The site has two natural features present, both woodland and protected slopes. The developer has completed a tree inventory and demonstrated that the woodland removal will be within the threshold allowed. No variance is needed from the woodland standards. The slope on the site is significant. The grade difference between street level and the top of the slope is approximately 25 feet. This slope exceeds 20% throughout a large portion of the property frontage and is therefore a protected slope under the NFP Ordinance. To minimize the impact of the duplex

structure on the protected slope, the proposed duplex is toward the rear (north side) of the property. The 12-foot-wide driveway accessing the duplex from W. Cork Street is proposed to be located within the slope face. At the ridge of the slope, the driveway and small parking area will encroach 100% into the required protected slope setback, which is 12.5 feet. To limit further impact on the protected slope and slope setback, the developer plans to run the utilities for the duplex under the driveway.

This project was before the NFP Board on January 27, 2026. At that meeting, the NFP Board did not feel that sufficiently detailed development plans had been provided to fully understand the impact on this rather steep protected slope. The NFP Board did not provide a favorable recommendation to approve the protected slope setback variance to the ZBA.

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal and Master Plan 2025 Impact:

The proposed project aligns with the Strategic Goal of complete neighborhood as it will provide additional housing options for the Westnedge Hill Neighborhood. Further, this project aligns with the Future Land Use Map which identifies this property at R-2, Medium Density Residential.

COMMUNITY ENGAGEMENT:

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

Appropriate Depth of Engagement:

A notice was published in the Kalamazoo Gazette on January 27, 2026. Notice of the public hearing was also mailed out to all property owners within 300 feet of the subject property. A notice was also sent to the Westnedge Hill Neighborhood Association.

Engagement/Communication Tools:

Newspaper, mailings to property owners, and outreach by the applicant and a mailing to the neighborhood association.

FINDINGS:

Relief from the NFP Overlay District Standards in § 50-6.2 may be granted when all the following conditions are met:

[1] The parcel cannot be reasonably utilized for its zoned use without the requested relief.

The property has a portion of slope across a large portion of the frontage; some form of access must be granted to allow use. The property does have an area along the east side

with slope less than 20% to allow a driveway outside the protected slope. The plans provided appear to show at least 12 feet of width outside the slope setback and appears to be an option to provide a driveway without impacting the protected slope.

[2] The extent of relief requested is the minimum needed to permit reasonable utilization of the site.

The request is not the minimum needed to permit reasonable use of the site. There are alternatives, including shared driveways that serve two lots/structures or some other shared configuration that grants access. This would limit the disturbance of the protected slope face; the disturbance area includes both the driveway itself and the adjacent grading and slope stabilization on either side, the details of which are not detailed in the application. The applicant is the owner of the 5 lots fronting Cork Street and is developing each with a duplex, making shared access a possibility.

Related to the encroachment of the parking area and driveway into the top slope setback, wherever the driveway for access is located, it will be located within the top of the slope setback. The request here is not the minimum needed to permit access. Reducing the total number of driveway approaches across the whole slope face of the development project area will limit the total impact in this area. The encroachment of the driveway and parking area into the top protected slope setback is not the minimum necessary to permit the reasonable use of the site as there is no parking requirement in the zoning ordinance.

[3] It is demonstrated that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the NFP Overlay District.

The request does not align with the intent of the NFP Overlay District as the request impacts the full length of the slope from the south property line to the top of the slope where the grade flattens out. The disturbance includes both the paved driveway surface and the required earthwork and grade stabilization to support the driveway and the remaining protected slope on either side of the driveway. The total width of disturbance is not detailed in the application. The NFP board did question the same details and sought more clarity on the plans provided, with concerns about the ground construction impacts. The parking area encroachment into the top of the slope setback is also not in alignment with the NFP Overlay as it is not required by code, but its development impacts a protected natural feature.

[4] The requested relief is balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater BMPs from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List.

There are two natural features on the property, woodland and slope. Woodland is being preserved according to NFP Overlay requirements. Once development is done, the

applicant is committed to restoring the damaged area by using native trees and shrubs, including those from the tree replacement list.

RECOMMENDATION:

Staff does not support the requested variances from the protected slope and slope setback requirements as the requests do not meet all of the above review criteria and there are outstanding questions about flexible design options and construction impacts.



Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoo-city.org

NOTICE OF PUBLIC HEARING

January 28, 2026

Dear Property Owner:

The Zoning Board of Appeals will hear the following individual variances requests for the properties listed below:

ZBA #26-02-03**112 W. Cork Street****Parcel #06-27-397-097**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 112 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-04**114 W. Cork Street****Parcel #06-27-397-098**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 120 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-05**120 W. Cork Street****Parcel #06-27-397-099**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 120 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-06**126 W. Cork Street****Parcel #06-27-397-100**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 126 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-07**132 W. Cork Street****Parcel #06-27-396-201**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 132 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

Please note that these requests for variances will not change the zoning classification of the property. The meeting will be held on Thursday, February 12, 2026, at 7 p.m. in the City Commission Chambers at City Hall, 241 W. South Street. This meeting will also be streamed live on the [City's Facebook page](#) and [YouTube Channel](#).

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

Peter C. Eldridge, AICP
Zoning Administrator

Zoning Board of Appeals Application



Submitted on	14 January 2026, 9:33AM
Receipt number	64
Related form version	14

Introduction

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

Name	JEREMY COLE
Organization (if applicable)	STATE WIDE RENTALS LLC
Email Address	JEREMY@KZOORESTORED.COM
Phone Number	2693529645
Address	606 Bryant St, Kalamazoo, MI 49001, USA Map (42.2715494, -85.57357789999999)
Preferred Contact Method	Email
Are you the property owner?	Yes

Property and Application Details

Property Address	112 W Cork St, Kalamazoo, MI 49001, USA Map (42.259922, -85.582116)
Parcel Identification Number	06-27-397-097
Zone District	RM-15
Type of Request	Natural Features Protection
Application Fee	\$300.00
Project Description & Reason for Request	This property is currently zoned to allow up to 4 residential units. The applicant is requesting relief from the Natural Features Protection (NFP) requirements solely to allow reasonable access to the property. The proposed development is limited to two residential units (one duplex). The requested relief is necessary to provide access in a manner that enables modest development of the site while minimizing overall disturbance and remaining consistent with the intent of the zoning district.

Natural Features Protection Review Criteria

Please indicate the relevant natural features and the requested variances

Protected Slope

What variances are you requesting from the requirements for these natural features?

The applicant is requesting relief from the Natural Features Protection standards applicable to protected slopes, limited solely to the extent necessary to provide access to the parcel. No relief is requested from wetlands, water resources, woodlands, protected trees, or natural heritage areas. The request does not seek to increase density or intensity of use, but only to allow access improvements needed to develop the site.

Are there reasons the parcel cannot be reasonably utilized for its zoned use without the requested relief?

Yes. Due to the presence of protected slopes on the parcel, the site cannot be reasonably accessed or utilized for its permitted residential use without limited relief from the NFP protected slope requirements. Strict application of the standards would preclude any practical access to the buildable area of the site, effectively preventing reasonable use of property that is otherwise zoned for residential development.

Is the extent of relief requested the minimum action needed to permit reasonable utilization of the site?

Yes. The requested relief represents the minimum action necessary to allow reasonable utilization of the site. The proposal limits disturbance to the smallest practicable area and is narrowly tailored to accommodate access only. No additional encroachment into protected features is proposed beyond what is required to enable development consistent with the zoning district.

How can you demonstrate that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the NFP Overlay District?

Granting the requested relief will not result in substantial detriment to the public good nor impair the intent of the Natural Features Protection Overlay District. The proposal limits development to a modest two-unit residential structure, significantly below the maximum density allowed by zoning. Disturbance to protected slopes is minimized, and no impacts are proposed to wetlands, water resources, woodlands, or protected trees. The project maintains the overall intent of the NFP Overlay by avoiding unnecessary disturbance while allowing reasonable use of the property.

Is the requested relief balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater best management practices from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List?

Yes. The project incorporates conservation-minded site planning and green development practices, including limiting impervious surface area, directing stormwater runoff to infiltration where feasible, and preserving existing natural features outside the access area. Additional measures, such as the use of native vegetation or desired tree species, may be incorporated as part of final site development to further mitigate impacts and support the goals of the Natural Features Protection Overlay District.

Submit

Your Signature



[Link to signature](#)

SUPPLEMENTAL SITE PLAN REVIEW APPLICATION FOR NATURAL FEATURES PROTECTION

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code (Chapter 50, NFP). The NFP Overlay District map can be found on the [City's GIS mapping website](#) (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

Section I. Project & Applicant Information

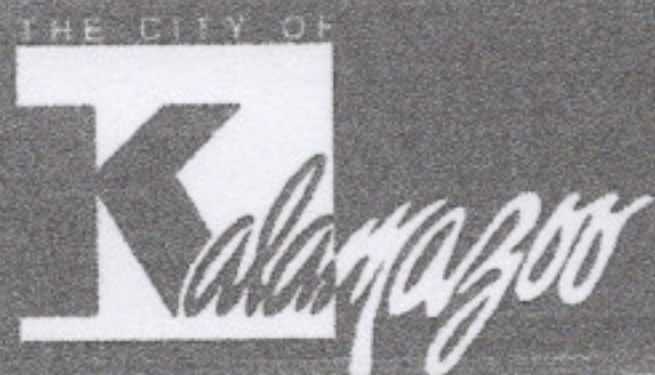
All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

Section II. Natural Features Checklist & Attachments

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of \$110 will apply.

QUESTIONS

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or development@kalamazoocity.org.



Community Planning & Economic Development

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SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) State Wick Rentals (last) LLC		
APPLICANT ADDRESS:	606 (number) Bryant St (street name)		
	(city) Kalamazoo	(state) MI	(Zip) 49001
APPLICANT EMAIL:	Admin@kzoores.com	PHONE:	269-301-0829
PARCEL ADDRESS/PIN:	06-27-397-097 / 112 W Cork St		
PROJECT DESCRIPTION:	Build Residential Duplex		
OWNER NAME: (if different)	(first) (last)		
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	☐ Yes ☒ No	DATE OF SITE PLAN REVIEW MEETING:	

NFP APPLICATION REQUIRED?

Is the project limited to interior work <u>only</u> with no exterior ground changes or increase in impervious coverage?	
☐ YES	If YES, Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
☒ NO	If NO, proceed to Sections II & III. Do NOT sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: _____

Signature: _____

Date: _____

SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and addition plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

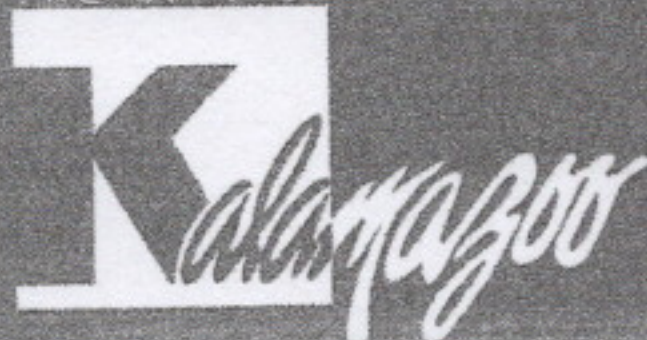
REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)
2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

Future development plan must include:

- **Boundary with extent of re-grading**, construction, or site preparation activities
 - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
 - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
 - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
 - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
 - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features
3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)
 4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

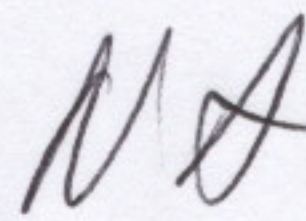


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WETLANDS	Present:	Included on page #:	Notes:
Mark existing wetland boundaries with notes about wetland conditions. <i>Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.</i>	☒ Yes ☒ No		NA
WATER RESOURCES	Present:	Included on page #:	Notes:
Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries. <i>Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.</i>	☒ Yes ☒ No		NA
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.			NA
TREES	Present:	Included on page #:	Notes:
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	☒ Yes ☒ No		NA
Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.			NA
Provide a note with justification for removal.			NA
WOODLANDS	Present:	Included on page #:	Notes:
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	☒ Yes ☐ No		0
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 + 5	See pages 1 + 5
Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.		4	See page 4
SLOPES	Present:	Included on page #:	Notes:
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	☒ Yes ☐ No	2	See page 2
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource.		4	See page 4

NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? <i>Parcels can be pre-screened using the City's GIS website, click on the "Planning & Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.</i>	☐ Yes ☒ No	
If an MNFI rare species review is required, attach the resulting report.		

*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at:
<https://mnfi.anr.msu.edu/services/rare-species-reviews>

ACCEPTED DATA SOURCES & ANALYSIS

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

1. WETLANDS

- Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
- Most recent US Fish & Wildlife Service's National Wetlands Inventory boundary (State of Michigan mapper: <https://www.michigan.gov/egle/about/organization/water-resources/wetlands/inventory-maps>)

2. PROTECTED TREE IDENTIFICATION

- May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

3. WOODLANDS

- A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
- When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
 - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
 - Woodland assessment report with a determination that Basal Area is equivalent to the TPA in the NFP definition and meets definition of a woodland and mapped delineation of woodland
 - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must include information on general species diversity,

composition of species, any notable trees (either notable species or size), invasive species composition, and general health and age observations of tree stand

4. PROTECTED SLOPES

- Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
- Desktop analysis performed using U.S. Geological Survey digital topographic maps, LIDAR, digital elevation map, or equivalent data showing 2' intervals or finer resolution, performed by a qualified consultant or engineer

DUPLEX HOME SITE PLAN

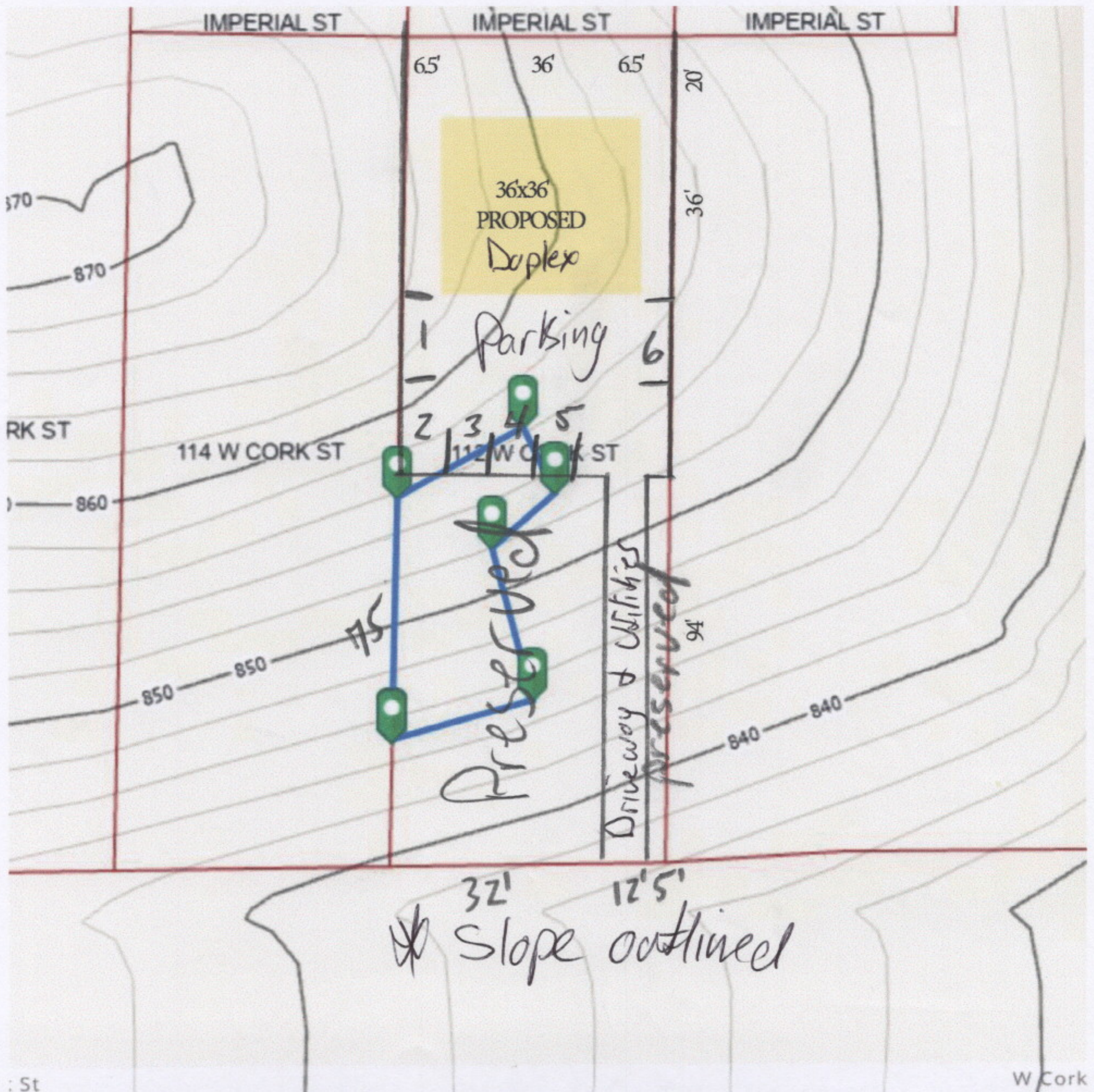
112 W CORK ST.
06-27-397-097

EXISTING SITE CONDITIONS ✓
PROPOSED STRUCTURE ✓
SETBACKS ✓
DISTURBANCE BOUNDARY pg 2
PROTECTION FENCING pg 2
DRIVEWAY AND UTILITIES ✓
EXISTING WOODLAND COVERAGE - 100% pg 5
PROPOSED COVERAGE 25% pg 5

LOT FRONTAGE 49'

LOT DEPTH: 150'

LOT SQ FOOTAGE: 7,350



DUPLEX HOME SITE PLAN

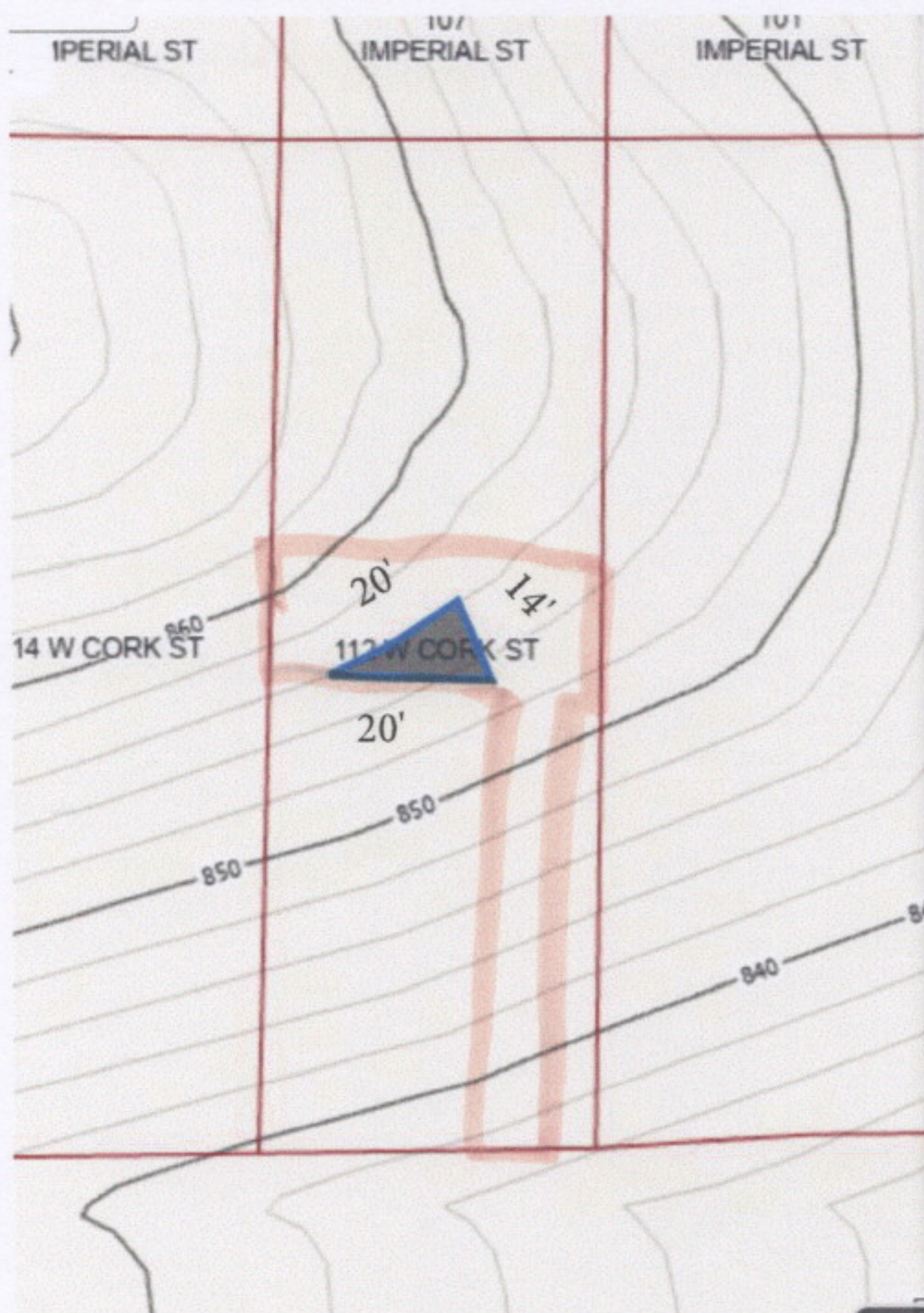
112 W CORK ST.

LOT FRONTAGE 49'

LOT DEPTH: 150'

LOT SQ FOOTAGE: 7,350

SLOPE DISTURBANCE
PROTECTIVE FENCING



Measurement Result

119.8 Sq Feet

Clear

Temporary Construction Protection Fence - No Disturbance Beyond This Line
During or after Construction

WOODLAND PRESERVATION BREAKDOWN

112 W CORK ST

06-27-397-097

PROPERTY SQ FOOTAGE: 100%

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE: 4,650

WOODLAND PRESERVED SQ FT: 2,700

PRESERVED WOODLAND PERCENTAGE: 36.7%

*Woodland preservation calculated by area per NFP §50-6.2G

Co-Existing Natural Features

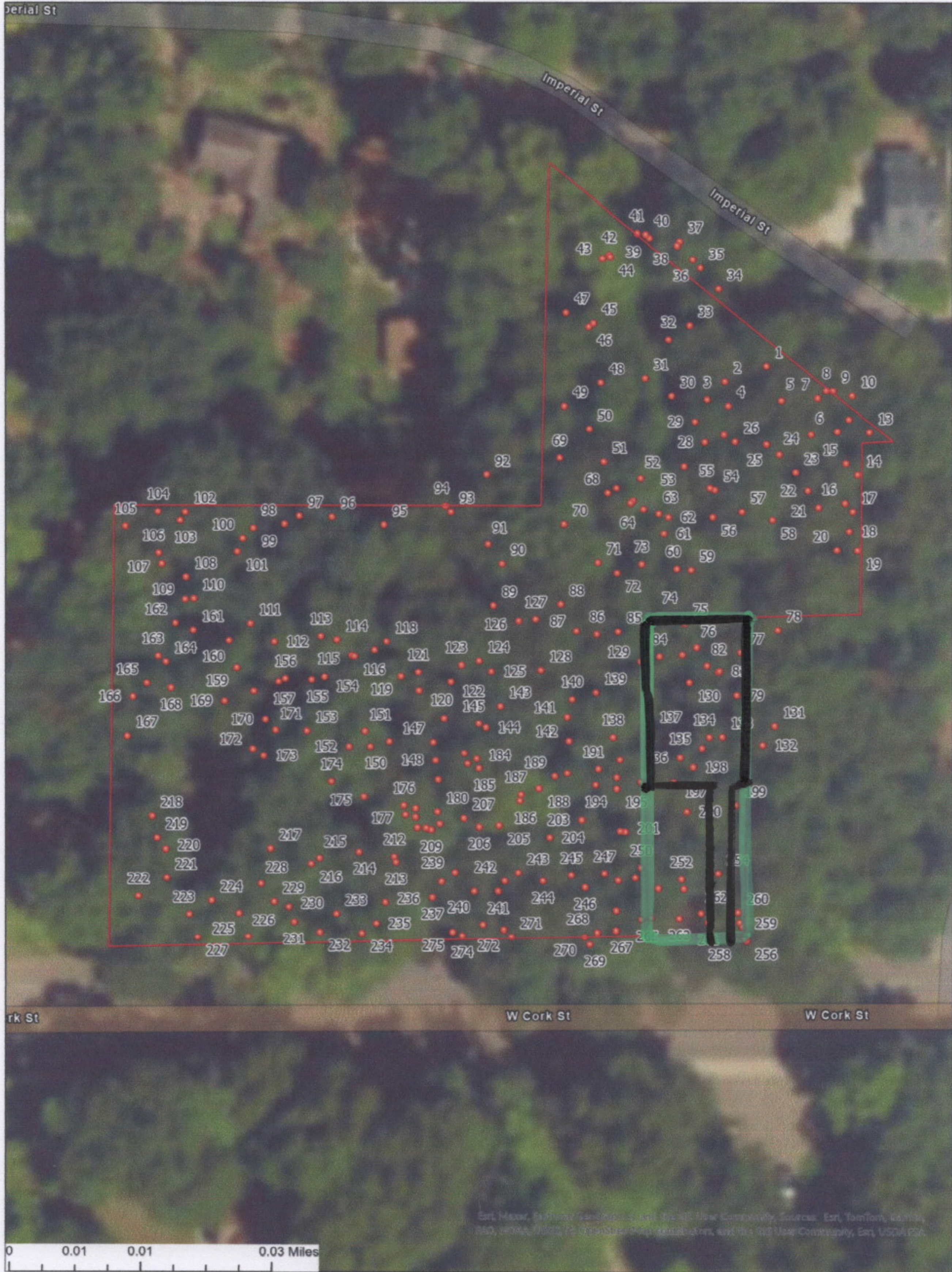
The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.

Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.

132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.
October 13th, 2025

5



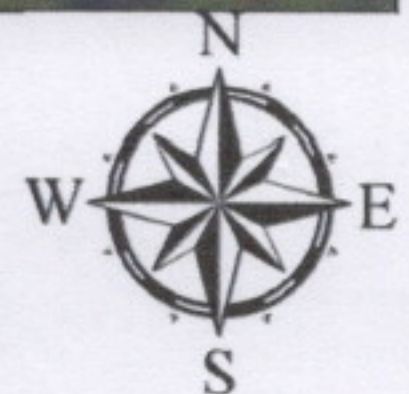
Legend

132 W Cork St Woodland Inventory

Project Area

— Approximate Parcel 0

Woodland Bandlory





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Parcels within 300' Mailing Radius

-  Subject Property 112, 114, 120, 126, and 132 W Cork Street
 Property within 300' Mailing Radius
 Other Property
 Zoning District Boundary



0 110 220 440 ft



Parcels within 300' Mailing Radius

112, 114, 120, 126, and 132 W Cork Street

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



0 110 220 440 ft



Zoning Board of Appeals Staff Report

City of Kalamazoo

Date: **2/12/2026**

Item: **D.2.**

TO: Zoning Board of Appeals

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

DATE: February 12, 2026

SUBJECT: ZBA #26-02-04: 114 W. Cork Street. Statewide Rentals LLC is requesting:
1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

BACKGROUND:

The property at 114 W. Cork Street is in the RM-15 District / Natural Features Protection Overlay. The property frontage is 49.5 feet and depth is 150 feet. The property is vacant and there is no prior development history. The property owner is proposing the construction of a duplex on this property. The RM-15 District would allow four dwelling units on a site of this size. The site layout provided shows six off-street parking spaces. It should be noted that staff have made the developer aware that the maximum is four off-street parking spaces for a duplex. No variance is being requested to add additional spaces. The developer knows there is a need for additional housing units in Kalamazoo and is working to develop this site and adjacent ones to add to the city's housing inventory.

The site has two natural features present, both woodland and protected slopes. The developer has completed a tree inventory and demonstrated that the woodland removal will be within the threshold allowed. No variance is needed from the woodland standards. The slope on the site is significant. The grade difference between street level and the top of the slope is approximately 25 feet. This slope exceeds 20% throughout a large portion of the property frontage and is therefore a protected slope under the NFP Ordinance. To minimize the impact of the duplex structure on the protected slope, the proposed duplex is toward the rear (north side) of the property. The 12-foot-wide driveway accessing the duplex from W. Cork Street is proposed to

be located within the slope face. At the ridge of the slope, the driveway and small parking area will encroach 100% into the required protected slope setback, which is 12.5 feet. To limit further impact on the protected slope and slope setback, the developer plans to run the utilities for the duplex under the driveway.

This project was before the NFP Board on January 27, 2026. At that meeting, the NFP Board did not feel that sufficiently detailed development plans had been provided to fully understand the impact on this rather steep protected slope. The NFP Board did not provide a favorable recommendation to approve the protected slope setback variance to the ZBA.

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal and Master Plan 2025 Impact:

The proposed project aligns with the Strategic Goal of complete neighborhood as it will provide additional housing options for the Westnedge Hill Neighborhood. Further, this project aligns with the Future Land Use Map which identifies this property at R-2, Medium Density Residential.

COMMUNITY ENGAGEMENT:

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

Appropriate Depth of Engagement:

A notice was published in the Kalamazoo Gazette on January 27, 2026. Notice of the public hearing was also mailed out to all property owners within 300 feet of the subject property. A notice was also sent to the Westnedge Hill Neighborhood Association.

Engagement/Communication Tools:

Newspaper, mailings to property owners, and outreach by the applicant and a mailing to the neighborhood association.

FINDINGS:

Relief from the NFP Overlay District Standards in § 50-6.2 may be granted when all the following conditions are met:

[1] The parcel cannot be reasonably utilized for its zoned use without the requested relief.

The property cannot be used without access; some form of access must be granted to allow use. Placement of the driveway anywhere along the frontage will require relief. The protected slope setback will also be encroached upon for the parking area and driveway even with a conforming number of off-street parking spaces. The property cannot be used

without some impact to the protected slope and slope setback.

[2] The extent of relief requested is the minimum needed to permit reasonable utilization of the site.

The request is not the minimum needed to permit reasonable use of the site. There are alternatives, including shared driveways that serve 2 lots/structures or some other shared configuration that grants access. This would limit the disturbance of the protected slope face; the disturbance area includes both the driveway itself and the adjacent grading and slope stabilization on either side, the details of which are not detailed in the application. The applicant is the owner of the 5 lots fronting Cork Street and is developing each with a duplex, making shared access a possibility.

Related to the encroachment of the parking area and driveway into the top slope setback, wherever the driveway for access is located, it will be located within the top of slope setback. The request here is not the minimum needed to permit access. Reducing the total number of driveway approaches across the whole slope face of the development project area will limit the total impact in this area. The encroachment of the driveway and parking area into the top protected slope setback is not the minimum necessary to permit the reasonable use of the site as there is no parking requirement in the zoning ordinance.

[3] It is demonstrated that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the NFP Overlay District.

The request does not align with the intent of the NFP Overlay District as the request impacts the full length of the slope from the south property line to the top of the slope where the grade flattens out. The disturbance includes both the paved driveway surface and the required earthwork and grade stabilization to support the driveway and the remaining protected slope on either side of the driveway. The total width of disturbance is not detailed in the application. The NFP board did question the same details and sought more clarity on the plans provided, with concerns about the ground construction impacts. The parking area encroachment into the top of the slope setback is also not in alignment with the NFP Overlay as it is not required by code, but its development impacts a protected natural feature.

[4] The requested relief is balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater BMPs from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List.

There are two natural features on the property, woodland and slope. Woodland is being preserved according to NFP Overlay requirements. Once development is done, the applicant is committed to restoring the damaged area by using native trees and shrubs, including those from the tree replacement list.

RECOMMENDATION:

Staff does not support the requested variances from the protected slope and slope setback requirements as the requests do not meet all of the above review criteria and there are outstanding questions about flexible design options and construction impacts.



Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoo-city.org

NOTICE OF PUBLIC HEARING

January 28, 2026

Dear Property Owner:

The Zoning Board of Appeals will hear the following individual variances requests for the properties listed below:

ZBA #26-02-03**112 W. Cork Street****Parcel #06-27-397-097**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 112 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-04**114 W. Cork Street****Parcel #06-27-397-098**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 120 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-05**120 W. Cork Street****Parcel #06-27-397-099**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 120 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-06**126 W. Cork Street****Parcel #06-27-397-100**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 126 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-07**132 W. Cork Street****Parcel #06-27-396-201**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 132 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

Please note that these requests for variances will not change the zoning classification of the property. The meeting will be held on Thursday, February 12, 2026, at 7 p.m. in the City Commission Chambers at City Hall, 241 W. South Street. This meeting will also be streamed live on the [City's Facebook page](#) and [YouTube Channel](#).

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

Peter C. Eldridge, AICP
Zoning Administrator

Zoning Board of Appeals Application



Submitted on	14 January 2026, 9:30AM
Receipt number	63
Related form version	14

Introduction

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

Applicant Information

Name	JEREMY COLE
Organization (if applicable)	STATE WIDE RENTALS LLC
Email Address	JEREMY@KZOORESTORED.COM
Phone Number	2693529645
Address	606 Bryant St, Kalamazoo, MI 49001, USA Map (42.2715494, -85.57357789999999)
Preferred Contact Method	Email
Are you the property owner?	Yes

Property and Application Details

Property Address	114 W Cork St, Kalamazoo, MI 49001, USA Map (42.259922, -85.582291)
Parcel Identification Number	06-27-397-098
Zone District	RM-15
Type of Request	Natural Features Protection
Application Fee	\$300.00
Project Description & Reason for Request	This property is currently zoned to allow up to 4 residential units. The applicant is requesting relief from the Natural Features Protection (NFP) requirements solely to allow reasonable access to the property. The proposed development is limited to two residential units (one duplex). The requested relief is necessary to provide access in a manner that enables modest development of the site while minimizing overall disturbance and remaining consistent with the intent of the zoning district.

Natural Features Protection Review Criteria

Please indicate the relevant natural features and the requested variances

Protected Slope

What variances are you requesting from the requirements for these natural features?

The applicant is requesting relief from the Natural Features Protection standards applicable to protected slopes, limited solely to the extent necessary to provide access to the parcel. No relief is requested from wetlands, water resources, woodlands, protected trees, or natural heritage areas. The request does not seek to increase density or intensity of use, but only to allow access improvements needed to develop the site.

Are there reasons the parcel cannot be reasonably utilized for its zoned use without the requested relief?

Yes. Due to the presence of protected slopes on the parcel, the site cannot be reasonably accessed or utilized for its permitted residential use without limited relief from the NFP protected slope requirements. Strict application of the standards would preclude any practical access to the buildable area of the site, effectively preventing reasonable use of property that is otherwise zoned for residential development.

Is the extent of relief requested the minimum action needed to permit reasonable utilization of the site?

Yes. The requested relief represents the minimum action necessary to allow reasonable utilization of the site. The proposal limits disturbance to the smallest practicable area and is narrowly tailored to accommodate access only. No additional encroachment into protected features is proposed beyond what is required to enable development consistent with the zoning district.

How can you demonstrate that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the NFP Overlay District?

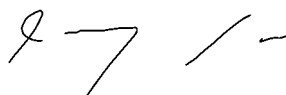
Granting the requested relief will not result in substantial detriment to the public good nor impair the intent of the Natural Features Protection Overlay District. The proposal limits development to a modest two-unit residential structure, significantly below the maximum density allowed by zoning. Disturbance to protected slopes is minimized, and no impacts are proposed to wetlands, water resources, woodlands, or protected trees. The project maintains the overall intent of the NFP Overlay by avoiding unnecessary disturbance while allowing reasonable use of the property.

Is the requested relief balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater best management practices from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List?

Yes. The project incorporates conservation-minded site planning and green development practices, including limiting impervious surface area, directing stormwater runoff to infiltration where feasible, and preserving existing natural features outside the access area. Additional measures, such as the use of native vegetation or desired tree species, may be incorporated as part of final site development to further mitigate impacts and support the goals of the Natural Features Protection Overlay District.

Submit

Your Signature



[Link to signature](#)

SUPPLEMENTAL SITE PLAN REVIEW APPLICATION FOR NATURAL FEATURES PROTECTION

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code ([Chapter 50, NFP](#)). The NFP Overlay District map can be found on the [City's GIS mapping website](#) (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

Section I. Project & Applicant Information

All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

Section II. Natural Features Checklist & Attachments

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of \$110 will apply.

QUESTIONS

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or development@kalamazoocity.org.



Community Planning & Economic Development

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SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) State Wide Rentals (last) LLC		
APPLICANT ADDRESS:	606 (number) Bryant St (street name)		
	(city) Kalamazoo	(state) MI	(Zip) 49001
APPLICANT EMAIL:	Admin@kzoodrestored.com	PHONE:	269-301-0829
PARCEL ADDRESS/PIN:	06-27-397-098 / 114 W Cork St.		
PROJECT DESCRIPTION:	Build Residential Duplex		
OWNER NAME: (if different)	(first) (last)		
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	☐ Yes ☒ No	DATE OF SITE PLAN REVIEW MEETING:	

NFP APPLICATION REQUIRED?

Is the project limited to interior work <u>only</u> with no exterior ground changes or increase in impervious coverage?	
☐ YES	If <u>YES</u> , Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
☒ NO	If <u>NO</u> , proceed to Sections II & III. Do NOT sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: _____

Signature: _____

Date: _____

SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and additional plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)
2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

Future development plan must include:

- **Boundary with extent of re-grading**, construction, or site preparation activities
 - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
 - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
 - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
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3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)
 4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

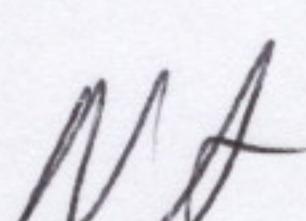


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WETLANDS	Present:	Included on page #:	Notes:
Mark existing wetland boundaries with notes about wetland conditions. <i>Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.</i>	☒ Yes ☒ No		NA
WATER RESOURCES	Present:	Included on page #:	Notes:
Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries. <i>Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.</i>	☒ Yes ☒ No		NA
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.			NA
TREES	Present:	Included on page #:	Notes:
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	☒ Yes ☒ No		NA
Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.			NA
Provide a note with justification for removal.			
WOODLANDS	Present:	Included on page #:	Notes:
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	☒ Yes ☐ No		
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 + 5	See pages 1 + 5
Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.		4	See page 4
SLOPES	Present:	Included on page #:	Notes:
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	☒ Yes ☐ No	2	See page 2
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource).		4	See page 4

NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? <i>Parcels can be pre-screened using the City's GIS website, click on the "Planning & Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.</i>	☐ Yes ☒ No	
If an MNFI rare species review is required, attach the resulting report.		

*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at:
<https://mnfi.anr.msu.edu/services/rare-species-reviews>

ACCEPTED DATA SOURCES & ANALYSIS

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

1. WETLANDS

- Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
- Most recent US Fish & Wildlife Service's National Wetlands Inventory boundary (State of Michigan mapper: <https://www.michigan.gov/egle/about/organization/water-resources/wetlands/inventory-maps>)

2. PROTECTED TREE IDENTIFICATION

- May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

3. WOODLANDS

- A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
- When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
 - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
 - Woodland assessment report with a determination that Basal Area is equivalent to the TPA in the NFP definition and meets definition of a woodland and mapped delineation of woodland
 - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must include information on general species diversity,

composition of species, any notable trees (either notable species or size), invasive species composition, and general health and age observations of tree stand

4. PROTECTED SLOPES

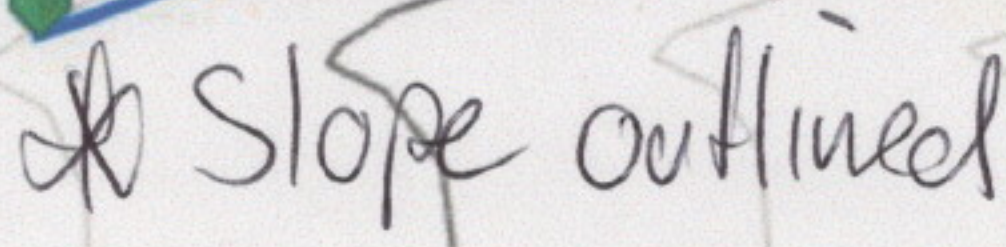
- Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
- Desktop analysis performed using U.S. Geological Survey digital topographic maps, LIDAR, digital elevation map, or equivalent data showing 2' intervals or finer resolution, performed by a qualified consultant or engineer

7

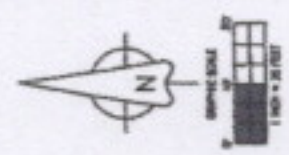
114 W CORK ST.
06-27-397-098

LOT SQ FOOTAGE: 7,350

PROPOSED COVERAGE 25% Pg 105



+ Setback 201



MEASURED
RECORDED
SAT CAPPED HOH
FOUND ROOM
TRENCHMAN
GAS LINE MARKER
UTILITY POLE
FENCE

RESEARCHER'S #1
 Railroad track to North side of Power Pole, +/- 50' east of Birchman property corner
 CL: R31.60 (NAD83 68)

RESEARCHER'S #2
 Southwest corner of main Wherry catch basin; easting at East end of Imperial St.
 CL: 643.19 (NAD83 68)

RESEARCHER'S #3
 Median in North side of Light Pole at Northwest corner of Cook St and Aki Ave.
 865.05 (NAD83 68)

Per Cargill-Tide Insurance Company Commitment No. 3912631 MINT, dated August 14, 1925.

1. **Company Name:** The company is called "ABC Corporation".

Journal Date Page P.S. No. 40010262948

Boundary & Topographic Survey
Part of Red-west half
Sec. 27, T28N 03E, R10E
Kalamazoo Township, Kalamazoo County, MI

Glenn Jensen Oak
112, 114, 120, 126 & 132 Oak Street and
304, 107 & 112 Imperial Street
Kalamazoo, MI 49001

TPC Job No. 2407D Sheet 1 of 1
Date of Field Survey 09/18/2015

**Terra
Pointe
Consultants, Inc.**

Grand Rapids, MI 49506
 616/461-1348

Date of Field Survey: 09/19/2016

DUPLEX HOME SITE PLAN

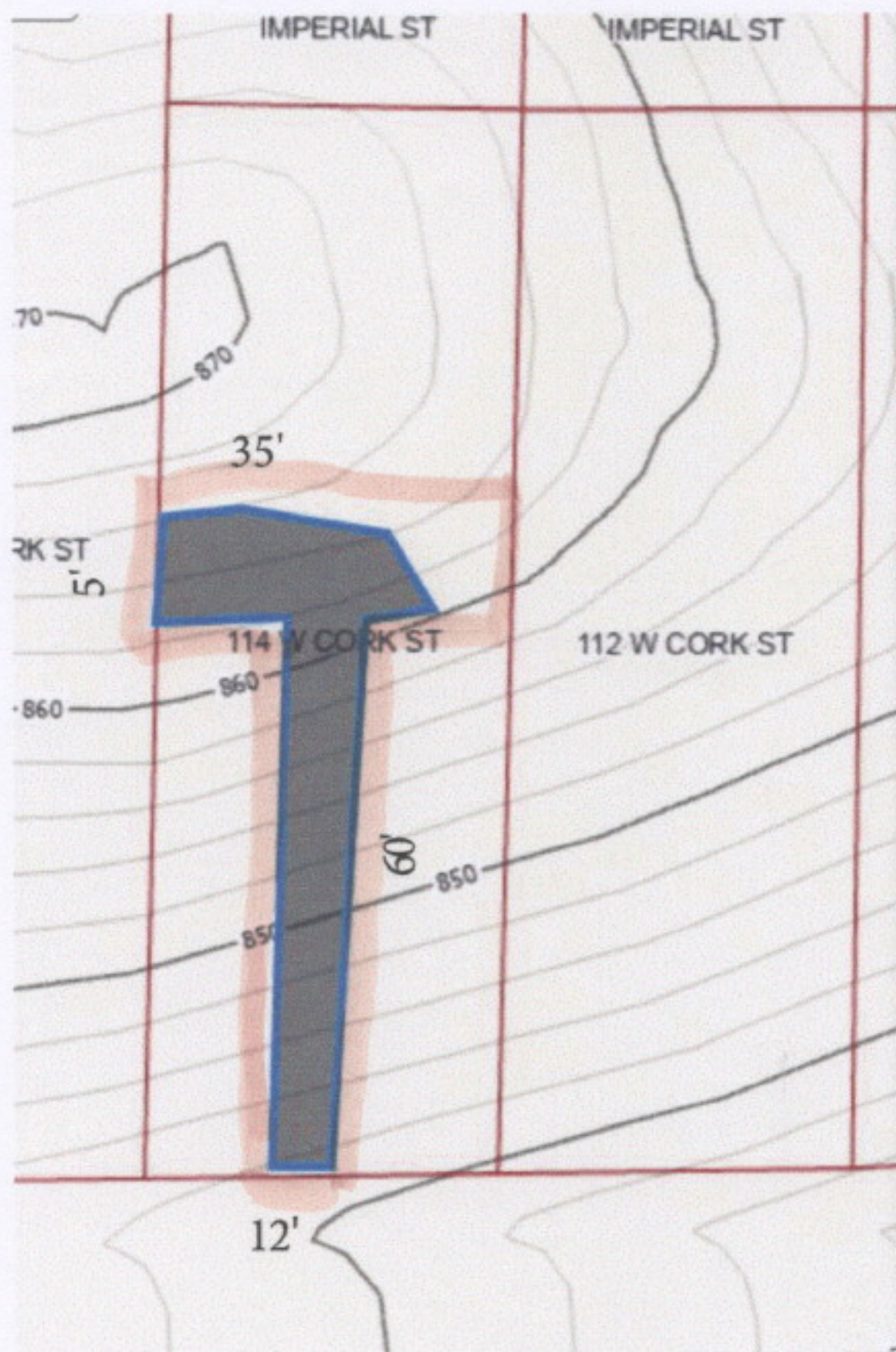
114 W CORK ST.

LOT FRONTAGE 49'

LOT DEPTH: 150'

LOT SQ FOOTAGE: 7,350

SLOPE DISTURBANCE
PROTECTIVE FENCING



Measurement Result

1,137.2 Sq Feet

Clear

Temporary Construction Protection Fence – No Disturbance Beyond This Line

during or after construction

WOODLAND PRESERVATION BREAKDOWN

114 W CORK ST

06-27-397-098

PROPERTY SQ FOOTAGE: 7,350

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE: 5,130

WOODLAND PRESERVED SQ FT: 2,220

PRESERVED WOODLAND PERCENTAGE: 30.2%

*Woodland preservation calculated by area per NFP §50-6.2G

Co-Existing Natural Features

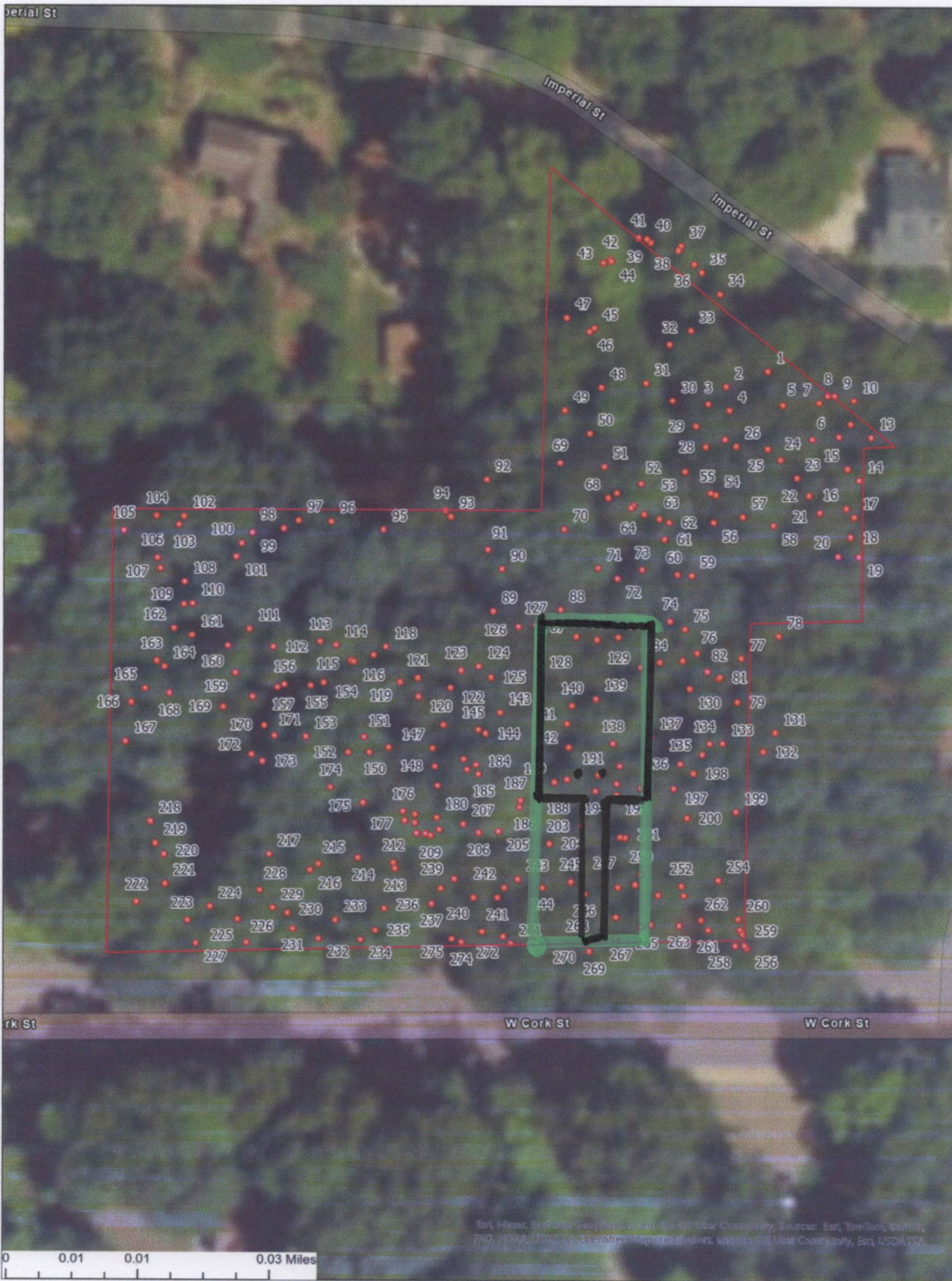
The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.

Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.

132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.
October 13th, 2025

5



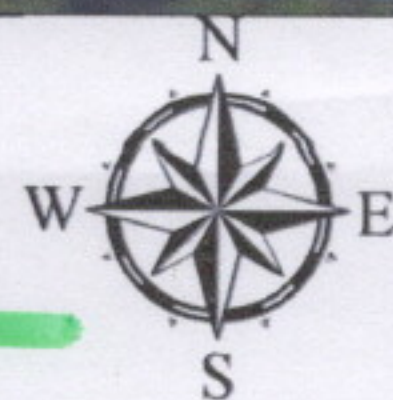
Legend

132 W Cork St Woodland Inventory

Project Area

— Approximate Parcel 0

Woodland Boundary





Parcels within 300' Mailing Radius

-  Subject Property 112, 114, 120, 126, and 132 W Cork Street
 Property within 300' Mailing Radius
 Other Property
 Zoning District Boundary



0 110 220 440 ft



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Parcels within 300' Mailing Radius

-  Subject Property 112, 114, 120, 126, and 132 W Cork Street
 Property within 300' Mailing Radius
 Other Property
 Zoning District Boundary



0 110 220 440 ft



Zoning Board of Appeals Staff Report

Date: **2/12/2026**

Item: **D.3.**

City of Kalamazoo

TO: Zoning Board of Appeals

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

DATE: February 12, 2026

SUBJECT: ZBA #26-02-05: 120 W. Cork Street. Statewide Rentals LLC is requesting:
1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon.

BACKGROUND:

The property at 120 W. Cork Street is in the RM-15 District / Natural Features Protection Overlay. The property frontage is 49.5 feet and depth is 200 feet. The property is vacant and there is no prior development history. The property owner is proposing the construction of a duplex on this property. The RM-15 District would allow six dwelling units on a site of this size. It should be noted that staff have made the developer aware that the maximum is four off-street parking spaces for a duplex. The drawing provided doesn't appear to show the parking spaces drawn to scale and the developer has acknowledged that the construction plan will not include more parking spaces than the maximum permitted by zoning. No variance is being requested to add additional spaces. The developer knows there is a need for additional housing units in Kalamazoo and is working to develop this site and adjacent ones to add to the city's housing inventory.

The site has two natural features present, both woodland and protected slopes. The developer has completed a tree inventory and demonstrated that the woodland removal will be within the threshold allowed. No variance is needed from the woodland standards. The slope on the site is significant. The grade difference between street level and the top of the slope is approximately 20 feet. This slope exceeds 20% throughout a large portion of the property frontage and is therefore a protected slope under the NFP Ordinance. To minimize the impact of the duplex

structure on the protected slope, the proposed duplex is toward the rear (north side) of the property. The 12-foot-wide driveway accessing the duplex from W. Cork Street is proposed to be located within the slope face. At the ridge of the slope, the driveway will encroach into approximately 25% of the protected slope setback, which is 10 feet, as it extends north to the parking area in front of the duplex. To limit further impact on the protected slope and slope setback, the developer plans to run the utilities for the duplex under the driveway.

This project was before the NFP Board on January 27, 2026. At that meeting, the NFP Board did not feel that sufficiently detailed development plans had been provided to fully understand the impact on this rather steep protected slope. The NFP Board did not provide a favorable recommendation to approve the protected slope setback variance to the ZBA.

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal and Master Plan 2025 Impact:

The proposed project aligns with the Strategic Goal of complete neighborhood as it will provide additional housing options for the Westnedge Hill Neighborhood. Further, this project aligns with the Future Land Use Map which identifies this property at R-2, Medium Density Residential.

COMMUNITY ENGAGEMENT:

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

Appropriate Depth of Engagement:

A notice was published in the Kalamazoo Gazette on January 27, 2026. Notice of the public hearing was also mailed out to all property owners within 300 feet of the subject property. A notice was also sent to the Westnedge Hill Neighborhood Association.

Engagement/Communication Tools:

Newspaper, mailings to property owners, and outreach by the applicant and a mailing to the neighborhood association.

FINDINGS:

Relief from the NFP Overlay District Standards in § 50-6.2 may be granted when all the following conditions are met:

[1] The parcel cannot be reasonably utilized for its zoned use without the requested relief.

The property cannot be used without access; some form of access must be granted to allow use. Placement of the driveway anywhere along the frontage will require relief. The

protected slope setback will also be encroached upon for the parking area and driveway even with a conforming number of off-street parking spaces. The property cannot be used without some impact to the protected slope and slope setback.

[2] The extent of relief requested is the minimum needed to permit reasonable utilization of the site.

The request is not the minimum needed to permit reasonable use of the site. There are alternatives, including shared driveways that serve 2 lots/structures or some other shared configuration that grants access. This would limit the disturbance of the protected slope face; the disturbance area includes both the driveway itself and the adjacent grading and slope stabilization on either side, the details of which are not detailed in the application. The applicant is the owner of the 5 lots fronting Cork Street and is developing each with a duplex, making shared access a possibility.

Related to the encroachment of the parking area and driveway into the top slope setback, wherever the driveway for access is located, it will be located within the top of slope setback. The request here is not the minimum needed to permit access. Reducing the total number of driveway approaches across the whole slope face of the development project area will limit the total impact in this area. The encroachment of the driveway and parking area into the top protected slope setback is not the minimum necessary to permit the reasonable use of the site as there is no parking requirement in the zoning ordinance.

[3] It is demonstrated that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the NFP Overlay District.

The request does not align with the intent of the NFP Overlay District as the request impacts the full length of the slope from the south property line to the top of the slope where the grade flattens out. The disturbance includes both the paved driveway surface and the required earthwork and grade stabilization to support the driveway and the remaining protected slope on either side of the driveway. The total width of disturbance is not detailed in the application. The NFP board did question the same details and sought more clarity on the plans provided, with concerns about the ground construction impacts. The parking area encroachment into the top of the slope setback is also not in alignment with the NFP Overlay as it is not required by code, but its development impacts a protected natural feature.

[4] The requested relief is balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater BMPs from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List.

There are two natural features on the property, woodland and slope. Woodland is being preserved according to NFP Overlay requirements. Once development is done, the

applicant is committed to restoring the damaged area by using native trees and shrubs, including those from the tree replacement list.

RECOMMENDATION:

Staff does not support the requested variances from the protected slope and slope setback requirements as the requests do not meet all of the above review criteria and there are outstanding questions about flexible design options and construction impacts.



Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

January 28, 2026

Dear Property Owner:

The Zoning Board of Appeals will hear the following individual variances requests for the properties listed below:

ZBA #26-02-03**112 W. Cork Street****Parcel #06-27-397-097**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 112 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-04**114 W. Cork Street****Parcel #06-27-397-098**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 120 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-05**120 W. Cork Street****Parcel #06-27-397-099**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 120 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-06**126 W. Cork Street****Parcel #06-27-397-100**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 126 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-07**132 W. Cork Street****Parcel #06-27-396-201**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 132 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

Please note that these requests for variances will not change the zoning classification of the property. The meeting will be held on Thursday, February 12, 2026, at 7 p.m. in the City Commission Chambers at City Hall, 241 W. South Street. This meeting will also be streamed live on the [City's Facebook page](#) and [YouTube Channel](#).

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

Peter C. Eldridge, AICP
Zoning Administrator

Zoning Board of Appeals Application



Submitted on	14 January 2026, 9:25AM
Receipt number	62
Related form version	14

Introduction

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

Applicant Information

Name	JEREMY COLE
Organization (if applicable)	STATE WIDE RENTALS LLC
Email Address	JEREMY@KZOORESTORED.COM
Phone Number	2693529645
Address	606 Bryant St, Kalamazoo, MI 49001, USA Map (42.2715494, -85.57357789999999)
Preferred Contact Method	Email
Are you the property owner?	Yes

Property and Application Details

Property Address	120 W Cork St, Kalamazoo, MI 49001, USA Map (42.259988, -85.582465)
Parcel Identification Number	06-27-397-098
Zone District	RM-15
Type of Request	Natural Features Protection
Application Fee	\$300.00
Project Description & Reason for Request	This property is currently zoned to allow up to 13 residential units. The applicant is requesting relief from the Natural Features Protection (NFP) requirements solely to allow reasonable access to the property. The proposed development is limited to two residential units (one duplex). The requested relief is necessary to provide access in a manner that enables modest development of the site while minimizing overall disturbance and remaining consistent with the intent of the zoning district.

Natural Features Protection Review Criteria

Please indicate the relevant natural features and the requested variances

Protected Slope

What variances are you requesting from the requirements for these natural features?

The applicant is requesting relief from the Natural Features Protection standards applicable to protected slopes, limited solely to the extent necessary to provide access to the parcel. No relief is requested from wetlands, water resources, woodlands, protected trees, or natural heritage areas. The request does not seek to increase density or intensity of use, but only to allow access improvements needed to develop the site.

Are there reasons the parcel cannot be reasonably utilized for its zoned use without the requested relief?

Yes. Due to the presence of protected slopes on the parcel, the site cannot be reasonably accessed or utilized for its permitted residential use without limited relief from the NFP protected slope requirements. Strict application of the standards would preclude any practical access to the buildable area of the site, effectively preventing reasonable use of property that is otherwise zoned for residential development.

Is the extent of relief requested the minimum action needed to permit reasonable utilization of the site?

Yes. The requested relief represents the minimum action necessary to allow reasonable utilization of the site. The proposal limits disturbance to the smallest practicable area and is narrowly tailored to accommodate access only. No additional encroachment into protected features is proposed beyond what is required to enable development consistent with the zoning district.

How can you demonstrate that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the NFP Overlay District?

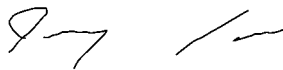
Granting the requested relief will not result in substantial detriment to the public good nor impair the intent of the Natural Features Protection Overlay District. The proposal limits development to a modest two-unit residential structure, significantly below the maximum density allowed by zoning. Disturbance to protected slopes is minimized, and no impacts are proposed to wetlands, water resources, woodlands, or protected trees. The project maintains the overall intent of the NFP Overlay by avoiding unnecessary disturbance while allowing reasonable use of the property.

Is the requested relief balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater best management practices from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List?

Yes. The project incorporates conservation-minded site planning and green development practices, including limiting impervious surface area, directing stormwater runoff to infiltration where feasible, and preserving existing natural features outside the access area. Additional measures, such as the use of native vegetation or desired tree species, may be incorporated as part of final site development to further mitigate impacts and support the goals of the Natural Features Protection Overlay District.

Submit

Your Signature



[Link to signature](#)

SUPPLEMENTAL SITE PLAN REVIEW APPLICATION FOR NATURAL FEATURES PROTECTION

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code (Chapter 50, NFP). The NFP Overlay District map can be found on the [City's GIS mapping website](#) (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

Section I. Project & Applicant Information

All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

Section II. Natural Features Checklist & Attachments

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of \$110 will apply.

QUESTIONS

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or development@kalamazoo-city.org.

SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) State Wide Rentals (last) LLC		
APPLICANT ADDRESS:	606 (number)	Bryant St (street name)	
	(city) Kalamazoo	(state) MI	(Zip) 49001
APPLICANT EMAIL:	Admin@kzoores.com	PHONE:	269-301-0829
PARCEL ADDRESS/PIN:	06-27-397-099 / 120 W Cork St.		
PROJECT DESCRIPTION:	Build Residential Duplex		
OWNER NAME: (if different)	(first)	(last)	
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	☐ Yes ☒ No	DATE OF SITE PLAN REVIEW MEETING:	

NFP APPLICATION REQUIRED?

Is the project limited to interior work only with no exterior ground changes or increase in impervious coverage?	
☐ YES	If YES, Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
☒ NO	If NO, proceed to Sections II & III. Do NOT sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: _____

Signature: _____

Date: _____



SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and additional plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)
2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

Future development plan must include:

- **Boundary with extent of re-grading**, construction, or site preparation activities
 - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
 - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
 - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
 - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
 - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features
3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)
 4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

WETLANDS	Present:	Included on page #:	Notes:
Mark existing wetland boundaries with notes about wetland conditions. <i>Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.</i>	☒ Yes ☒ No		N/A
WATER RESOURCES	Present:	Included on page #:	Notes:
Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries. <i>Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.</i>	☒ Yes ☒ No		N/A
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.			N/A
TREES	Present:	Included on page #:	Notes:
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	☒ Yes ☒ No		N/A
Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.			N/A
Provide a note with justification for removal.			N/A
WOODLANDS	Present:	Included on page #:	Notes:
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	☒ Yes ☐ No		
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 + 5	See pages 1 + 5
Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.		4	See page 4
SLOPES	Present:	Included on page #:	Notes:
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	☒ Yes ☐ No	2	See page 2
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource).		4	See page 4

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Is an MNFI* rare species review required? <i>Parcels can be pre-screened using the City's GIS website, click on the "Planning & Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.</i>	☐ Yes ☒ No	<i>NA</i>
If an MNFI rare species review is required, attach the resulting report.		

*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at:
<https://mnfi.anr.msu.edu/services/rare-species-reviews>

ACCEPTED DATA SOURCES & ANALYSIS

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

1. WETLANDS

- Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
- Most recent US Fish & Wildlife Service's National Wetlands Inventory boundary (State of Michigan mapper: <https://www.michigan.gov/egle/about/organization/water-resources/wetlands/inventory-maps>)

2. PROTECTED TREE IDENTIFICATION

- May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

3. WOODLANDS

- A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
- When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
 - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
 - Woodland assessment report with a determination that Basal Area is equivalent to the TPA in the NFP definition and meets definition of a woodland and mapped delineation of woodland
 - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must include information on general species diversity,

composition of species, any notable trees (either notable species or size), invasive species composition, and general health and age observations of tree stand

4. PROTECTED SLOPES

- Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
- Desktop analysis performed using U.S. Geological Survey digital topographic maps, LIDAR, digital elevation map, or equivalent data showing 2' intervals or finer resolution, performed by a qualified consultant or engineer

DUPLEX HOME SITE PLAN

120 W CORK ST.

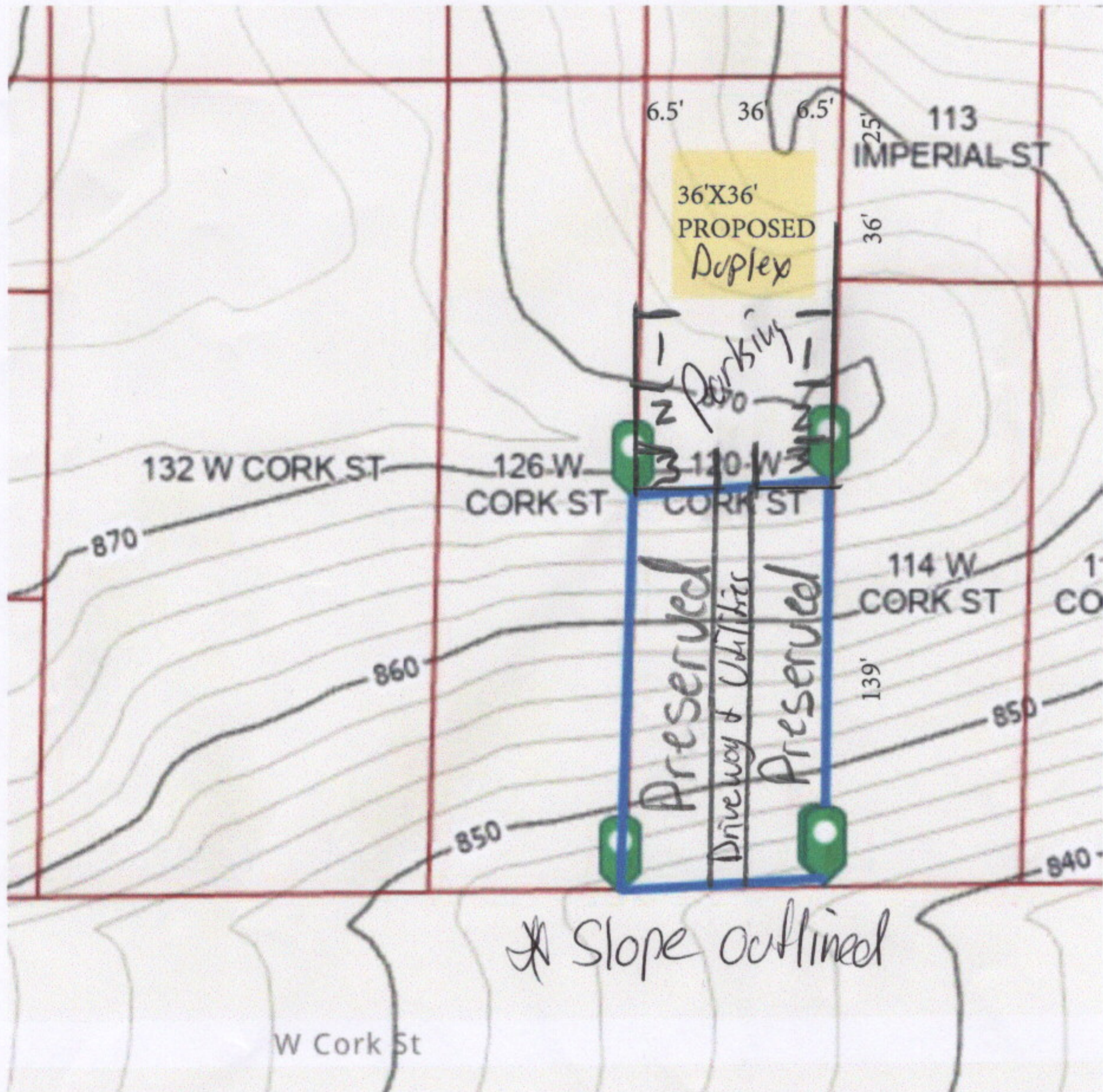
06-27-397-099

LOT FRONTAGE 49' LOT

DEPTH: 200'

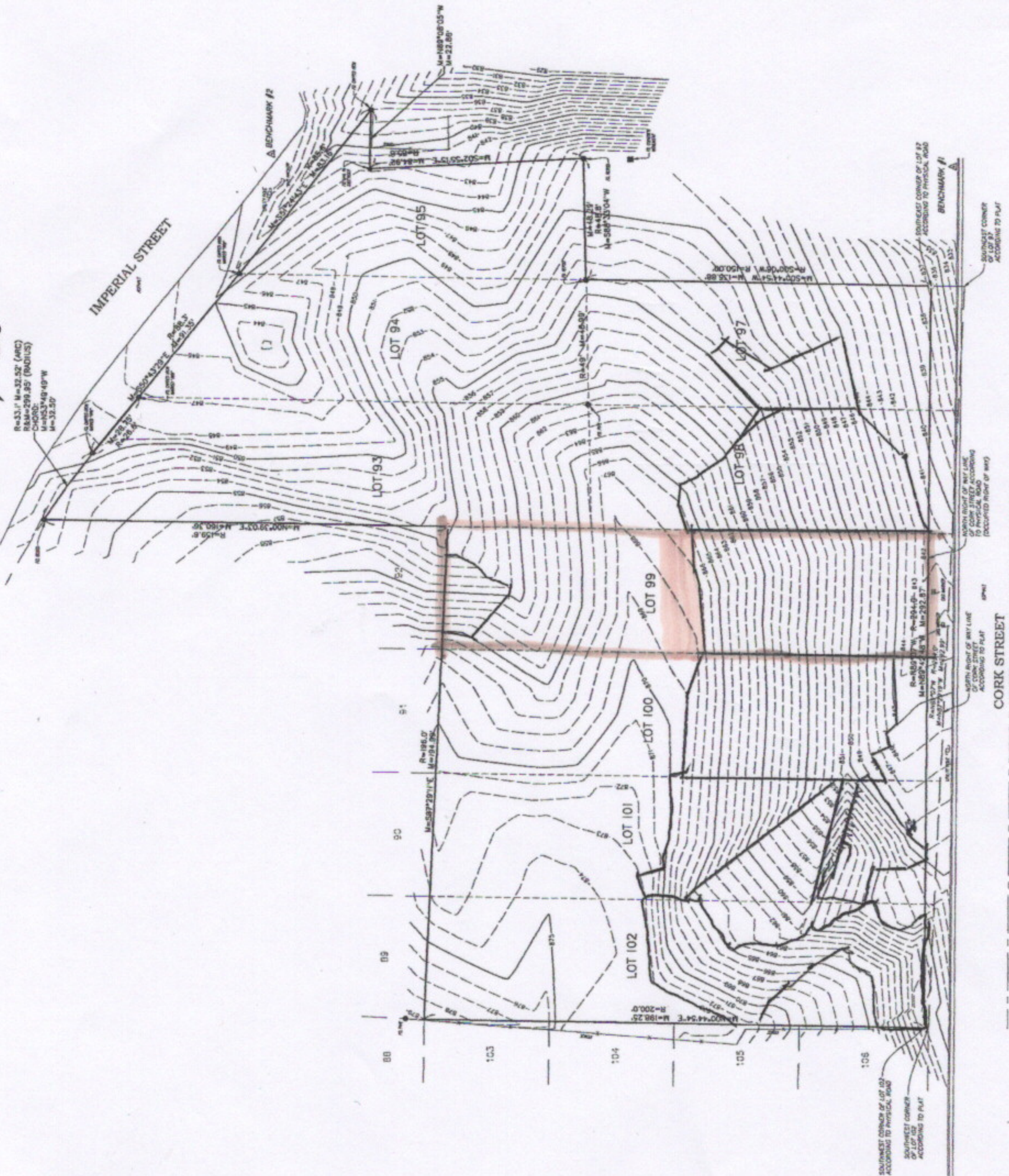
LOT SQ FOOTAGE: 9,800

EXISTING SITE CONDITIONS PROPOSED ✓
STRUCTURE ✓
SETBACKS ✓
DISTURBANCE BOUNDARY ✓ pg 2
PROTECTION FENCING pg 2
DRIVEWAY AND UTILITIES ✓
EXISTING WOODLAND COVERAGE - pg 15
100% PROPOSED COVERAGE 25% pg 15



BOUNDARY & TOPOGRAPHIC SURVEY

+ set back 201



LEGEND OF SYMBOLS & ABBREVIATIONS

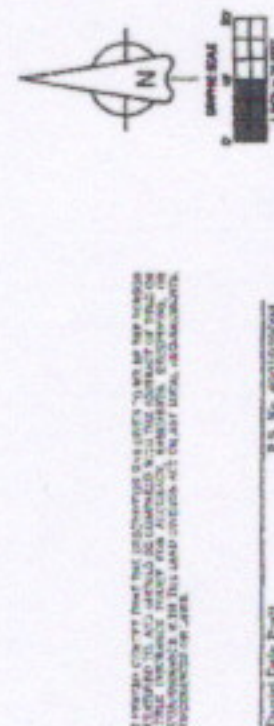
- MEASURED
- RECORDED
- SET CLIPPED IRON
- FOUND IRON
- IRON CHAIN
- CAS LINE MARKER
- UTILITY POLE
- FENCE

BENCHMARK INFORMATION

BENCHMARK #1
Set on north side of Power Pole, 11' 50' east of Benchmark property corner
E. 831.47 (NAD 83)
BENCHMARK #2
Northwest corner of west boundary of east end of Imperial St.
E. 841.79 (NAD 83)
BENCHMARK #3
Northwest corner of east end of Imperial St.
E. 841.79 (NAD 83)
BENCHMARK #4
Northwest corner of east end of Imperial St.
E. 841.79 (NAD 83)

FURNISHED LEGAL DESCRIPTION

Per Chicago Title Insurance Company Commitment No. 391-2011120001, dated August 14, 2010.
Lots 93, 94, 95, 96, 97, 98, 99, 100, 101 and 102 in Belmont Park, according to the plat thereof recorded in Liber 9 of Plats, Page 17, Kalamazoo County Records.



Terra Pointe Consultants, Inc.
Boundary & Topographic Survey
1128 Peachtree Lane, SE
Atlanta, GA 30316
Phone: 404.525.1111
Fax: 404.525.1112
Email: info@terra-pointe.com
Website: www.terra-pointe.com

DUPLEX HOME SITE PLAN

120 W CORK ST.

LOT FRONTAGE 49' LOT

DEPTH: 200'

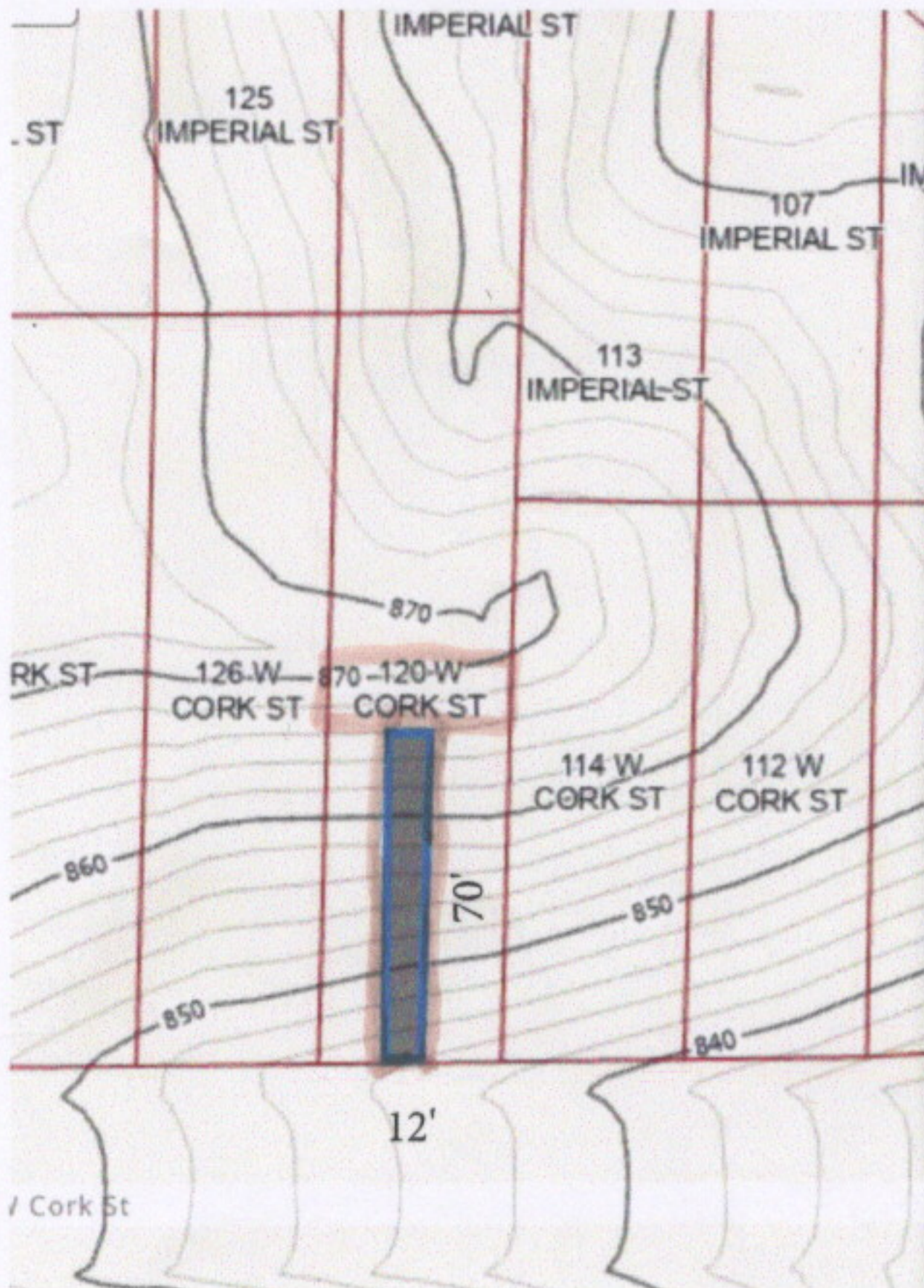
LOT SQ FOOTAGE: 9,800

SLOPE DISTURBANCE
PROTECTIVE FENCING

Measurement Result

863.5 Sq Feet

Clear



Temporary Construction Protection Fence – No Disturbance Beyond This Line

during or after Construction

WOODLAND PRESERVATION BREAKDOWN

120 W CORK ST

06-27-397-099

PROPERTY SQ FOOTAGE: 9,800

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE: 7,210

WOODLAND PRESERVED SQ FT: 2,590

PRESERVED WOODLAND PERCENTAGE: 26.43%

*Woodland preservation calculated by area per NFP §50-6.2G

Co-Existing Natural Features

The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.

Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.

132 W Cork St Woodland Tree Inventory

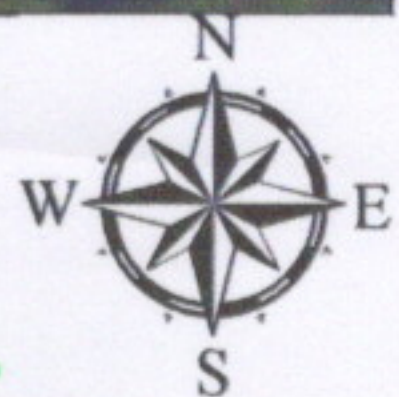
Prepared By: Davey Resource Group, Inc.
October 13th, 2025

5



Legend
132 W Cork St Woodland Inventory
Project Area
— Approximate Parcel 0

Woodland Boundary





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Parcels within 300' Mailing Radius

-  Subject Property 112, 114, 120, 126, and 132 W Cork Street
 Property within 300' Mailing Radius
 Other Property
 Zoning District Boundary



0 110 220 440 ft



Parcels within 300' Mailing Radius

-  Subject Property 112, 114, 120, 126, and 132 W Cork Street
 Property within 300' Mailing Radius
 Other Property
 Zoning District Boundary



0 110 220 440 ft



Zoning Board of Appeals Staff Report

Date: **2/12/2026**

Item: **D.4.**

City of Kalamazoo

TO: Zoning Board of Appeals

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

DATE: February 12, 2026

SUBJECT: ZBA #26-02-06: 126 W. Cork Street. State Wide Rentals LLC is requesting:
1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon.

BACKGROUND:

The property at 126 W. Cork Street is in the RM-15 District / Natural Features Protection Overlay. The property frontage is 49.5 feet and depth is 200 feet. The property is vacant and there is no prior development history. The property owner is proposing the construction of a duplex on this property. The RM-15 District would allow six dwelling units on a site of this size. The site layout provided shows six off-street parking spaces. It should be noted that staff have made the developer aware that the maximum is four off-street parking spaces for a duplex. The drawing provided doesn't appear to show the parking spaces drawn to scale, and the developer has acknowledged that the construction plan will not include more parking spaces than the maximum permitted by zoning. No variance is being requested to add additional spaces. The developer knows there is a need for additional housing units in Kalamazoo and is working to develop this site and adjacent ones to add to the city's housing inventory.

The site has two natural features present, both woodland and protected slopes. The developer has completed a tree inventory and demonstrated that the woodland removal will be within the threshold allowed. No variance is needed from the woodland standards. The slope on the site is significant. The grade difference between street level and the top of the slope is approximately 20 feet. This slope exceeds 20% throughout a large portion of the property frontage and is therefore a protected slope under the NFP Ordinance. To minimize the impact of the duplex

structure on the protected slope, the proposed duplex is toward the rear (north side) of the property. The 12-foot-wide driveway accessing the duplex from W. Cork Street is proposed to be located within the slope face. At the ridge of the slope, the driveway will encroach into approximately 25% of the protected slope setback, which is 10 feet, as it extends north to the parking area in front of the duplex. To limit further impact on the protected slope and slope setback, the developer plans to run the utilities for the duplex under the driveway.

This project was before the NFP Board on January 27, 2026. At that meeting, the NFP Board did not feel that sufficiently detailed development plans had been provided to fully understand the impact on this rather steep protected slope. The NFP Board did not provide a favorable recommendation to approve the protected slope setback variance to the ZBA.

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal and Master Plan 2025 Impact:

The proposed project aligns with the Strategic Goal of complete neighborhood as it will provide additional housing options for the Westnedge Hill Neighborhood. Further, this project aligns with the Future Land Use Map which identifies this property at R-2, Medium Density Residential.

COMMUNITY ENGAGEMENT:

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

Appropriate Depth of Engagement:

A notice was published in the Kalamazoo Gazette on January 27, 2026. Notice of the public hearing was also mailed out to all property owners within 300 feet of the subject property. A notice was also sent to the Westnedge Hill Neighborhood Association.

Engagement/Communication Tools:

Newspaper, mailings to property owners, and outreach by the applicant and a mailing to the neighborhood association.

FINDINGS:

Relief from the NFP Overlay District Standards in § 50-6.2 may be granted when all the following conditions are met:

[1] The parcel cannot be reasonably utilized for its zoned use without the requested relief.

The property cannot be used without access; some form of access must be granted to allow use. Placement of the driveway anywhere along the frontage will require relief. The

protected slope setback will also be encroached upon by the driveway even with a conforming number of off-street parking spaces. The property cannot be used without some impact to the protected slope and slope setback.

[2] The extent of relief requested is the minimum needed to permit reasonable utilization of the site.

The request is not the minimum needed to permit reasonable use of the site. There are alternatives, including shared driveways that serve two lots/structures or some other shared configuration that grants access. This would limit the disturbance of the protected slope face; the disturbance area includes both the driveway itself and the adjacent grading and slope stabilization on either side, the details of which are not detailed in the application. The applicant is the owner of the 5 lots fronting Cork Street and is developing each with a duplex, making shared access a possibility.

Related to the encroachment of the driveway into the top slope setback, wherever the driveway for access is located, it will be located within the top of slope setback. The request here is not the minimum needed to permit access. Reducing the total number of driveway approaches across the whole slope face of the development project area will limit the total impact in this area. The encroachment of the driveway into the top protected slope setback is the minimum necessary to permit the reasonable use of the site, as there is no parking area within the slope setback.

[3] It is demonstrated that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the NFP Overlay District.

The request does not align with the intent of the NFP Overlay District as the request impacts the full length of the slope from the south property line to the top of the slope where the grade flattens out. The disturbance includes both the paved driveway surface and the required earthwork and grade stabilization to support the driveway and the remaining protected slope on either side of the driveway. The total width of disturbance is not detailed in the application. The NFP board did question the same details and sought more clarity on the plans provided, with concerns about the ground construction impacts.

[4] The requested relief is balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater BMPs from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List.

There are two natural features on the property, woodland and slope. Woodland is being preserved according to NFP Overlay requirements. Once development is done, the applicant is committed to restoring the damaged area by using native trees and shrubs, including those from the tree replacement list.

RECOMMENDATION:

Staff does not support the requested variances from the protected slope and slope setback requirements as the requests do not meet all of the above review criteria and there are outstanding questions about flexible design options and construction impacts.



Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

January 28, 2026

Dear Property Owner:

The Zoning Board of Appeals will hear the following individual variances requests for the properties listed below:

ZBA #26-02-03**112 W. Cork Street****Parcel #06-27-397-097**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 112 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-04**114 W. Cork Street****Parcel #06-27-397-098**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 120 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-05**120 W. Cork Street****Parcel #06-27-397-099**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 120 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-06**126 W. Cork Street****Parcel #06-27-397-100**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 126 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-07**132 W. Cork Street****Parcel #06-27-396-201**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 132 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

Please note that these requests for variances will not change the zoning classification of the property. The meeting will be held on Thursday, February 12, 2026, at 7 p.m. in the City Commission Chambers at City Hall, 241 W. South Street. This meeting will also be streamed live on the [City's Facebook page](#) and [YouTube Channel](#).

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

Peter C. Eldridge, AICP
Zoning Administrator

Zoning Board of Appeals Application



Submitted on	14 January 2026, 9:21AM
Receipt number	61
Related form version	14

Introduction

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

Applicant Information

Name	JEREMY COLE
Organization (if applicable)	STATE WIDE RENTALS LLC
Email Address	JEREMY@KZOORESTORED.COM
Phone Number	2693529645
Address	606 Bryant St, Kalamazoo, MI 49001, USA Map (42.2715494, -85.57357789999999)
Preferred Contact Method	Email
Are you the property owner?	Yes

Property and Application Details

Property Address	126 W Cork St, Kalamazoo, MI 49001, USA Map (42.259987, -85.582641)
Parcel Identification Number	06-27-397-099
Zone District	RM-15
Type of Request	Natural Features Protection
Application Fee	\$300.00
Project Description & Reason for Request	This property is currently zoned to allow up to 6 residential units. The applicant is requesting relief from the Natural Features Protection (NFP) requirements solely to allow reasonable access to the property. The proposed development is limited to two residential units (one duplex). The requested relief is necessary to provide access in a manner that enables modest development of the site while minimizing overall disturbance and remaining consistent with the intent of the zoning district.

Natural Features Protection Review Criteria

Please indicate the relevant natural features and the requested variances

Protected Slope

What variances are you requesting from the requirements for these natural features?

The applicant is requesting relief from the Natural Features Protection standards applicable to protected slopes, limited solely to the extent necessary to provide access to the parcel. No relief is requested from wetlands, water resources, woodlands, protected trees, or natural heritage areas. The request does not seek to increase density or intensity of use, but only to allow access improvements needed to develop the site.

Are there reasons the parcel cannot be reasonably utilized for its zoned use without the requested relief?

Yes. Due to the presence of protected slopes on the parcel, the site cannot be reasonably accessed or utilized for its permitted residential use without limited relief from the NFP protected slope requirements. Strict application of the standards would preclude any practical access to the buildable area of the site, effectively preventing reasonable use of property that is otherwise zoned for residential development.

Is the extent of relief requested the minimum action needed to permit reasonable utilization of the site?

Yes. The requested relief represents the minimum action necessary to allow reasonable utilization of the site. The proposal limits disturbance to the smallest practicable area and is narrowly tailored to accommodate access only. No additional encroachment into protected features is proposed beyond what is required to enable development consistent with the zoning district.

How can you demonstrate that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the NFP Overlay District?

Granting the requested relief will not result in substantial detriment to the public good nor impair the intent of the Natural Features Protection Overlay District. The proposal limits development to a modest two-unit residential structure, significantly below the maximum density allowed by zoning. Disturbance to protected slopes is minimized, and no impacts are proposed to wetlands, water resources, woodlands, or protected trees. The project maintains the overall intent of the NFP Overlay by avoiding unnecessary disturbance while allowing reasonable use of the property.

Is the requested relief balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater best management practices from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List?

Yes. The project incorporates conservation-minded site planning and green development practices, including limiting impervious surface area, directing stormwater runoff to infiltration where feasible, and preserving existing natural features outside the access area. Additional measures, such as the use of native vegetation or desired tree species, may be incorporated as part of final site development to further mitigate impacts and support the goals of the Natural Features Protection Overlay District.

Submit

Your Signature



[Link to signature](#)

SUPPLEMENTAL SITE PLAN REVIEW APPLICATION FOR NATURAL FEATURES PROTECTION

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code (Chapter 50, NFP). The NFP Overlay District map can be found on the City's GIS mapping website (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

Section I. Project & Applicant Information

All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

Section II. Natural Features Checklist & Attachments

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of \$110 will apply.

QUESTIONS

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or development@kalamazoocity.org.



Community Planning & Economic Development

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(269) 337-8000 • www.kalamazoo-city.org

SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) <u>State Wide Rentals</u> (last) <u>LLC</u>		
APPLICANT ADDRESS:	<u>606</u> (number) <u>Bryant</u> St (street name)		
	(city) <u>Kalamazoo</u>	(state) <u>MI</u>	(Zip) <u>49001</u>
APPLICANT EMAIL:	<u>Admin@kzoores.com</u>	PHONE:	<u>269-301-0829</u>
PARCEL ADDRESS/PIN:	<u>06-27-397-100 / 126 W Cork St.</u>		
PROJECT DESCRIPTION:	<u>Build Residential Duplex</u>		
OWNER NAME: (if different)	(first)	(last)	
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	☐ Yes ☒ No	DATE OF SITE PLAN REVIEW MEETING:	

NFP APPLICATION REQUIRED?

Is the project limited to interior work <u>only</u> with no exterior ground changes or increase in impervious coverage?	
☐ YES	If <u>YES</u> , Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
☒ NO	If <u>NO</u> , proceed to Sections II & III. Do NOT sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: _____

Signature: _____

Date: _____

SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and additional plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)
2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

Future development plan must include:

- **Boundary with extent of re-grading**, construction, or site preparation activities
 - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
 - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
 - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
 - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
 - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features
3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)
 4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

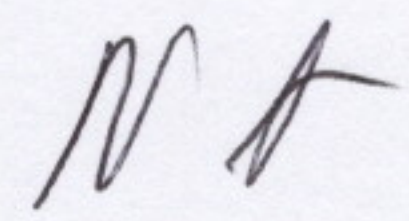


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WETLANDS	Present:	Included on page #:	Notes:
Mark existing wetland boundaries with notes about wetland conditions. <i>Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.</i>	☒ Yes ☒ No		NA
WATER RESOURCES	Present:	Included on page #:	Notes:
Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries. <i>Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.</i>	☒ Yes ☒ No		NA
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.			NA
TREES	Present:	Included on page #:	Notes:
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	☒ Yes ☒ No		NA
Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.			NA
Provide a note with justification for removal.			NA
WOODLANDS	Present:	Included on page #:	Notes:
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	☒ Yes ☐ No		
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 + 5	See pages 1 + 5
Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.		4	See page 4
SLOPES	Present:	Included on page #:	Notes:
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	☒ Yes ☐ No	2	See page 2
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource).		4	See page 4

NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? <i>Parcels can be pre-screened using the City's GIS website, click on the "Planning & Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.</i>	☐ Yes ☒ No	
If an MNFI rare species review is required, attach the resulting report.		

*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at:
<https://mnfi.anr.msu.edu/services/rare-species-reviews>

ACCEPTED DATA SOURCES & ANALYSIS

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

1. WETLANDS

- Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
- Most recent US Fish & Wildlife Service's National Wetlands Inventory boundary (State of Michigan mapper: <https://www.michigan.gov/egle/about/organization/water-resources/wetlands/inventory-maps>)

2. PROTECTED TREE IDENTIFICATION

- May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

3. WOODLANDS

- A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
- When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
 - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
 - Woodland assessment report with a determination that Basal Area is equivalent to the TPA in the NFP definition and meets definition of a woodland and mapped delineation of woodland
 - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must include information on general species diversity,



composition of species, any notable trees (either notable species or size), invasive species composition, and general health and age observations of tree stand

4. **PROTECTED SLOPES**

- Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
- Desktop analysis performed using U.S. Geological Survey digital topographic maps, LIDAR, digital elevation map, or equivalent data showing 2' intervals or finer resolution, performed by a qualified consultant or engineer

DUPLEX HOME SITE PLAN

126 W CORK ST.
06-27-397-100

LOT FRONTAGE 49' LOT

DEPTH: 200'

LOT SQ FOOTAGE: 9,800

EXISTING SITE CONDITIONS ✓

PROPOSED STRUCTURE ✓

SETBACKS ✓

DISTURBANCE BOUNDARY Pg 2

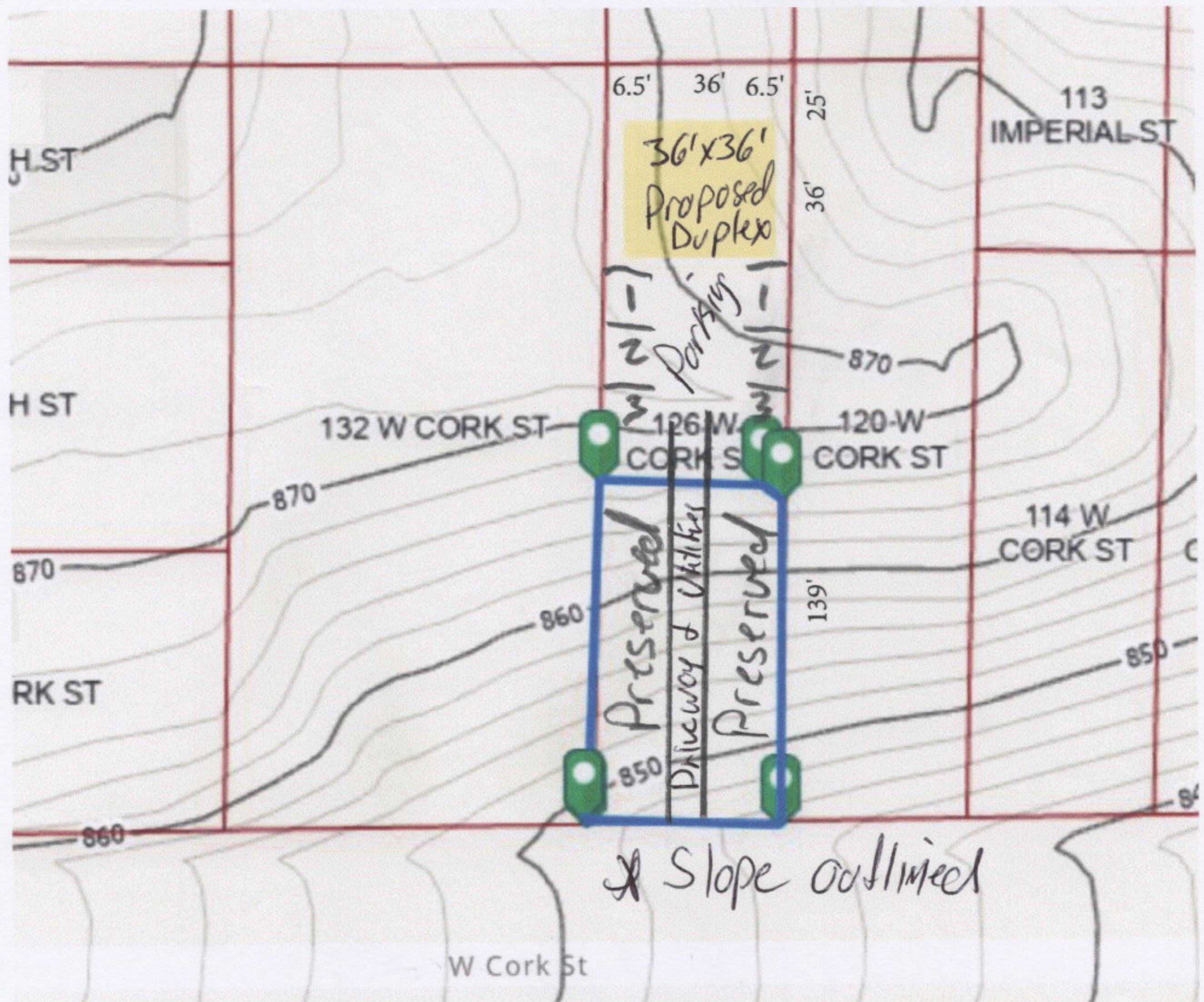
PROTECTION FENCING Pg 2

DRIVEWAY AND UTILITIES

EXISTING WOODLAND **ASX5**

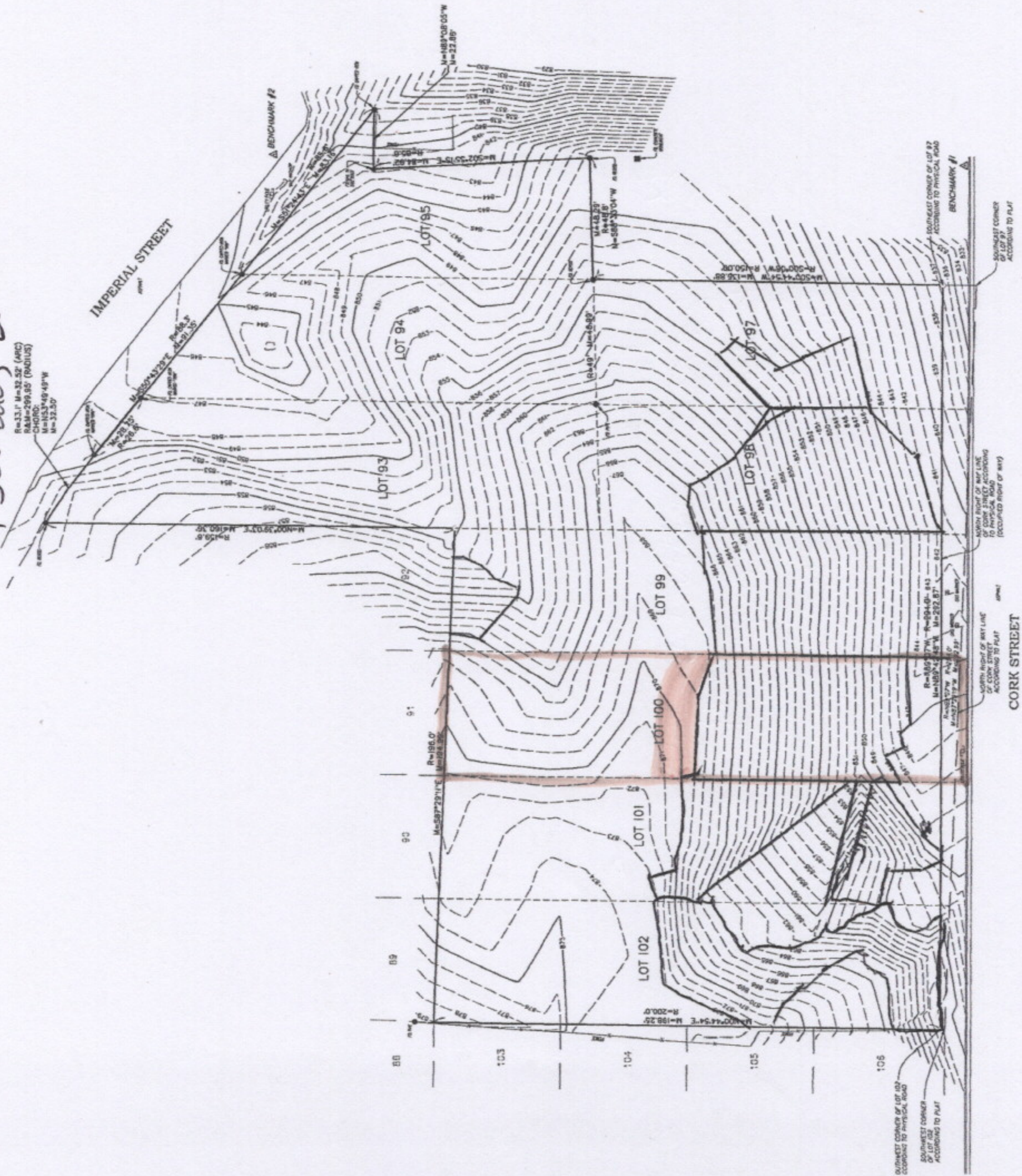
COVERAGE - 100%PROPOSED

COVERAGE 25% P9 5



BOUNDARY & TOPOGRAPHIC SURVEY

+Set back 20'



LEGEND OF SYMBOLS & ABBREVIATIONS

MEASURED	84
RECORDED	85
SET CLAYED IRON	86
FOUND IRON	87
BENCHMARK	88
GAS LINE MARKER	89
UTILITY POLE	90
FENCE	91

BENCHMARK INFORMATION

BENCHMARK #1
Bench mark of Point Plot, 1/2" 30' east of benchmark property corner
E1 811.47 (PAND 80)

BENCHMARK #2
Bench mark of Point Plot, 1/2" 30' east of benchmark property corner
E1 811.47 (PAND 80)

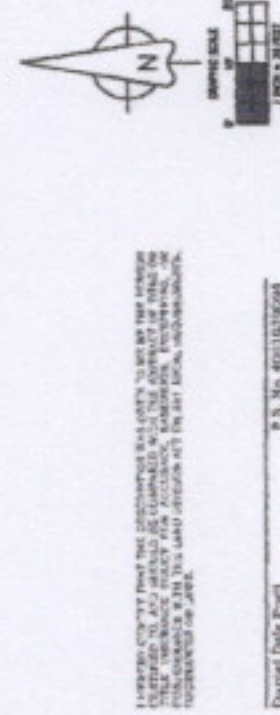
BENCHMARK #3
Bench mark of Point Plot, 1/2" 30' east of benchmark property corner
E1 811.47 (PAND 80)

BENCHMARK #4
Bench mark of Point Plot, 1/2" 30' east of benchmark property corner
E1 811.47 (PAND 80)

FURNISHED LEGAL DESCRIPTION

Per Change Title Insurance Company Contribution No. 391201132007, dated August 14, 2007.

Lot 93, 94, 95, 96, 97, 98, 99, 100, 101 and 102 in Block 100, according to the plat thereof recorded in Liber 9 of Plats, Page 17, Kalamazoo County Records.



**Terra
Pointe
Consultants, Inc.**

110, 114, 120, 126 & 128 Cook Street and
191, 197 & 112 Imperial Street
Kalamazoo, MI 49001

TPC Job No. 200701 Sheet 1 of 1
Date of Field Work: 05/14/2007

Boundary & Topographic Survey
Part of Block 100
Kalamazoo Township, Kalamazoo County, MI

110, 114, 120, 126 & 128 Cook Street and
191, 197 & 112 Imperial Street
Kalamazoo, MI 49001

TPC Job No. 200701 Sheet 1 of 1
Date of Field Work: 05/14/2007

DUPLEX HOME SITE PLAN

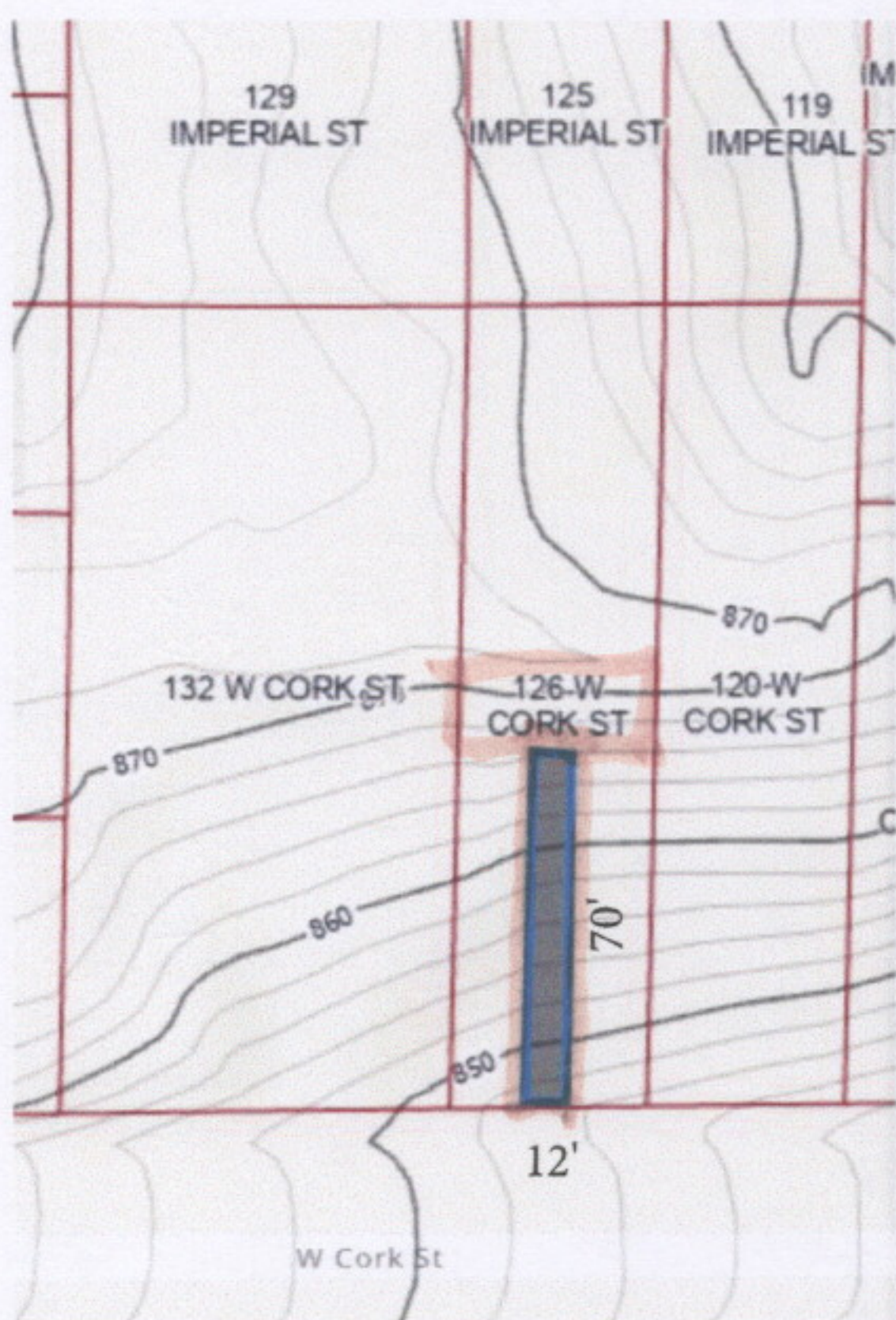
126 W CORK ST.

LOT FRONTAGE 49' LOT

DEPTH: 200'

LOT SQ FOOTAGE: 9,800

SLOPE DISTURBANCE PROTECTIVE FENCING



Measurement Result

826.8 Sq Feet

Clear

Temporary Construction Protection Fence – No Disturbance Beyond This Line
during or after Construction

WOODLAND PRESERVATION BREAKDOWN

126 W CORK ST

06-27-397-098

PROPERTY SQ FOOTAGE: 9,800

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE: 7,210

WOODLAND PRESERVED SQ FT: 2,590

PRESERVED WOODLAND PERCENTAGE: 26.43%

*Woodland preservation calculated by area per NFP §50-6.2G

Co-Existing Natural Features

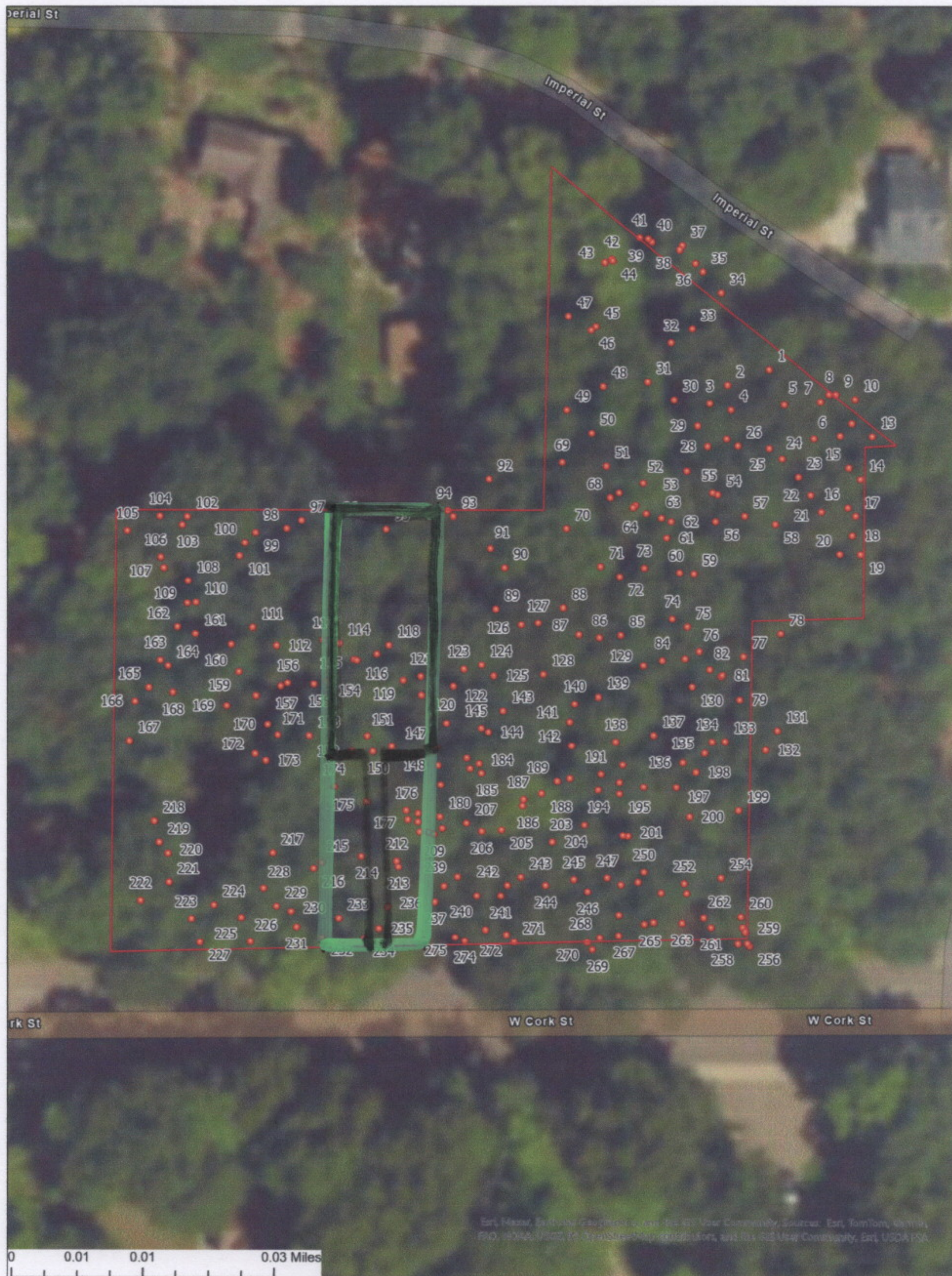
The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.

Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.

132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.
October 13th, 2025

5

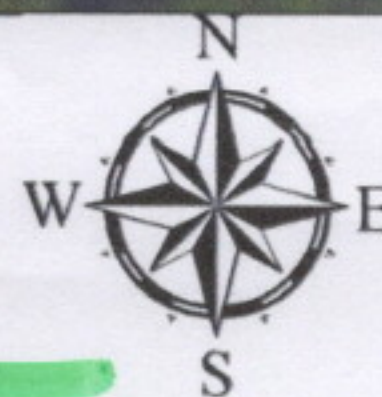


Legend

132 W Cork St Woodland Inventory
Project Area

— Approximate Parcel 0

Woodland Boundary





Parcels within 300' Mailing Radius

-  Subject Property 112, 114, 120, 126, and 132 W Cork Street
 Property within 300' Mailing Radius
 Other Property
 Zoning District Boundary



0 110 220 440 ft



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Parcels within 300' Mailing Radius

-  Subject Property 112, 114, 120, 126, and 132 W Cork Street
 Property within 300' Mailing Radius
 Other Property
 Zoning District Boundary



0 110 220 440 ft



Zoning Board of Appeals Staff Report

Date: **2/12/2026**

Item: **D.5.**

City of Kalamazoo

TO: Zoning Board of Appeals

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

DATE: February 12, 2026

SUBJECT: ZBA #26-02-07: 132 W. Cork Street. Statewide Rentals LLC is requesting:
1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon.

BACKGROUND:

The property at 132 W. Cork Street is in the RM-15 District / Natural Features Protection Overlay. The property frontage is 98 feet and depth is 200 feet. The property is vacant and there is no prior development history. The property owner is proposing the construction of a duplex on this property. The RM-15 District would allow thirteen dwelling units on a site of this size. The site layout provided shows eight off-street parking spaces. It should be noted that staff have made the developer aware that the maximum is four off-street parking spaces for a duplex. The drawing provided doesn't appear to show the parking spaces drawn to scale, and the developer has acknowledged that the construction plan will not include more parking spaces than the maximum permitted by zoning. No variance is being requested to add additional spaces. The developer knows there is a need for additional housing units in Kalamazoo and is working to develop this site and adjacent ones to add to the city's housing inventory.

The site has two natural features present, both woodland and protected slopes. The developer has completed a tree inventory and demonstrated that the woodland removal will be within the threshold allowed. No variance is needed from the woodland standards. The slope on the site is significant. The grade difference between street level and the top of the slope is approximately 20 feet. This slope exceeds 20% throughout a large portion of the property frontage and is therefore a protected slope under the NFP Ordinance. To minimize the impact of the duplex

structure on the protected slope, the proposed duplex is toward the rear (north side) of the property. The 12-foot-wide driveway accessing the duplex from W. Cork Street is proposed to be located within the slope face. At the ridge of the slope, the driveway will encroach into approximately 25% of the protected slope setback, which is 10 feet, as it extends north to the parking area in front of the duplex. To limit further impact on the protected slope and slope setback, the developer plans to run the utilities for the duplex under the driveway.

This project was before the NFP Board on January 27, 2026. At that meeting, the NFP Board did not feel that sufficiently detailed development plans had been provided to fully understand the impact on this rather steep protected slope. The NFP Board did not provide a favorable recommendation to approve the protected slope setback variance to the ZBA.

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal and Master Plan 2025 Impact:

The proposed project aligns with the Strategic Goal of complete neighborhood as it will provide additional housing options for the Westnedge Hill Neighborhood. Further, this project aligns with the Future Land Use Map which identifies this property at R-2, Medium Density Residential.

COMMUNITY ENGAGEMENT:

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

Appropriate Depth of Engagement:

A notice was published in the Kalamazoo Gazette on January 27, 2026. Notice of the public hearing was also mailed out to all property owners within 300 feet of the subject property. A notice was also sent to the Westnedge Hill Neighborhood Association.

Engagement/Communication Tools:

Newspaper, mailings to property owners, and outreach by the applicant and a mailing to the neighborhood association.

FINDINGS:

Relief from the NFP Overlay District Standards in § 50-6.2 may be granted when all the following conditions are met:

[1] The parcel cannot be reasonably utilized for its zoned use without the requested relief.

The property cannot be used without access; some form of access must be granted to allow use. Placement of the driveway anywhere along the frontage will require relief. The

protected slope setback will also be encroached upon by the driveway even with a conforming number of off-street parking spaces. The property cannot be used without some impact to the protected slope and slope setback.

[2] The extent of relief requested is the minimum needed to permit reasonable utilization of the site.

The request is not the minimum needed to permit reasonable use of the site. There are alternatives, including shared driveways that serve two lots/structures or some other shared configuration that grants access. This would limit the disturbance of the protected slope face; the disturbance area includes both the driveway itself and the adjacent grading and slope stabilization on either side, the details of which are not detailed in the application. The applicant is the owner of the 5 lots fronting Cork Street and is developing each with a duplex, making shared access a possibility.

Related to the encroachment of the driveway into the top slope setback, wherever the driveway for access is located, it will be located within the top of slope setback. The request here is not the minimum needed to permit access. Reducing the total number of driveway approaches across the whole slope face of the development project area will limit the total impact in this area. The encroachment of the driveway into the top protected slope setback is the minimum necessary to permit the reasonable use of the site, as there is no parking area within the slope setback.

[3] It is demonstrated that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the NFP Overlay District.

The request does not align with the intent of the NFP Overlay District as the request impacts the full length of the slope from the south property line to the top of the slope where the grade flattens out. The disturbance includes both the paved driveway surface and the required earthwork and grade stabilization to support the driveway and the remaining protected slope on either side of the driveway. The total width of disturbance is not detailed in the application. The NFP board did question the same details and sought more clarity on the plans provided, with concerns about the ground construction impacts.

[4] The requested relief is balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater BMPs from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List.

There are two natural features on the property, woodland and slope. Woodland is being preserved according to NFP Overlay requirements. Once development is done, the applicant is committed to restoring the damaged area by using native trees and shrubs, including those from the tree replacement list.

RECOMMENDATION:

Staff does not support the requested variances from the protected slope and slope setback requirements as the requests do not meet all of the above review criteria and there are outstanding questions about flexible design options and construction impacts.



Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

January 28, 2026

Dear Property Owner:

The Zoning Board of Appeals will hear the following individual variances requests for the properties listed below:

ZBA #26-02-03**112 W. Cork Street****Parcel #06-27-397-097**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 112 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-04**114 W. Cork Street****Parcel #06-27-397-098**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 120 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-05**120 W. Cork Street****Parcel #06-27-397-099**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 120 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-06**126 W. Cork Street****Parcel #06-27-397-100**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 126 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

ZBA #26-02-07**132 W. Cork Street****Parcel #06-27-396-201**

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Statewide Rentals LLC for 132 W. Cork St, in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

- The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development of duplex to encroach into protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site.

Please note that these requests for variances will not change the zoning classification of the property. The meeting will be held on Thursday, February 12, 2026, at 7 p.m. in the City Commission Chambers at City Hall, 241 W. South Street. This meeting will also be streamed live on the [City's Facebook page](#) and [YouTube Channel](#).

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

Peter C. Eldridge, AICP
Zoning Administrator

Zoning Board of Appeals Application



Submitted on	14 January 2026, 9:17AM
Receipt number	60
Related form version	14

Introduction

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

Applicant Information

Name	JEREMY COLE
Organization (if applicable)	STATE WIDE RENTALS LLC
Email Address	JEREMY@KZOORESTORED.COM
Phone Number	2693529645
Address	606 Bryant St, Kalamazoo, MI 49001, USA Map (42.2715494, -85.57357789999999)
Preferred Contact Method	Email
Are you the property owner?	Yes

Property and Application Details

Property Address	132 W Cork St, Kalamazoo, MI 49001, USA Map (42.259986, -85.582904)
Parcel Identification Number	06-27-396-201
Zone District	RM-15
Type of Request	Natural Features Protection
Application Fee	\$300.00
Project Description & Reason for Request	This property is currently zoned to allow up to 13 residential units. The applicant is requesting relief from the Natural Features Protection (NFP) requirements solely to allow reasonable access to the property. The proposed development is limited to two residential units (one duplex). The requested relief is necessary to provide access in a manner that enables modest development of the site while minimizing overall disturbance and remaining consistent with the intent of the zoning district.

Natural Features Protection Review Criteria

Please indicate the relevant natural features and the requested variances

Protected Slopes

What variances are you requesting from the requirements for these natural features?

The applicant is requesting relief from the Natural Features Protection standards applicable to protected slopes, limited solely to the extent necessary to provide access to the parcel. No relief is requested from wetlands, water resources, woodlands, protected trees, or natural heritage areas. The request does not seek to increase density or intensity of use, but only to allow access improvements needed to develop the site.

Are there reasons the parcel cannot be reasonably utilized for its zoned use without the requested relief?

Yes. Due to the presence of protected slopes on the parcel, the site cannot be reasonably accessed or utilized for its permitted residential use without limited relief from the NFP protected slope requirements. Strict application of the standards would preclude any practical access to the buildable area of the site, effectively preventing reasonable use of property that is otherwise zoned for residential development.

Is the extent of relief requested the minimum action needed to permit reasonable utilization of the site?

Yes. The requested relief represents the minimum action necessary to allow reasonable utilization of the site. The proposal limits disturbance to the smallest practicable area and is narrowly tailored to accommodate access only. No additional encroachment into protected features is proposed beyond what is required to enable development consistent with the zoning district.

How can you demonstrate that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the NFP Overlay District?

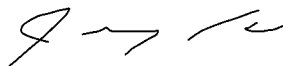
Granting the requested relief will not result in substantial detriment to the public good nor impair the intent of the Natural Features Protection Overlay District. The proposal limits development to a modest two-unit residential structure, significantly below the maximum density allowed by zoning. Disturbance to protected slopes is minimized, and no impacts are proposed to wetlands, water resources, woodlands, or protected trees. The project maintains the overall intent of the NFP Overlay by avoiding unnecessary disturbance while allowing reasonable use of the property.

Is the requested relief balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater best management practices from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List?

Yes. The project incorporates conservation-minded site planning and green development practices, including limiting impervious surface area, directing stormwater runoff to infiltration where feasible, and preserving existing natural features outside the access area. Additional measures, such as the use of native vegetation or desired tree species, may be incorporated as part of final site development to further mitigate impacts and support the goals of the Natural Features Protection Overlay District.

Submit

Your Signature



[Link to signature](#)

SUPPLEMENTAL SITE PLAN REVIEW APPLICATION FOR NATURAL FEATURES PROTECTION

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code ([Chapter 50, NFP](#)). The NFP Overlay District map can be found on the [City's GIS mapping website](#) (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

Section I. Project & Applicant Information

All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

Section II. Natural Features Checklist & Attachments

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of \$110 will apply.

QUESTIONS

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or development@kalamazoocity.org.



Community Planning & Economic Development

245 N Rose St • Suite 100 • Kalamazoo, MI 49007

(269) 337-8000 • www.kalamazoo-city.org

SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) State Wide Rentals (last) LLC		
APPLICANT ADDRESS:	606 (number) Bryant St (street name)		
	(city) Kalamazoo	(state) MI	(Zip) 49001
APPLICANT EMAIL:	Admin@ktoolrestored.com	PHONE:	269-301-0829
PARCEL ADDRESS/PIN:	06-27-396-201 132 W CORK ST		
PROJECT DESCRIPTION:	Build Residential Duplex		
OWNER NAME: (if different)	(first) (last)		
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	☐ Yes ☒ No	DATE OF SITE PLAN REVIEW MEETING:	

NFP APPLICATION REQUIRED?

Is the project limited to interior work <u>only</u> with no exterior ground changes or increase in impervious coverage?	
☐ YES	If YES, Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
☒ NO	If NO, proceed to Sections II & III. Do NOT sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: _____

Signature: _____

Date: _____

SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and addition plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)
2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

Future development plan must include:

- **Boundary with extent of re-grading**, construction, or site preparation activities
 - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
 - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
 - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
 - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
 - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features
3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)
 4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

WETLANDS	Present:	Included on page #:	Notes:
Mark existing wetland boundaries with notes about wetland conditions. <i>Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.</i>	☒ Yes ☒ No		N/A
WATER RESOURCES	Present:	Included on page #:	Notes:
Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries. <i>Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.</i>	☒ Yes ☒ No		N/A
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.			N/A
TREES	Present:	Included on page #:	Notes:
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	☒ Yes ☒ No		N/A
Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.			N/A
Provide a note with justification for removal.			N/A
WOODLANDS	Present:	Included on page #:	Notes:
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	☒ Yes ☐ No		
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 + 5	See pages 1 + 5
Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.		4	See page 4
SLOPES	Present:	Included on page #:	Notes:
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	☒ Yes ☐ No	2	See page 2
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource).		4	See page 4

NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? <i>Parcels can be pre-screened using the City's GIS website, click on the "Planning & Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.</i>	☐ Yes ☒ No	<i>MA</i>
If an MNFI rare species review is required, attach the resulting report.		

*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at:
<https://mnfi.anr.msu.edu/services/rare-species-reviews>

ACCEPTED DATA SOURCES & ANALYSIS

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

1. WETLANDS

- Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
- Most recent US Fish & Wildlife Service's National Wetlands Inventory boundary (State of Michigan mapper: <https://www.michigan.gov/egle/about/organization/water-resources/wetlands/inventory-maps>)

2. PROTECTED TREE IDENTIFICATION

- May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

3. WOODLANDS

- A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
- When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
 - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
 - Woodland assessment report with a determination that Basal Area is equivalent to the TPA in the NFP definition and meets definition of a woodland and mapped delineation of woodland
 - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must include information on general species diversity,

composition of species, any notable trees (either notable species or size), invasive species composition, and general health and age observations of tree stand

4. PROTECTED SLOPES

- Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
- Desktop analysis performed using U.S. Geological Survey digital topographic maps, LIDAR, digital elevation map, or equivalent data showing 2' intervals or finer resolution, performed by a qualified consultant or engineer

7

DUPLEX HOME SITE PLAN

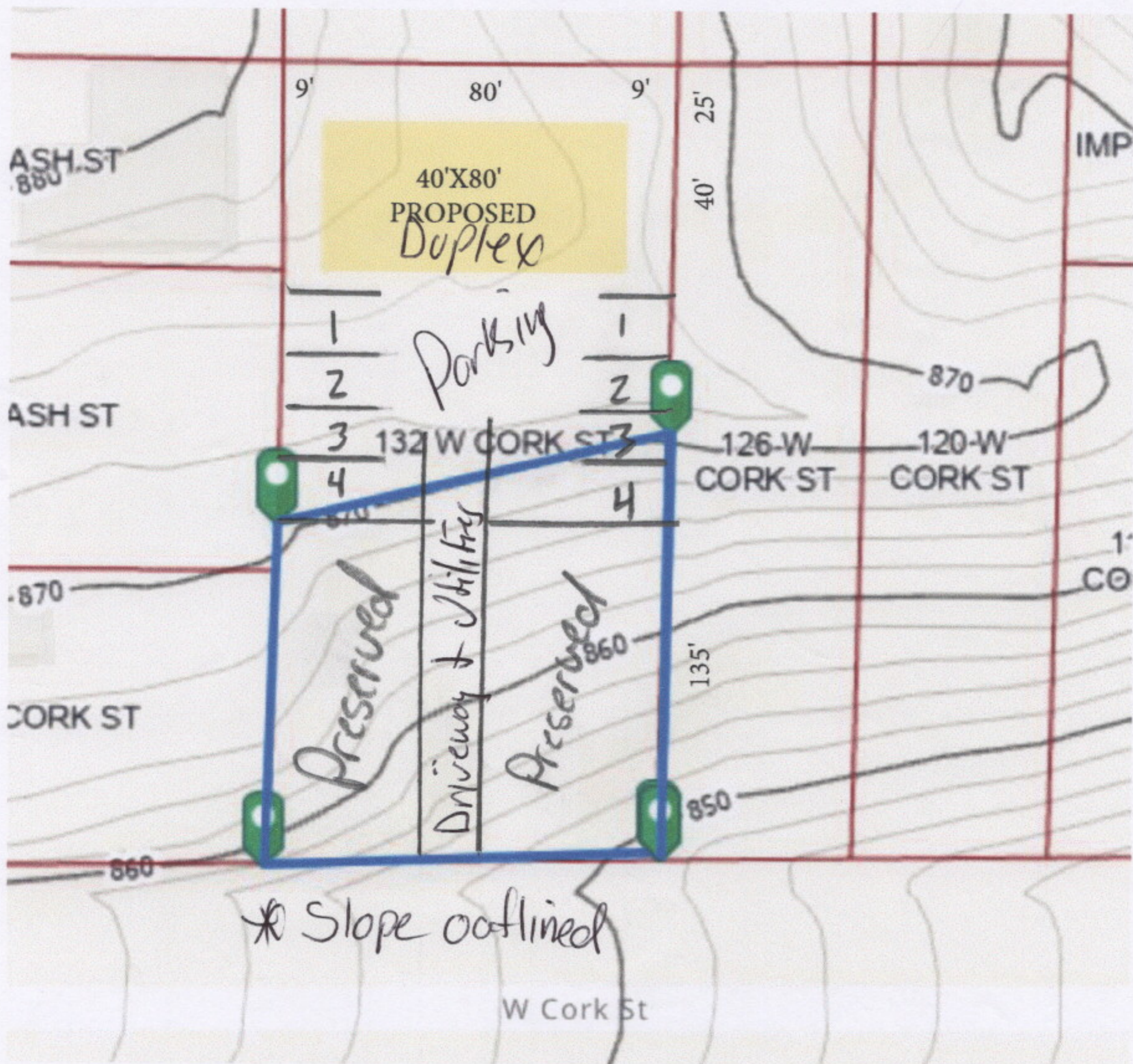
132 W CORK ST.
06-27-396-201

LOT FRONTAGE 98' LOT

DEPTH: 200'

LOT SQ FOOTAGE: 19,600

EXISTING SITE CONDITIONS PROPOSED ✓
STRUCTURE
SETBACKS ✓
DISTURBANCE BOUNDARY Pg 2
PROTECTION FENCING Pg 2
DRIVEWAY AND UTILITIES ✓
EXISTING WOODLAND COVERAGE -100% Pg 45
PROPOSED COVERAGE 25% Pg 45



+ Selbstbes. 201



MEASUREMENTS
RECORDED
TEST CAPTED IRON
FOULING FROM
NON-CHEMICAL
OAS LINE MARKER
UTILITY PULSE
TRENCH

DECEMBER 21
Railroad sale in North side of Power Pole, 17-50' east of Southeast property corner
E.L. 801.67' [NAVD 86]

DECEMBER 22
Northward corner of road Waterbury church basin existing at East end of Imperial Bl.
E.L. 803.73' [NAVD 86]

DECEMBER 23
Station on South side of Light Pole at Northeast corner of Cook Bl. and the Ave.
E.L. 805.00' [NAVD 86]

Per Chicago Title Insurance Company Commitment No. 3912631328HT, dated August 14, 2025.



P.S. No. 401101704

Terra
Pointe
Consultants, Inc.

Boundary & Tolerable Survey

Sec. 27, Town G2 South, Range 11 West
Kalamazoo Township, Kalamazoo County, MI

TNC Job No. 25070 Sheet 1 of 1

DUPLEX HOME SITE PLAN

132 W CORK ST.

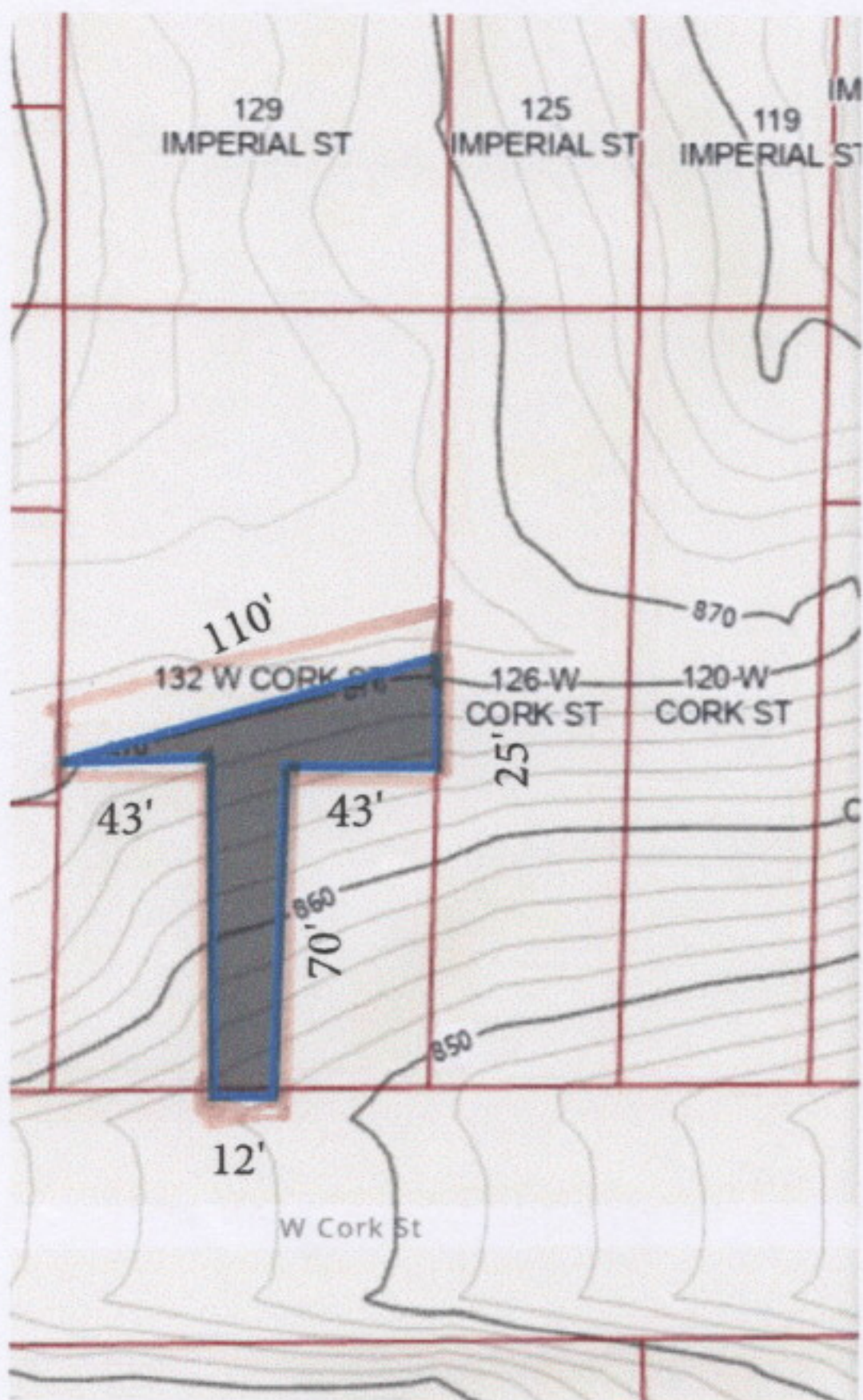
LOT FRONTAGE 98' LOT

DEPTH: 200'

LOT SQ FOOTAGE: 19,600

SLOPE DISTURBANCE

PROTECTIVE FENCING



Measurement Result

2,683.4 Sq Feet

Clear

Temporary Construction Protection Fence – No Disturbance Beyond This Line
during or after Construction

WOODLAND PRESERVATION BREAKDOWN

132 W CORK ST

06-27-396-201

PROPERTY SQ FOOTAGE: 19,600

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE: 13,580

WOODLAND PRESERVED SQ FT: 6,020

PRESERVED WOODLAND PERCENTAGE: 30.7%

*Woodland preservation calculated by area per NFP §50-6.2G

Co-Existing Natural Features

The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.

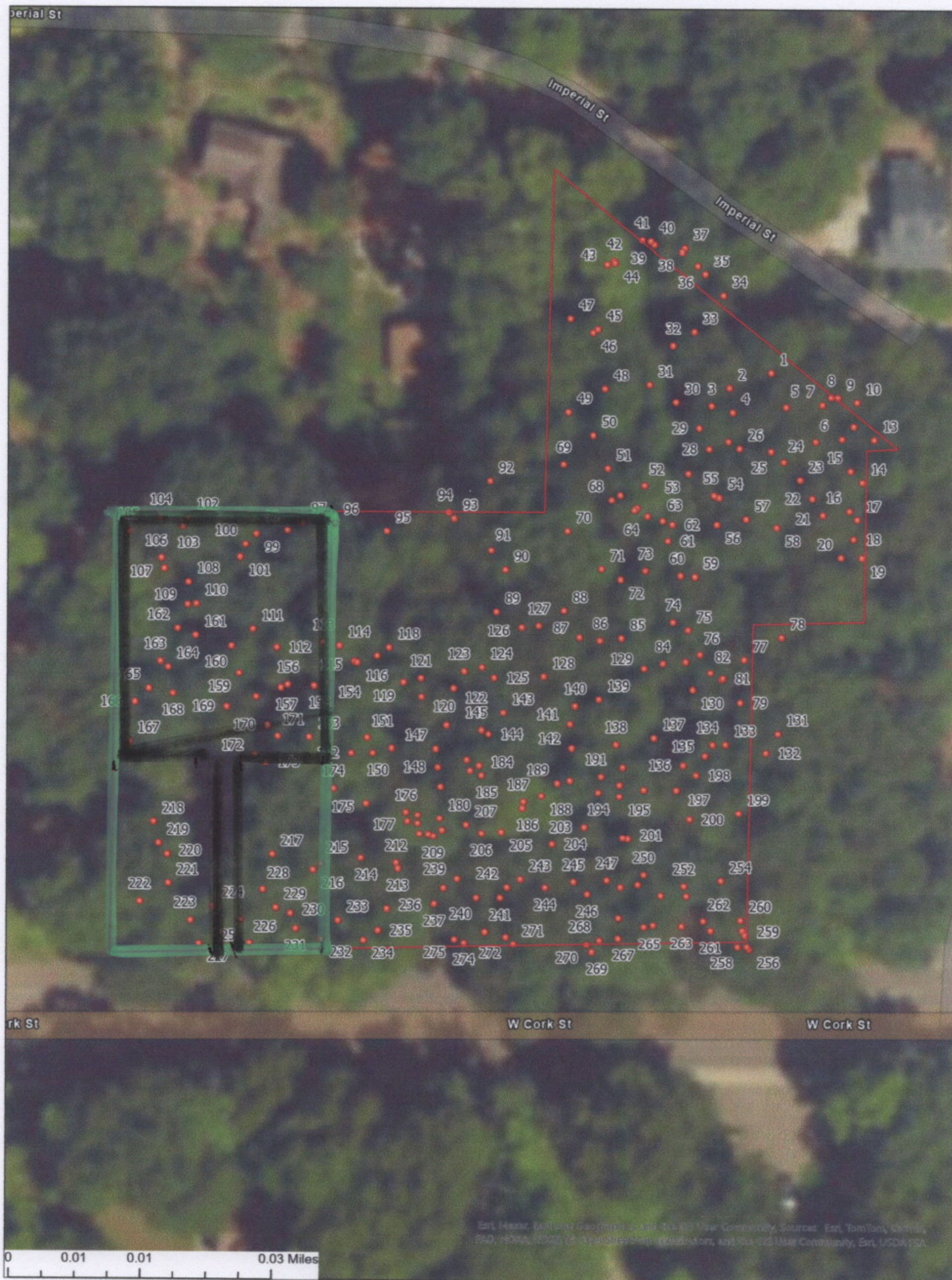
Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.

132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.

October 13th, 2025

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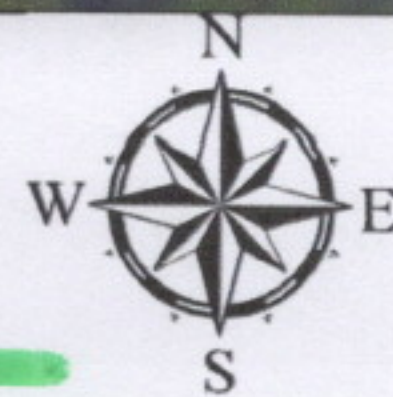


Legend

132 W Cork St Woodland Inventory
Project Area

— Approximate Parcel 0

Woodland Boundary





Parcels within 300' Mailing Radius

112, 114, 120, 126, and 132 W Cork Street

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



0 110 220 440 ft



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Parcels within 300' Mailing Radius

-  Subject Property
 -  Property within 300' Mailing Radius
 -  Other Property
 -  Zoning District Boundary
- 112, 114, 120, 126, and 132 W Cork Street



0 110 220 440 ft

CITY OF KALAMAZOO ZONING BOARD OF APPEALS ANNUAL REPORT 2025

Introduction:

The Zoning Board of Appeals (ZBA) is a quasi-judicial body, whose duty is to balance protection of the public interest through zoning regulations with property rights of landowners.

Purpose:

The ZBA is a required appeals mechanism established by the State of Michigan's Zoning Enabling Act. Any community adopting a zoning ordinance must also establish an appeals board of review for circumstances in which landowners may be unjustly burdened by the ordinance.

Membership:

Other than residency, the ZBA has no specific membership requirements. However, staff and the ZBA officers work together to maintain membership that brings expertise, professionalism, and a broad geographic cross-section of the community to this decision-making board. The ZBA includes six members and two alternates, with quorum being four members. The alternates are intended to ensure that a full board is present at each meeting. The 2025 membership included:

Name	Position	Term
1. Joe Holer	Chair	First Full Term
2. Gary Wark	Vice Chair	First Full Term
3. Remi Harrington	Secretary	Second Full Term
4. Beth van den Hombergh		Second Full Term
5. Tony McReynolds		First Full Term
6. Allison Haan		Partial Term
7. Alan Sylvester, Alternate #1		First Full Term
8. Jack Urban, Alternate #2		Partial Term

Meetings:

The ZBA meets on the second Thursday of the month at 7:00 pm at City Hall. In 2025, 10 regular meetings were held.

New Initiatives Undertaken:

1. Updated Rules of Procedure and changed name to Bylaws on August 14, 2025.
2. Joint meeting of the Zoning Board of Appeals, NFP Board and Planning Commission held on Nov. 12, 2025.

Summary of 2025 Activity:

The following is a summary of the ZBA activities. A total of 16 applications were brought before the ZBA and one request for a time extension. Some of the applications involved multiple variance requests.

	APPROVED	DENIED	WITHDRAWN	TOTAL
Use Variances	5	1	0	6
Dimensional Variances	24	2	0	26
Temporary Use	2	0	1	2
Natural Features Protection Variances	2	0	0	2
Time Extension	1	0	0	1
TOTAL	34	3	1	38

Use Variances:

There were six use variances before the Board in 2025:

1. **132 Reed Ave.** 5/08/25. Christopher Patch requested a use variance from Appendix A, Chapter 4, Section 4.1, to authorize the use of the three dwelling units on the premises as short-term rental units, where short-term rentals (stays of less than 30 days) are not permitted in the RM-15 Zone District. **Denied**
2. **1516 Rockledge Ct.** 6/12/25. B. Diamond Infra, LLC requested a use variance from Appendix A, Chapter 4, Section 4.2 W 5, to authorize a use variance to construct a new 150-foot monopole style telecommunications tower at this location which would replace the current 150-foot lattice style tower. **Approved**
3. **1008 E. Crosstown Pkwy, 1008 E. Crosstown Pkwy Rear, 1016 E. Crosstown Pkwy, 1007 Fourth St, and 1011 Fourth St.** 8/14/25. Ron Flowers of Flowers Automotive Recycling requested a use variance from Appendix A, 4.1, A use variance to operate a business that qualifies as a ‘Scrap and Salvage Operation’ within the M-1, Manufacturing – General Zone District, where this use is only permitted in the M-2 Zone District. **Approved with the following conditions: a) Disassembly or removal of automotive components will occur within the building, b) The outdoor storage of inoperable vehicles is limited to the two ‘Vehicle Storage’ locations shown on the concept plan on the west side of the building.**
4. **209 and 219 W. Cedar St.** 10/09/25. AVB Inc. requested a use variance from Chapter 50-4.4 C(11)(b), to allow a commercial parking lot on a corner lot in the LW-1 District, where a stand-alone parking lot is not permitted on corner lots in the LW-1 District. **Approved with the following conditions: 1) A five-year sunset provision from the date of this Board’s approval, and 2) the required removal of the parking lot improvements at the end of the five (5) year period if the parking lot is not incorporated into a development project.**
5. **1327 Sherwood Ave.** 11/13/25. Isaac Ogola requested a use variance from Chapter 4, Section 4.1, to increase this Adult Foster Care Group Home from six (6) residents to ten(10) residents, where medium group homes (7-12 residents) are not permitted in the Residential - Duplex Zone District (RD-19). **Approved**
6. **1015 and 1021 E. Michigan Ave. / 502 and 524 Riverview Dr. /1014, 1018 and 1024 Sherwood Ave.** 11/13/25. Indian Trails Inc. requested at use variance from Chapter 50, 50-4.4(12)(h), to authorize the expansion of the Indian Trails facility and bus storage onto the west half of the property at 524 Riverview Drive, where oversized vehicle related businesses are not permitted. **Approved**

NFP Variances:

There were two NFP variances before the ZBA in 2025:

1. **1609 Whites Rd.** 2/13/25, Kalamazoo Country Club requested a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the new pump house for the golf course sprinkling system to encroach into a protected slope and protected slope setback. This dimensional variance approval is for locating the new pump house next to the current pump house on the northeast side of the Whites Lake and nullified the prior variance approval from March 14, 2024, for the alternate pump house location. **Approved**
2. **433 Reed Ave.** 6/12/25, City of Kalamazoo Department of Public Services requested a variance from the Natural Features Protection Ordinance, Chapter 50-6.2, Subsections C and D; to authorize relief from the Wetlands and Water Resources Standards to allow the installation of new stormwater BMPs (Best Management Practices) within the required setbacks of the wetlands on the site and Portage Creek. **Approved**

Temporary Use Approvals:

There were three Temporary Use applications in 2025:

1. **121 E. Paterson St.** 5/08/25. Inderjit Singh requested a variance from Appendix A, Chapter 4, Section 4.3 J 7, to allow for outdoor temporary sales use (Food Trailer) to operate in the Lesman's Market parking lot from May 9, 2025, to November 9, 2025 (6-months) will site plan approval is obtained. **Approved**
- **1261 Portage St.** 7/10/25. Claudio Velasquez requested a variance from Appendix A, Chapter 4, Section 4.3 J 7, to allow for an outdoor temporary sales use (Food Truck) to operate in the parking lot at 1261 Portage Street from July 11, 2025, to December 15, 2025 (5-months). The approval was conditioned on applying for Site Plan Review within the next 45 days. **Approved**
2. **1824 Portage St.** 7/10/25 Maria Hernandez, requested a variance from Appendix A, Chapter 4, Section 4.3 J7, to allow for an outdoor temporary sales use (Food Truck) to operate in the parking lot 12 1824 Portage Street from July 11, 2025, to December 15, 2025 (5-months). **Withdrawn**

Other Trends and Observations:

- Trends of Board Activity:

2014 – 32 Variance Requests	2019 – 39 Variance Requests
2015 – 34 Variance Requests	2020 – 41 Variance Requests
2016 – 35 Variance Requests	2021 – 22 Variance Requests
2017 – 28 Variance Requests	2022 – 35 Variance Requests
2018 – 32 Variance Requests	2023 – 31 Variance Requests
	2024 - 30 Variance Requests
	2025 – 38 Variances Requests

- A total of two use variances were reviewed in 2024 and six in 2025. There was no correlation between the use variances approved.

- In 2025, a total of 26-dimensional variances were filed with the ZBA, 24 of these were approved. In contrast, in 2024, of the 25-dimensional variances filed 21 were approved.
- November 13, 2025, Graphic Packaging was granted a six-month time extension for the two building setback variances granted by the Zoning Board of Appeals on December 12, 2024, for the planned paper storage warehouse. This time extension will make the variances valid until June 11, 2026
- The number of Temporary Use Permit variances filed in 2025 was three. The updated ordinance language states that food trucks and food trailers that desire to operate for six months or longer are required to go through site plan review. The approved food trailer for 121 E. Paterson Street has gone through site plan review but the other one approved at 1261 Portage Street has resulted in a violation notice for failure to comply.
- There were only two Natural Feature Protection Ordinance variances. The one was for the Kalamazoo Country Club where the location of the new pump house for the sprinkler system changed requiring a new NFP variance to be reviewed and approved. The second NFP variance was for a city stormwater management project at 433 Reed Street. The work to enhance filtering of stormwater from the public street before it reaches Portage Creek will create a disturbance of some protected natural features therefore triggering this variance. However, the project will be beneficial to the environment.
- The most notable project to apply for variances this past year is the Event Center at 411 W. Kalamazoo Avenue. The 426,000 square foot Event Center will provide space for multiple sporting events, arts, and conventions or large-format meetings space. The building will serve as the new home for the Kalamazoo Wings hockey team and WMU hockey, women's basketball, and men's basketball. In 2024, a package of variance was reviewed and approved for the construction of the Event Center. In 2025, the design worked on the exterior signs for the Event Center was completed. Seven-dimensional variances required approval for the wall signs and electronic changeable copy signs planned for the structure.