



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
269-216-5220 Fax 375-7180
www.oshtemo.org

**NOTICE
OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION - REGULAR MEETING**

**MEETING WILL BE HELD IN PERSON
AT OSHTEMO TOWNSHIP HALL
7275 W MAIN STREET**
Masks Are Optional in Oshtemo Township Buildings

(Meeting will be available for viewing through <https://www.publicmedianet.org/qavel-to-qavel/oshtemo-township>)

**THURSDAY, OCTOBER 26, 2023
6:00 P.M.**

AGENDA

1. Welcome and Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes: September 14, 2023
6. **Public Hearing – Conditional Rezoning – 8469 Stadium Drive**
Khem Virk is requesting to conditionally rezone 8469 Stadium Drive, from its current split zoning of R-2, Residence, and C, Local Business District to C, Local Business District, to facilitate the redevelopment of the property into a 7,500 square foot, multi-tenant commercial building.
7. Work Session: Private Street Ordinance
8. Other Updates and Business
9. Adjournment

**Policy for Public Comment
Township Board Regular Meetings, Planning Commission & ZBA Meetings**

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

- a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official or staff member to respond at a later date. More complicated questions can be answered during Township business hours through web contact, phone calls, email (oshtemo@oshtemo.org), walk-in visits, or by appointment.
- b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be Board discussion prior to call for a motion. While comments that include questions are important, depending on the nature of the question, whether it can be answered without further research, and the relevance to the agenda item at hand, the questions may not be discussed during the Board deliberation which follows.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name, but it is not required.

All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment Non-Agenda Items may be directed to any issue.

All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which does not follow these guidelines.

(adopted 5/9/2000)
(revised 5/14/2013)
(revised 1/8/2018)

Questions and concerns are welcome outside of public meetings during Township Office hours through phone calls, stopping in at the front desk, by email, and by appointment. The customer service counter is open from Monday-Thursday, 8 a.m.-1 p.m. and 2-5 p.m., and on Friday, 8 a.m.–1 p.m. Additionally, questions and concerns are accepted at all hours through the website contact form found at www.oshtemo.org, email, postal service, and voicemail. Staff and elected official contact information is provided below. If you do not have a specific person to contact, please direct your inquiry to oshtemo@oshtemo.org and it will be directed to the appropriate person.

Oshtemo Township Board of Trustees		
<u>Supervisor</u>		
Cheri Bell	216-5220	cbell@oshtemo.org
<u>Clerk</u>		
Dusty Farmer	216-5224	dfarmer@oshtemo.org
<u>Treasurer</u>		
Clare Buszka	216-5260	cbuszka@oshtemo.org
<u>Trustees</u>		
Neil Sikora	760-6769	nsikora@oshtemo.org
Kristin Cole	375-4260	kcole@oshtemo.org
Zak Ford	271-5513	zford@oshtemo.org
Michael Chapman	375-4260	mchapman@oshtemo.org

Township Department Information			
<u>Assessor:</u>			
Kristine Biddle	216-5225	assessor@oshtemo.org	
<u>Fire Chief:</u>			
Greg McComb	375-0487	gmccomb@oshtemo.org	
<u>Ordinance Enforcement:</u>			
Rick Suwarsky	216-5227	rsuwarsky@oshtemo.org	
<u>Parks Director:</u>			
Vanessa Street	216-5233	vstreet@oshtemo.org	
Rental Info	216-5224	oshtemo@oshtemo.org	
<u>Planning Director:</u>			
Iris Lubbert	216-5223	ilubbert@oshtemo.org	
<u>Public Works Director:</u>			
Anna Horner	216-5228	ahorner@oshtemo.org	

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

DRAFT MINUTES OF A SPECIAL MEETING HELD SEPTEMBER 14, 2023

Agenda

PUBLIC HEARING: ORDINANCE – HEIGHT STANDARDS FOR SINGLE FAMILY AND TWO-FAMILY DWELLINGS

Consideration to amend Sections 2.20 Definitions, 42.30 Developmental Standards, and 50.30 Residential Dwelling Standards of the Township Zoning Ordinance in order to adopt height standards for single-family and two-family dwellings, for recommendation to the Township Board.

PUBLIC HEARING: ORDINANCE – SOLAR ENERGY SYSTEMS

Consideration to adopt Article 60 – Solar Energy Systems to permit and regulate Solar Energy Systems in the Township, for recommendation to the Township Board.

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, September 14, 2023, commencing at approximately 6:00 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

ALL MEMBERS PRESENT: Phil Doorlag, Chair
Deb Everett
Zak Ford, Board Liaison
Scot Jefferies
Micki Maxwell, Vice Chair
Scott Makohn
Alistair Smith

Also present: Iris Lubbert, Planning Director, Jim Porter, Township Attorney, LeeAnna Harris, Zoning Administrator, and Martha Coash, Recording Secretary.

Call to Order and Pledge of Allegiance

Chairperson Doorlag called the meeting to order at 6:01 p.m. and invited those present to join in the Pledge of Allegiance.

Approval of Agenda

Hearing no requests for changes to the agenda, the Chair asked for a motion.

Mr. Ford **made a motion** to approve the Agenda as presented. Ms. Everett **seconded the motion**. The **motion was approved** unanimously.

Public Comment on Non-Agenda Items

There were no members of the public in attendance.

Approval of Minutes: August 24, 2023

Approval of Minutes: August 29, 2023

Chairperson Doorlag asked for additions, deletions, or corrections to the Minutes of the Meeting of August 24, 2023 or to the Minutes of the Meeting of August 29, 2023.

Hearing none, he asked for a motion.

Mr. Ford **made a motion** to approve both the Minutes of the Meeting of August 24, 2023 and the Minutes of the Meeting of August 29, 2023 as presented. Mr. Jefferies **seconded the motion**. The **motion was approved** unanimously.

Chairperson Doorlag moved to the next agenda item.

PUBLIC HEARING: ORDINANCE – HEIGHT STANDARDS FOR SINGLE FAMILY AND TWO-FAMILY DWELLINGS

Consideration to amend Sections 2.20 Definitions, 42.30 Developmental Standards, and 50.30 Residential Dwelling Standards of the Township Zoning Ordinance in order to adopt height standards for single-family and two-family dwellings, for recommendation to the Township Board.

Ms. Lubbert noted while constructing the recently adopted Airport Ordinance, Staff became aware that the Township Ordinance does not set height limitations for a majority of single-family and two-family dwellings. To ensure the intent of the airport ordinance can be fully executed, height standards for all single-family and two-family dwellings are needed.

She said based on research of neighboring communities and discussions with the Planning Committee, staff recommended adopting a maximum height of 35 feet for single-family and two-family dwellings. Ms. Lubbert indicated this height is consistent with the height standards of neighboring communities: Texas Township, Alamo Township, Almena Township and Portage. In addition to proposing the adoption of a maximum height, clarifying and expanding on the definition of Height for how to determine the height of a structure, was also being recommended.

She noted the changes requested when Commissioners reviewed the draft at the last meeting had been made.

In response to a question from Mr. Ford regarding the item that addresses raising the natural grade used to measure dwelling height, Ms. Lubbert said it was a safety measure to ensure that the measurement from the base to the top of the

structure does not exceed the height maximum due to artificially raising the area where the foundation will be placed.

The group was satisfied with the final draft and Chairperson Doorlag asked for a motion.

Ms. Everett **made a motion** to recommend approval to the Township Board the proposed amendments to Sections 2.20 Definitions, 42.30 Developmental Standards, and 50.30 Residential Dwelling Standards of the Township Zoning Ordinance in order to adopt height standards for single-family and two-family dwellings. Mr. Smith **seconded the motion**. The **motion was approved unanimously**.

Chairperson Doorlag moved to the next agenda item.

PUBLIC HEARING: ORDINANCE – SOLAR ENERGY SYSTEMS
Consideration to adopt Article 60 – Solar Energy Systems to permit and regulate Solar Energy Systems in the Township, for recommendation to the Township Board.

Ms. Lubbert indicated the Township currently has no comprehensive general ordinance or zoning ordinance provisions to appropriately address the development of commercial Solar Energy Systems within the Township. Given the industries need to quickly develop such infrastructure, it is imperative to develop appropriate general and zoning ordinance provisions to ensure the development of Solar Energy Systems within the Township are done in a manner consistent with the adopted Master Land Use Plans of the Township and to ensure compatibility with other existing developments. Based on research and discussions with the Planning Commission, Legal and Planning staff were recommending adoption of Article 60 to address Solar Energy Systems within the community and to recommend it to the Township Board.

She noted the Legal staff was responsible for most of the work developing this ordinance, and provided illustrations of the wide variety of installation types possible for both private and businesses.

She walked through the general format of the proposed ordinance. During the course of her review, Commissioners noted two minor amendments to be made: one typographical error and striking “wildlife friendly fencing” from the definitions section.

Ms. Maxwell thanked Attorney Porter for quickly developing this ordinance and providing Commissioners with the information needed to consider it beforehand.

Mr. Ford **made a motion** to recommend adoption Article 60: Solar Energy Systems to the Township Board as proposed. Ms. Maxwell **seconded the motion**. The **motion was approved unanimously**.

OTHER UPDATES AND BUSINESS

The group welcomed new Commissioner Scott Makohn, who indicated he was pleased to join the Commission.

Mr. Ford reported the Township Board followed the Commission’s recommendations on the items referred to them at recent meetings, including the required 63-day comment period for public consideration of the final draft of the Housing Plan, and the Commission’s denial of a conditional rezoning request.

ADJOURNMENT

With there being no further business to consider, Chairperson Doorlag adjourned the meeting at approximately 6:19 p.m.

Minutes prepared:
September 15, 2023

Minutes approved:
_____, 2023

DRAFT



October 19, 2023

Mtg Date: October 26, 2023

To: Planning Commission

From: Leeanna Harris, Zoning Administrator

Applicant: Khem Virk

Owner: Khem Virk

Property: 8469 Stadium Drive, Parcel Number 3905-33-402-341

Zoning: Dual Zoned — RR: Rural Residential and C: Local Business District

Request: Conditionally rezone entire property to C: Local Business District

Section(s): Article 66 — Conditional Rezoning
Article 64 — Site Plan Review

PROJECT SUMMARY:

Presently, the 1.58-acre property at 8469 Stadium Drive is dual-zoned C: Local Business District on the northern section and RR: Rural Residential on the southern section. The applicant is requesting to conditionally rezone the entire property to C: Local Business District in order to redevelop the property.

The EZ Mart liquor and convenience store has been operating at 8469 Stadium Drive for at least 22 years. The applicant, Khem Virk, is proposing to demolish the existing 2,240 square foot retail space to build a new 7,500 square foot, 3-unit building, one of which would include the EZ Mart store. The remaining two units would be developed as “white box,” with future uses to be determined. A site plan for the proposed 7,500 multi-tenant building is one of the conditions of rezoning outlined by the applicant. The property under consideration is outlined in blue in the aerial image to the right.



Article 66 — Conditional Rezoning Considerations

The applicant is requesting to conditionally rezone the property at 8469 Stadium Drive. This means that the applicant has offered conditions as part of the request for the rezoning. These conditions are summarized below. The conditional rezoning statement of conditions submitted by the applicant is attached to this staff report.

1. The conditional rezoning will be tied to the site plan approved by the Township Planning Commission.
2. Permitted uses will be limited to the following indicated in the C - Local Business District:
 - a. Any business primarily for the retail sale of merchandise or services in which any manufacturing, assembling, or fabricating is merely incidental to and an unsubstantial part of said business.
 - b. Banks, credit unions, savings and loan offices and similar financial institutions.
 - c. Offices.
 - d. Laundromats and dry-cleaning establishments, excluding those establishments providing cleaning services for other laundromat and dry-cleaning establishments.
 - e. Medical clinics.
 - f. Pet shops.
 - g. Houses of worship.
 - h. Commercial Center
 - i. Accessory buildings and uses customarily incidental to the foregoing.
3. Permitted uses with conditions and special uses will remain as allowed by the C – Local Business District.

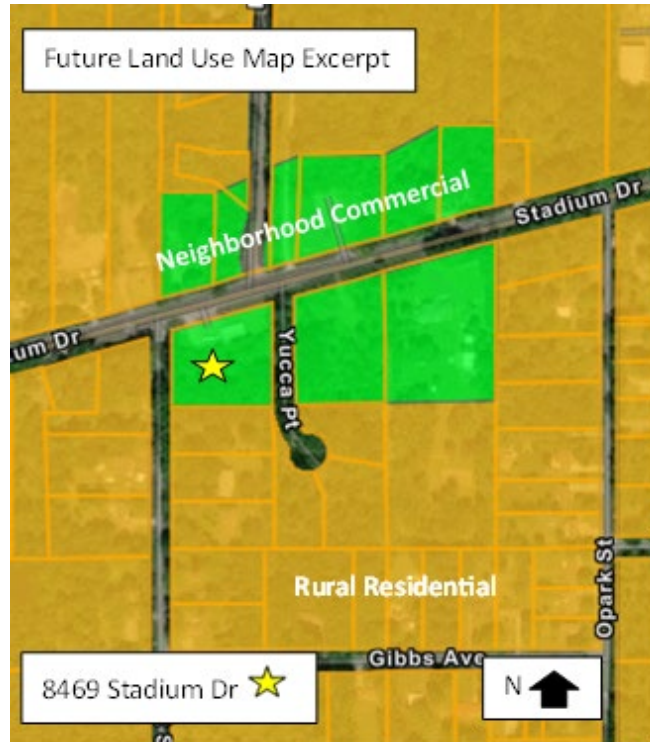
Article 66 of the Township Zoning Ordinance outlines the process for a conditional rezoning to be considered, which is consistent with Section 405 of the Michigan Zoning Enabling Act (MCL 125.3405) by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request. The Zoning Enabling Act, which allows Townships to zone property, does not provide any required standards that a Planning Commission must consider when reviewing a rezoning request. However, there are some generally recognized factors that should be deliberated before a rezoning decision is made. These considerations along with staff's analysis, incorporating the applicants' proposed conditions, are outlined below and in the following pages.

1. Master Plan Designation

The Township’s adopted 2017 Future Land Use Map designates 8469 Stadium Drive and the properties to the north, northeast, and east as Neighborhood Commercial, shown in green on the map to the right. For reference, all surrounding property in orange is designated as Rural Residential.

The Desired Future Development Pattern for the Neighborhood Commercial outlined in the Master Plan are:

- Be located on an arterial or a major collector street.
- Be located in the rural portion of the Township to serve rural residents.
- Designed to be compatible with adjacent land uses in building scale and site development.
- Utilize access management techniques like shared curb cuts to reduce impact on road system.



“Neighborhood Commercial” is described as low intensity commercial and retail establishments. Specifically, the Future Land Use category of Neighborhood Commercial is intended to support the Rural Preservation Strategy of the Plan. Per this strategy, locally oriented service establishments would be appropriate. It should be noted that there is no existing zoning district within the Township Ordinance that accomplishes the goals of the Neighborhood Commercial designation. As is, the C, Local Business zoning classification allows for uses that would be well outside the desired character for the area. This is why only roughly half of the site is currently zoned straight commercial so to limit the scale of development at this site. As such, a conditional rezoning for the entirety of the property is appropriate so the reviewing body can ensure that what is approved is tailored to the desired goals and outcomes for the area. In their conditions the applicant has tailored the permitted uses to be more in line with the vision of the Master Plan’s Neighborhood Commercial designation. In addition, by tying the rezoning to a site plan for a 7,500 square foot, three-unit building, the reviewing body is guaranteed a specific development and design for the site. In reviewing the proposed site plan, see comments below, staff deems the proposed development and building scale compatible with adjacent land uses. The proposed rezoning conditions honor the intent and are consistent with the Master Plan’s Neighborhood Commercial designation.

2. Consistency of the Zoning Classification in the General Area

8469 Stadium Drive is in the middle of a wide assortment of zoning classifications, see the Township’s Zoning Map to the right, with the subject property starred. The subject site is currently split-zoned, with the northern portion being zoned C, Local Business, and the southern portion being zoned R-2, Residence. To the north and northwest, there are properties that are zoned RR: Rural Residential. To the southeast, there are properties zoned R-2: Residence District. To the northeast, there are properties that are zoned I-1: Industrial and I-R: Industrial.

Rezoning the back half of the property to commercial would be consistent with the zoning classifications in the area. The proposed use is consistent with the C, Local Business zoning classification.



3. Consistency and Compatibility with General Land Use Patterns in the Area

Per the Township Master Plan, the Future Land Use category of Neighborhood Commercial is intended to support the Rural Preservation Strategy of the Plan. Per this strategy, Neighborhood Commercial areas are in strategic locations within the western portion of the Township. The Master Plan designates these areas as low intensity commercial and retail establishments that would accommodate a planned mixture of farm service business and other locally oriented service establishments. The intent is to provide services, like a small convenience store, that will support and be compatible with nearby residential development. The establishment of a neighborhood commercial enterprise at this location would be consistent with the 2017 Future Land Use designation for this area.

The applicant proposes to construct a three-unit, 7,500 square foot retail establishment. One of the three units within the building will be 4,000 square feet and the other two 1,750 square feet. The existing EZ mart store on this site is an estimated 2,240 square feet. A winery establishment to the north of the subject site is an estimated 5,520 square feet. The scale of the proposed building, and specifically the size of the proposed units within the building, ensure lower scale commercial operations which would be consistent with the land use patterns in the area.

4. Utilities and Infrastructure

Utilities and infrastructure are considered in a request for rezoning to ensure that public facilities can service any possible development that would occur on the site. Public water is available along Stadium Drive; however, based on the location, sanitary sewers are not available. Therefore, after being reviewed and approved by the Public Works Department, a septic tank is proposed on site.

5. Reasonable Use under Current Zoning Classification

The property is currently zoned C: Local Business District on the northern portion of the property with the southern portion zoned RR: Rural Residential. The present EZ Mart is operating in the area that is zoned C: Local Business District, which is a permitted use by right within the C district. Reasonable use under the current zoning ordinance is still achievable, even with split zoning. However, it is noted that some development restrictions are present due to the split zoning, providing the reason for the conditional rezoning request.

6. Effects on Surrounding Property

The applicant has indicated that the entire subject site would be conditionally rezoned and redeveloped into a multi-tenant commercial establishment. It is intended that EZ mart, the existing use onsite, will occupy the 4,000 square foot unit; the other two 1,750 square foot units are for future tenants. Any redevelopment of the property would have effects on the surrounding property in the area. Ultimately, the impacts on the surrounding properties may be more significant with the proposed 7,500 square-foot multi-tenant building than what is currently experienced by the 2,240 square foot convenience store on the property or by the winery located to the north. However, the 2017 Oshtemo Township Master Plan determined that such an impact would be minimal due to the area in question being planned for neighborhood commercial, subject to the proposed use complying with the neighborhood commercial intended uses. As outlined above, staff feels the proposed site plan allows for three uses that would be considered appropriate following the intent of the neighborhood commercial designation.

Section 64: Site Plan Review

General Zoning Compliance

Zoning: 8469 Stadium Drive is currently dual-zoned RR: Rural Residential on the south and C: Local Business District on the north. If the rezoning is approved, the entire site would be C: Local Business District. The proposed percentage of land on-site covered by impervious surfaces is 42% and the remaining 58% is reserved for open space. All general zoning requirements have been met. A snapshot of the proposed site plan is provided to the right.



Parcel Dimensions: The site under consideration is about 1.8 acres and has frontage on 3 streets (Yucca Drive to the east is not yet installed). On Stadium Drive, there is approximately 307 feet of frontage and along South 5th, there is approximately 223 feet of frontage. The parcel exceeds the minimum property area (50,000 square feet) and minimum frontage (200 feet) requirements within the C: Local Business District.

Setbacks: Generally, properties within the C: Local Commercial District must have a minimum front yard setback of 70 feet however, there are some exceptions. In this case, the ordinance requires a 120-foot front yard setback from the centerline of Stadium Drive. The proposed building is located approximately 121.7 feet from Stadium Drive, 70 feet from South 5th Street, and 71.4 feet from the uninstalled Yucca Drive. Per the ordinance, the minimum setback distance between any building and any rear or interior side property line shall be 20 Ft or the height of the building, whichever is greater. The proposed building is just under 24 Ft tall. The proposed rear yard setback is over 100 feet. All setback requirements have been met.

Access and Circulation

Access: The property currently has an access point off Stadium Drive. To improve safety, the applicant has moved the access point to South 5th Street. Circulation aisles within the proposed site plan are approximately 24 feet wide and have safe turning radii, with a 30-foot entrance width from South 5th Street. Fire engines and other vehicles have ample space and circulation if emergency response is needed. Oshtemo's Fire Marshal has reviewed the proposed layout and has no concerns in terms of access and

circulation. It should be noted that all driveways will need to be reviewed and approved by the Road Commission of Kalamazoo County. An approved driveway permit will need to be submitted prior to building permit issuance.

Additionally, the applicants provided a letter of intent in accordance with Article 52.140 requesting a deviation from the requirements in Article 52.60 that states that loading and unloading areas shall be to the rear of the building. The applicants request to locate the loading and unloading areas to the east side of the building with the provided reasons below. The deviation request letter is also attached.

1. The existing site is not only a corner lot, but has three frontages.
2. The main entrance is now off S 5th street, the loading areas is to the rear of this main entrance.
3. The site layout and traffic circulation work well much of the parking on the north and south sides the building. The loading zone on the back (south) of the building would hinder pedestrian foot traffic to the building.

Staff finds the requested deviation appropriate given the site’s layout and location between three streets.

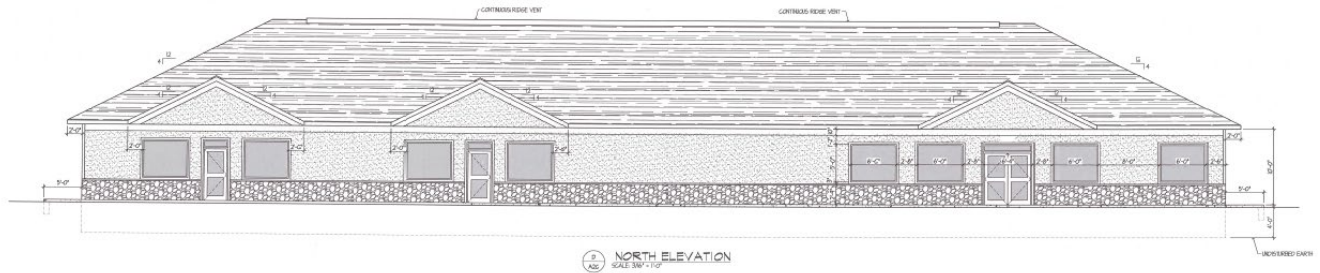
Parking: The proposed structure on this site will serve three general commercial uses. Section 52.100 of the zoning ordinance for uses of this nature requires one parking space for every 150 square feet (SF) of net floor area. A 7,500 SF building with 5,250 SF usable floor area (UFA) is proposed. As such, 35 parking spaces are required. The proposed site plan provides a total of 35 parking spaces, three of which are ADA. All parking requirements have been met. It should be noted that restaurants will not be permitted at this location.

Shared Use Path: The Township’s Non-Motorized Transportation Plan does identify a 6 feet wide Shared Use Path along the frontage of this property on Stadium Drive. The applicant has shown this path on their plan, along with a ramp and detectable warning plates, and will be coordinating its design and installation with the Township’s Public Works Department.

Internal Sidewalk Network: Per Section 57.90 of the Ordinance, an internal sidewalk network is required. The proposed site plan has a sidewalk on the northern and western side of the building abutting parking and includes a sidewalk connection from the building to Stadium Drive.

Building Design

Building Information: The proposed 7,500 SF one story building will be 24 feet tall. The proposed dumpster enclosure is placed in the rear right corner of the site and will be made of cedar planks. The applicant has provided elevations, the image of the front elevation is provided below. It should be noted that the elevations do not include materials or color. Updated elevation drawings including these details will be required.



Fencing: No fencing is being proposed.

Lighting: A lighting and photometric plan has been provided. All lighting ordinance requirements have been met.

Signs: The applicant is proposing one monument sign near the northwest of the property. The applicants have indicated that all signage shall be reviewed separately by Township Staff through the Township’s sign permit application process after site plan approval. The location of the monument sign is satisfactory.

Landscaping

A landscaping plan has been submitted. All landscape ordinance requirements have been met.

Engineering

Prein & Newhof and the Oshtemo Public Works Department have reviewed the project site plan and have noted that all on-site engineering concerns have been addressed.

Fire Department

The Township Fire Marshal is satisfied with the overall design of the site. One fire hydrant is required to be placed on-site. The subject fire hydrant has been provided in the site plan.

RECOMMENDATION:

Planning Department staff recommend that the Planning Commission recommend approval of the proposed Conditional Rezoning for EZ Mart at 8469 Stadium Drive from the split-zoned C: Local Business District and RR: Rural Residential to C: Local Business District with the conditions outline by the applicant to the Township Board for the following reasons:

1. The Oshtemo Township 2017 Master Plan’s Future Land Use Plan designates the subject property as Neighborhood Commercial. The restricted list of uses and site plan for a 7,500 square foot, three-unit commercial building are consistent with the intent of the Neighborhood Commercial Designation.
2. The proposed uses and scale of the proposed building are consistent with the land use pattern in the area.
3. The subject property is adjacent to other C: Local Business District properties to the east and industrial uses to the north. The proposed conditional rezoning is consistent with the zoning classifications in the general area.
4. The conditional rezoning of the subject site to C: Local Business District would provide a reasonable use of the property.

If the conditional rezoning is approved, the following conditions shall be tied to the correlating site plan:

1. Planning Commission to grant a deviation from the requirements in Article 52.60 that states that loading and unloading areas shall be to the rear of the building. Permitting loading/unloading areas to be on the east side of the building.
2. An approved driveway permit from the Road Commission of Kalamazoo County shall be submitted to the Township prior to building permit issuance.
3. The existing access point on Stadium Drive shall be closed.
4. Sidewalk connections shall be coordinated with the Oshtemo Township Public Works department and installed prior to occupancy.
5. Updated elevation drawings, including façade materials and colors, shall be provided to the Township prior to building permit issuance.
6. All signage shall be reviewed separately by staff through the Township’s sign permit application process after site plan approval.
7. A approved SESC permit shall be provided to Oshtemo Township prior to building permit issuance.
8. A 20’ public utility easement is proposed and will need to be recorded and submitted to the City of Kalamazoo and Oshtemo Township.
9. The installation of all utilities shall be coordinated with the appropriate corresponding agency.

Attachments: application, conditional rezoning narrative, deviation request, site plan set, elevation drawings, Article 5 – RR Rural Residential District, Article 18 – C Local Business District.



7275 W. Main Street, Kalamazoo, Michigan 49009-9334
 Phone: 269-375-4260 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS _____

PLANNING & ZONING APPLICATION

Applicant Name: _____

Company: _____

Address: _____

E-mail: _____

Telephone: _____ Fax: _____

Interest in Property: _____

OWNER*:

Name: _____

Address: _____

E-mail: _____

Phone & Fax: _____

THIS
SPACE
FOR
TOWNSHIP
USE
ONLY

Fee Amount _____

Escrow Amount _____

NATURE OF THE REQUEST: (Please check the appropriate item(s))

- | | |
|---|---|
| <input type="checkbox"/> Pre-Application Review | <input type="checkbox"/> Accessory Building Review – I083 |
| <input type="checkbox"/> Site Plan Review – I088 | <input type="checkbox"/> Rezoning – I091 |
| <input type="checkbox"/> Administrative Site Plan Review – I086 | <input type="checkbox"/> Subdivision Plat Review – I089 |
| <input type="checkbox"/> Special Exception Use – I085 | <input type="checkbox"/> Interpretation – I082 |
| <input type="checkbox"/> Zoning Variance – I092 | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Site Condominium – I084 | |

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): _____

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

PARCEL NUMBER: 3905- _____

ADDRESS OF PROPERTY: _____

PRESENT USE OF THE PROPERTY: _____

PRESENT ZONING: _____ **SIZE OF PROPERTY:** _____

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)

Address(es)

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.

Owner's Signature (*If different from Applicant)

Date



Applicant's Signature

Date

- Copies to:
- Planning – 1
- Applicant – 1
- Clerk – 1
- Deputy Clerk – 1
- Attorney – 1
- Assessor – 1
- Planning Secretary – Original

PLEASE ATTACH ALL REQUIRED DOCUMENTS

APPLICANTS: KEEP THIS PAGE FOR YOUR RECORDS

OSHTEMO CHARTER TOWNSHIP

DISCLAIMER REGARDING SEWER AND WATER INFRASTRUCTURE

Oshtemo Charter Township makes no covenant or warranty with regard to the accuracy of any of its utility records (sewer or water) or the records of its agents or any statements or representations made by its employees or agents with regard to utility infrastructure within the Township, nor shall any reliance be placed upon the same for purposes of construction, reconstruction, connection, extension or addition to the Township's utility infrastructure.

The Township will not be responsible for any additional cost, direct or indirect, or incidental or consequential damages resulting from any inaccuracy of its records or the statements or representations of its employees or agents.

All developers and contractors, wishing to avail themselves of the public utilities within Oshtemo Charter Township, should make their own independent inspections to determine the location and suitability of all public utilities for development purposes and not rely upon any of the public records, statements or representations of the Township's employees or agents.

OSHTEMO CHARTER TOWNSHIP

8469 Stadium Drive Conditional Rezoning – Application Narrative

The property owner, Khem Virk, is requesting approval to rezone 8469 Stadium Drive, which is dual zoned C – Local Business and RR – Rural Residential, to a Conditional Rezoning of C – Local Business District, with the following conditions:

1. The conditional rezoning will be tied to the site plan approved by the Township Planning Commission.
2. Permitted uses will be limited to the following indicated in the C - Local Business District:
 - a. Any business primarily for the retail sale of merchandise or services in which any manufacturing, assembling, or fabricating is merely incidental to and an unsubstantial part of said business.
 - b. Banks, credit unions, savings and loan offices and similar financial institutions.
 - c. Offices.
 - d. Laundromats and dry-cleaning establishments, excluding those establishments providing cleaning services for other laundromat and dry-cleaning establishments.
 - e. Medical clinics.
 - f. Pet shops.
 - g. Houses of worship.
 - h. Commercial Center
 - i. Accessory buildings and uses customarily incidental to the foregoing.
3. Permitted uses with conditions and special uses will remain as allowed by the C – Local Business District.

The EZ Mart liquor and convenience store has been located at 8469 Stadium Drive in its current configuration for at least 22 years. The property owner would like to demolish the existing 2,240 square foot retail space and redevelop the property for a 7,500 square foot, 3-unit building, one of which would include the EZ Mart store. The remaining two units will be developed as “white box” with future uses to be determined. The benefit of the redevelopment of the site allows the property to come into compliance with Oshtemo Township’s contemporary zoning and site requirements, which provide more compatibility protections to neighboring residential uses.

The Zoning Enabling Act, which allows Townships to zone property, does not provide any required standards that a Planning Commission must consider when reviewing a conditional rezoning request. However, there are some generally recognized factors that should be reviewed, which are outlined below for the conditional rezoning request at 8469 Stadium Drive:

Master Plan Designation

The Future Land Use Plan for this property, as well as a few adjacent properties to the north and east, is listed as the Neighborhood Commercial District. The intent of this District is to provide areas of low intensity commercial and retail within the more rural western portion of the Township. The development pattern conditions outlined in the Master Plan are:

- Be located on an arterial or a major collector street.
- Be located in the rural portion of the Township to serve rural residents.
- Designed to be compatible with adjacent land uses in building scale and site development.

- Utilize access management techniques like shared curb cuts to reduce impact on road system.

As previously stated, the redevelopment of this property will allow the contemporary zoning requirements of the Township to be applied to the parcel. Robust buffer zones, landscaping, and improved setbacks will all be incorporated into the new design. The site development of the project will be more compatible and will receive better required buffering than what is currently on site.

The access management technique of shared curb cuts is not possible at this time as Yucca Point, the dedicated road to the east of the proposed project, was never developed. In addition, the commercially zoned property east of the subject parcel is separated by Yucca Point and therefore cannot share an access drive. However, the access drive to the development is planned to be moved slightly east per Road Commission of Kalamazoo County requirements but is essentially in the same location it has been for over 22 years.

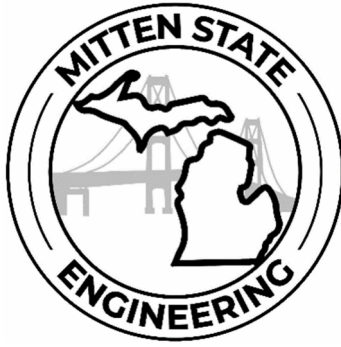
Consistency of the Zoning and General Land Use Patterns in the General Area

The zoning districts adjacent to the parcel in question are varied from RR – Rural Residential District to the north, west, and southwest; C- Local Business District to the east; R-2 – Residence District to the southeast; and I-1 – Industrial District Manufacturing to the northeast. Due to this variety, land uses are also diverse. However, compatibility with adjacent zoning and uses should be based on site design more than the intensity of the proposed commercial district. Per the Township Master Plan, the Future Land Use category of Neighborhood Commercial is intended to support the Rural Preservation Strategy of the Plan. Per this Strategy, locally oriented service establishments are to be located within strategic nodes in the rural area of the Township. The property in question is in a specific node on Stadium Drive established through the master planning process.

Reasonable Use under Current Zoning Classification

The current dual zoning, which essentially bisects the property, makes it essentially undevelopable. The C – Local Business District is not deep enough from Stadium Drive to allow for a new commercial development that would meet contemporary zoning and engineering standards. The Local Business zoning also does not allow the construction of a residential use, which makes the RR – Rural Residential District unusable. In addition, securing financial backing for a dual zoned or nonconforming property is problematic. The conditional rezoning would allow the C – Local Business District to encompass the entire parcel, providing assurances to any financial institution backing the development that it can be reconstructed in the event of a calamity.

Based on these observations, especially the intent of the Township Master Plan, including the Rural Preservation Strategy, a conditional rezoning for this property is very appropriate. The conditions proposed, including the limitation of uses that are permitted by right, reinforce the intent of the Rural Preservation Strategy which allows commercial and retail uses that support the day-to-day needs of rural residents. Finally, linking the site plan to the conditional rezoning will provide certainty to the Township and neighboring residents on how the site will be redeveloped, including the required buffering of adjacent residentially zoned and used properties.



September 5th, 2023

Ms. Leeanna Harris
Zoning Administrator
Oshtemo Charter Township
7275 West Main Street
Kalamazoo, MI 49009

RE: SITE PLAN COMMENTS – EZ Mart, 8469 Stadium Drive

Dear Ms. Leeanna Harris,

This letter is a request in accordance with Article 52.140 for the township staff to allow a deviation from the requirements in Article 52.60 that state that loading and unloading areas shall be to the rear of the building. There are several reasons for this request as numbered below.

1. The existing site is not only a corner lot, but has three frontages.
2. The main entrance is now off S 5th street, the loading areas is to the rear of this main entrance.
3. The site layout and traffic circulation work well much of the parking on the north and south sides the building. The loading zone on the back (south) of the building would hinder pedestrian foot traffic to the building.

Sincerely,

Mitten State Engineering, PLLC

A handwritten signature in black ink, appearing to read "Tyler Cravens", with a long horizontal flourish extending to the right.

Tyler Cravens, P.E.
10123 S M43
Delton, MI 49046
(269) 364-5626

A handwritten signature in blue ink, appearing to read "Tyler Bourdo", with a stylized initial "T" and "B".

Tyler Bourdo, P.E.
(269) 716-0175

PRELIMINARY ENGINEERING PLANS

EZ MART

8469 STADIUM DRIVE

KALAMAZOO, MI 49009

PROJECT TEAM

OWNER: KHEM VIRK
9114 MONTEZUMA AVENUE
KALAMAZOO, MI 49009
(269) 806-6831

LANDSCAPE ARCHITECT: OCBA, INC.
350 E MICHIGAN AVE, SUITE 415
KALAMAZOO, MI 49007
(269) 381-3357
KATIE CHASE

ARCHITECT: RICHARD KING & ASSOCIATES
1186 BURLINGTON DRIVE
HICKORY CORNERS, MI 49060
(269) 217-1998
RICK KING

CIVIL ENGINEER: MITTEN STATE ENGINEERING
15 CARLYLE STREET, 2ND FLOOR
BATTLE CREEK, MI 49017
(269) 364-5626
TYLER CRAVENS

SURVEYOR: STEPHENSON LAND SURVEYING
251 N ROSE STREET
SUITE 200 #276
KALAMAZOO, MI 49007
(269) 445-8903

UTILITY AND AGENCY CONTACTS

ELECTRIC: CONSUMERS ENERGY
JESSE BURNS
(269) 491-7042
JBURNS@CMSENERGY.COM

FIBER OPTIC: CHARTER COMMUNICATIONS
CHRISTIE DOLE
CHRISTIE.DOLE@CCISYSTEMS.COM

GAS: CONSUMERS ENERGY
(800) 778-9140

WATER / SEWER: OSHTEMO CHARTER TOWNSHIP
7275 WEST MAIN STREET
KALAMAZOO, MI 49009
ANNA HORNER
(269) 216-5228
AHORNER@OSHTEMO.ORG

TELEPHONE: AT&T
54 N MILL ST
PONTIAC, MI 48342
YURI STOUDEMIRE
(248) 454-4364
YS1951@ATT.COM

CITY OF KALAMAZOO
415 E STOCKBRIDGE AVE
KALAMAZOO, MI 49001
(269) 337-8000
311@KALAMAZOOCITY.ORG

"MISS DIG" 811



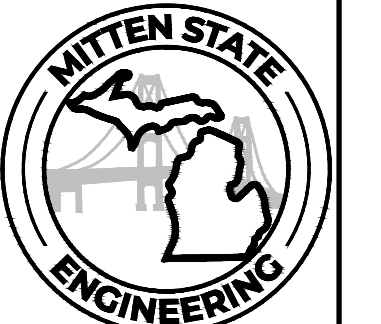
LOCATION MAP
N.T.S.

PROJECT NOTES

- THE "2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND "STANDARD PLANS" BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS.
- THE PLACING OF TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE DONE IN ACCORDANCE WITH THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD), AS AMENDED.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL BONDS AND INSURANCE CERTIFICATES AND SUBMITTING TRAFFIC CONTROL PLANS FOR REVIEW AND APPROVAL WHICH MAY BE REQUIRED BY THE CITY, TOWNSHIP, AND/OR MDOT FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE ROAD RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR THESE PERMITS UNLESS OTHERWISE NOTED.
- IN ACCORDANCE WITH PUBLIC ACT 174 OF 2013, ALL CONTRACTORS SHALL CALL MISS DIG @ 811 OR 800-428-7171 FOR PROTECTION OF UNDERGROUND UTILITIES A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C100	DEMOLITION PLAN
C101	SITE PLAN
C102	GRADING PLAN
C103	UTILITY PLAN
C104	EROSION CONTROL PLAN
C105	EROSION CONTROL DETAILS
C106	CONSTRUCTION DETAILS
PH101	PHOTOMETRIC PLAN
L101	LANDSCAPE PLAN

REV	DATE	BY
A	09/29/2023	DMP
A	09/29/2023	DMP



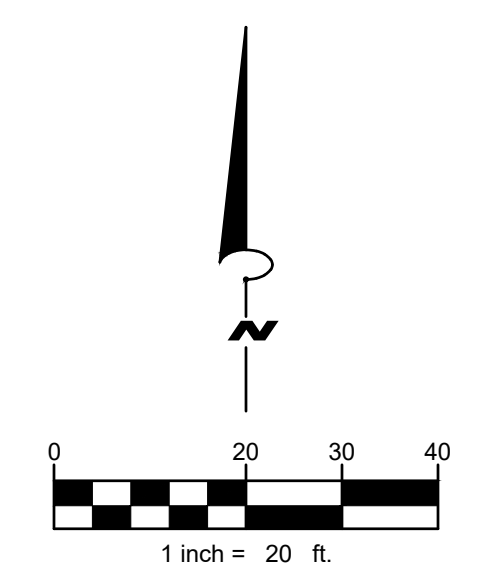
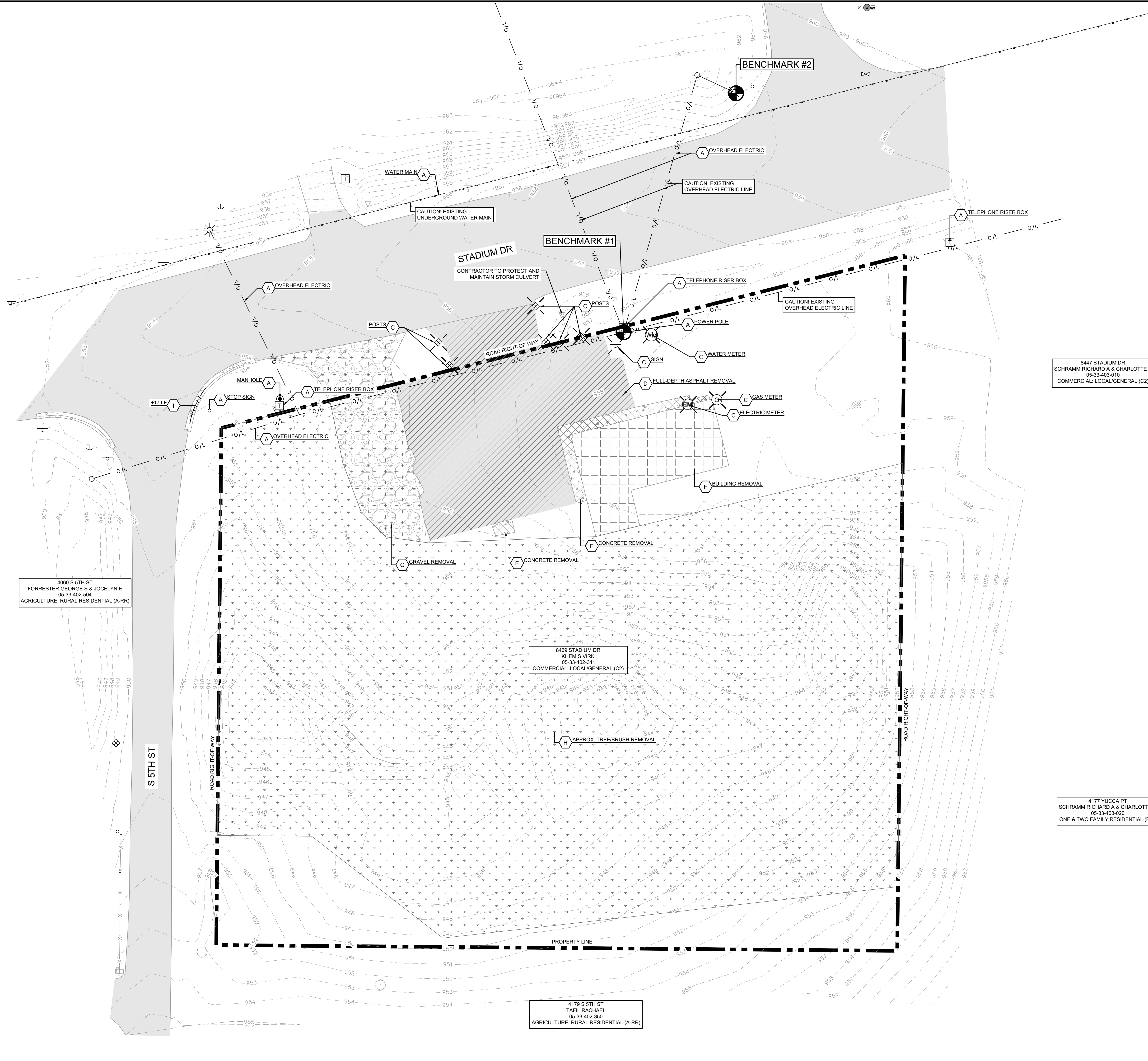
ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046
PHONE:
(269) 364-5626

SCALE: AS NOTED
DESIGNED BY: TLB
DRAWN BY: DMP
CHECKED BY: TWC

COVER SHEET

EZ MART STADIUM DR
KALAMAZOO, MI

ORIGINAL ISSUE:
06/22/2023
PROJECT NO.
22109
SHEET NUMBER
C001



DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING UTILITIES, PAVING, STRUCTURES, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED ON THE PLANS.
2. THE CONTRACTOR SHALL DISPOSE OF ALL DEBRIS, TRASH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL OF SUCH ITEMS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION PRIOR TO ANY OFFSITE DISTURBANCE, UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN. UTILITY LOCATIONS SHOWN ARE BASED OFF PREVIOUS RECORD DRAWINGS AND FIELD MEASUREMENTS WHERE APPLICABLE. THE INFORMATION IS NOT TO BE RELIED UPON AND MUST BE CONFIRMED BY THE UTILITY COMPANY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO THE EXCAVATION TO REQUEST FIELD LOCATING.
5. ANY DEMOLITION WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE LOCAL JURISDICTION. FURTHERMORE, THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED TRAFFIC CONTROL IS IN PLACE PRIOR TO WORK WITHIN THE RIGHT-OF-WAY.
6. EROSION CONTROL BMP'S SHALL BE IN PLACE PRIOR TO ANY DEMOLITION WORK.
7. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR ALL SUBSURFACE INFORMATION.
8. ALL UTILITIES SHOWN THAT ARE NOT TO BE REMOVED DURING DEMOLITION SHALL BE PROTECTED. ANY DAMAGE TO SUCH UTILITIES OR STRUCTURES, SHALL BE REPAIRED OR REPLACED AT THE GENERAL CONTRACTORS EXPENSE.
9. THE CONTRACTOR SHALL USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST. SEE EROSION CONTROL SHEET FOR FURTHER EROSION CONTROL REQUIREMENTS.
10. THE CONTRACTOR SHALL COMPLETELY FILL ALL VOIDS RESULTING FROM DEMOLITION ACTIVITIES. MATERIAL SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS FOR BACKFILL. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 12 INCHES IN LOOSE DEPTH AND COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY.
12. THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-7171) TO COORDINATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

DEMOLITION LEGEND	
(A)	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(B)	SAWCUT LINE
(C)	ITEM TO BE REMOVED
(D)	FULL-DEPTH ASPHALT REMOVAL
(E)	CONCRETE REMOVAL
(F)	BUILDING REMOVAL
(G)	GRAVEL REMOVAL
(H)	TREE/BRUSH REMOVAL
(I)	CURB AND GUTTER REMOVAL

EXISTING UTILITY LEGEND	
—○—○—	OVERHEAD ELECTRIC LINE
—●—●—	WATER LINE

BENCHMARKS		
BENCHMARK #	DESCRIPTION	ELEVATION
#1	RR SPIKE IN POWER POLE	958.30
#2	NAIL IN LIGHT POLE	960.68

8447 STADIUM DR
SCHRAMM RICHARD A & CHARLOTTE A
05-33-403-010
COMMERCIAL LOCAL/GENERAL (C2)

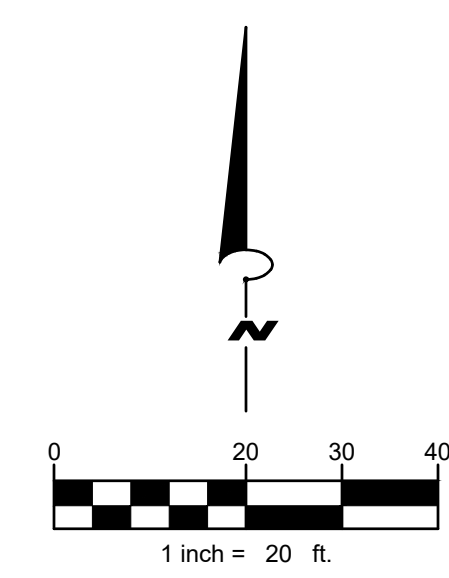
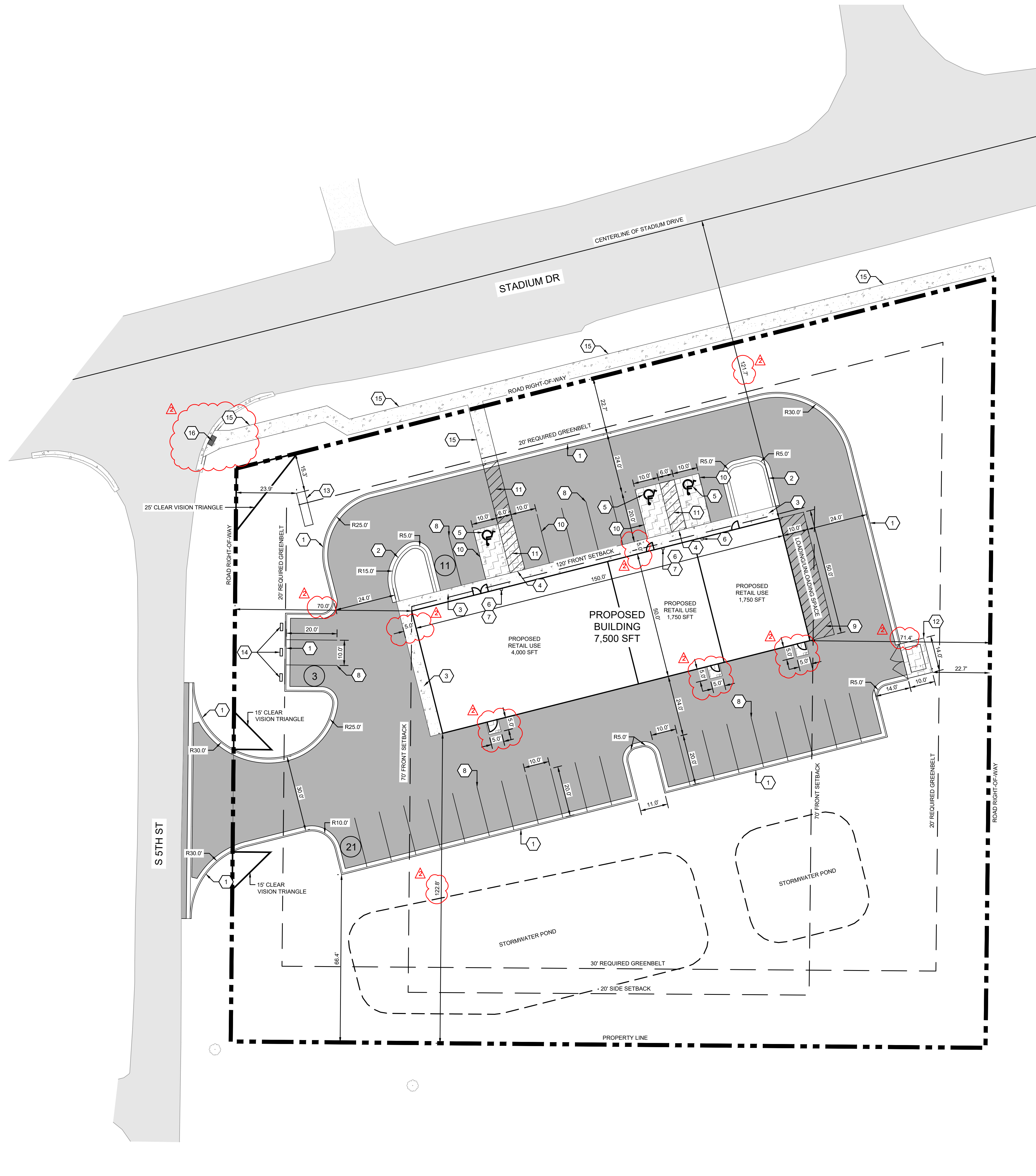
8469 STADIUM DR
KHEM S VIRK
05-33-402-341
COMMERCIAL LOCAL/GENERAL (C2)

4177 YUCCA PT
SCHRAMM RICHARD A & CHARLOTTE A
05-33-403-020
ONE & TWO FAMILY RESIDENTIAL (R-2)

4179 S 5TH ST
TAFIL RACHAEL
05-33-402-360
AGRICULTURE, RURAL RESIDENTIAL (A-RR)

4060 S 5TH ST
FORRESTER GEORGE S & JOCELYN E
05-33-402-564
AGRICULTURE, RURAL RESIDENTIAL (A-RR)

	PER OSTEMIO CHARTER TOWNSHIP COMMENTS	09/06/2023	DMP
	PER OSTEMIO CHARTER TOWNSHIP COMMENTS	09/29/2023	DMP
SCALE: AS NOTED	DESIGNED BY: TLB	DRAWN BY: DMP	CHECKED BY: TWC
EXISTING CONDITIONS AND DEMOLITION PLAN			
EZ MART STADIUM DR KALAMAZOO, MI			
ORIGINAL ISSUE: 06/22/2023			
PROJECT NO. 22109			
SHEET NUMBER C100			
			BY
			DATE
			REVISIONS
			No.



SITE INFORMATION

ZONING:	NEIGHBORHOOD COMMERCIAL OVERLAY ZONE
SITE AREA:	1.8 ACRES (79,594 SF)
BUILDING AREA:	7,500 SF (9%)
NUMBER OF STORIES:	1
IMPERVIOUS COVERAGE:	33,147 SF (42%)
PROPOSED GREEN SPACE:	46,447 SF (58%)
BUILDING SETBACKS:	
FRONT:	120 FT FROM CENTER OF STADIUM DR RIGHT-OF-WAY
	70 FT FROM ROAD RIGHT-OF-WAY
SIDE:	20 FT
OFF-STREET PARKING REQUIREMENTS:	
STANDARD PARKING SPACE:	20 FT X 10 FT
1 PARKING SPACE PER 150 SFT OF UFA DEVOTED TO RETAIL SALES:	
(5250 SFT UFA) / (150 SFT) = 35 SPACES	
TOTAL SPACES REQUIRED:	35 SPACES
TOTAL SPACES PROVIDED:	35 SPACES
ADA PARKING SPACES REQUIRED:	3
ADA PARKING SPACES PROVIDED:	3

SITE GENERAL NOTES

- DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED
- CONTRACTOR TO FIELD VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING, UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- ALL SIGNAGE SHALL BE REVIEWED SEPARATELY BY TOWNSHIP STAFF THROUGH THE TOWNSHIP'S SIGN PERMIT APPLICATION PROCESS AFTER SITE PLAN APPROVAL.

KEY NOTES

- TYPE C4 CURB AND GUTTER (SEE DETAILS)
- TYPE B2 CURB AND GUTTER (SEE DETAILS)
- THICKENED EDGE CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- ACCESSIBLE RAMP (SEE SHEET C102)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- ACCESSIBLE PARKING SIGN, TYP. (MUTCD D9-6) (MICHIGAN ACT 182 AND 183)
- ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8P) (MICHIGAN ACT 182 AND 183)
- 4" WIDE PAINTED SOLID WHITE LINE, TYP.
- 4" WIDE PAINTED SOLID WHITE LINE AT 45 DEGREES, TYP.
- 4" WIDE PAINTED SOLID BLUE LINE, TYP.
- 4" WIDE PAINTED SOLID BLUE LINE AT 45 DEGREES, TYP.
- REFUSE ENCLOSURE (SEE ARCHITECTURAL PLANS)
- MONUMENT SIGN
- EV CHARGING STATION
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 2' X 4' DETECTABLE WARNING PLATE

PAVEMENT LEGEND

	STANDARD DUTY CONCRETE PAVEMENT: SEE DETAILS
	HEAVY DUTY CONCRETE PAVEMENT: SEE DETAILS
	STANDARD DUTY PAVEMENT: 1.5" HMA (165#/SYD) SET TOP COURSE 1.5" HMA (165#/SYD) 4E1 LEVELING COURSE 6" AGGREGATE BASE, 22A 12" SUBBASE, CIP

BY	DATE	REVISIONS	No.
DMP	09/06/2023	PER OSTEMIO CHARTER TOWNSHIP COMMENTS	
DMP	09/29/2023	PER OSTEMIO CHARTER TOWNSHIP COMMENTS	



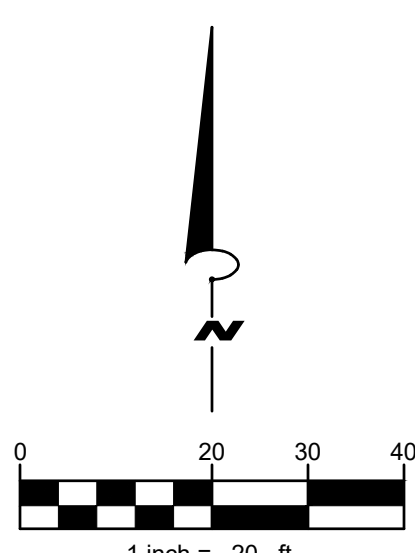
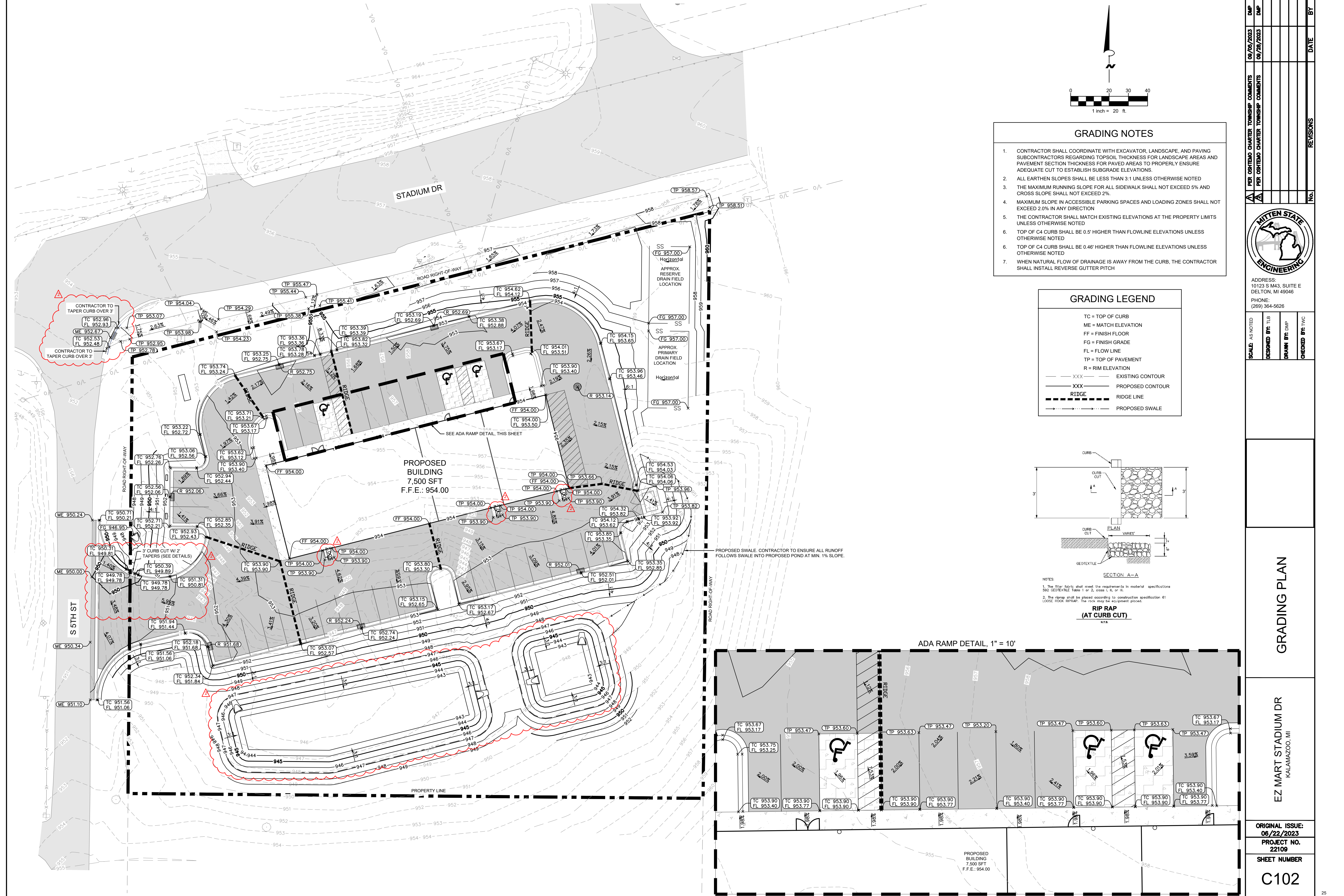
ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046
PHONE:
(269) 364-5626

SCALE: AS NOTED	DESIGNED BY: TLB	DRAWN BY: DMP	CHECKED BY: TWC
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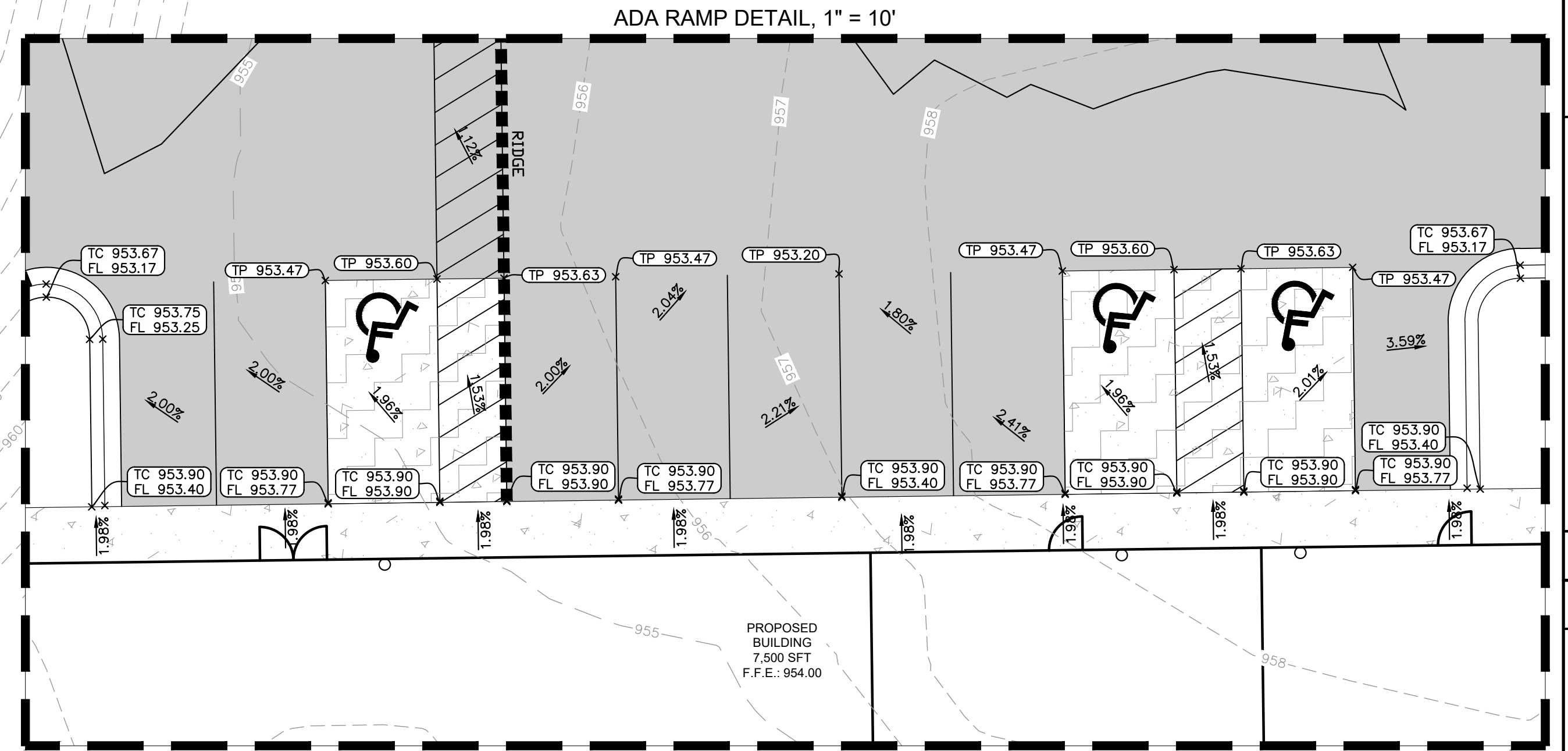
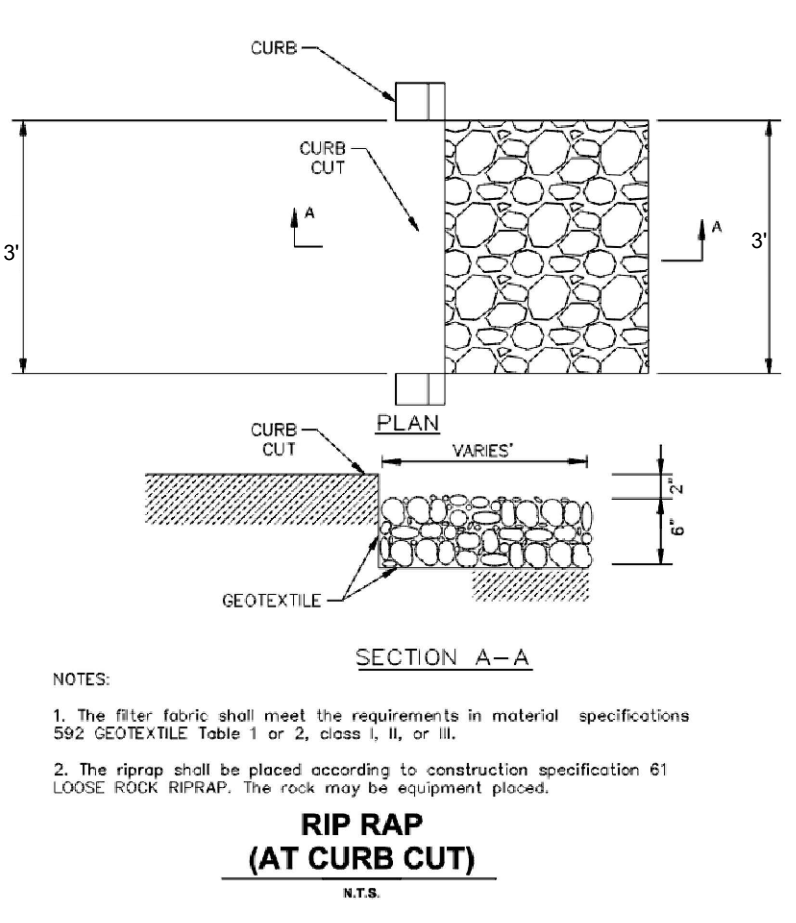
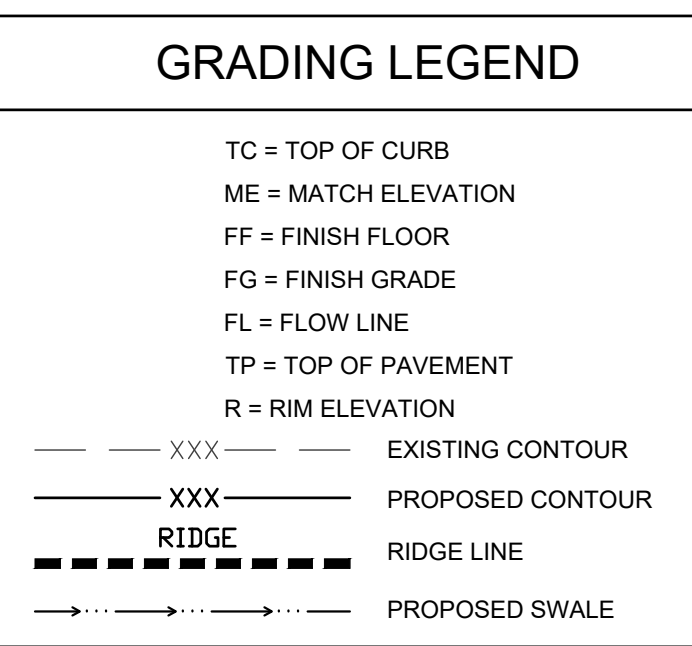
SITE PLAN

EZ MART STADIUM DR
KALAMAZOO, MI

ORIGINAL ISSUE: 06/22/2023
PROJECT NO. 22109
SHEET NUMBER C101



- ### GRADING NOTES
1. CONTRACTOR SHALL COORDINATE WITH EXCAVATOR, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
 2. ALL EARTHEN SLOPES SHALL BE LESS THAN 3:1 UNLESS OTHERWISE NOTED
 3. THE MAXIMUM RUNNING SLOPE FOR ALL SIDEWALK SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2%.
 4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ANY DIRECTION
 5. THE CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE NOTED
 6. TOP OF C4 CURB SHALL BE 0.5' HIGHER THAN FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED
 7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM THE CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH



BY	DATE	REVISIONS	No.			
DMP	09/06/2023	PER OSTEMIO CHARTER TOWNSHIP COMMENTS				
DMP	09/29/2023	PER OSTEMIO CHARTER TOWNSHIP COMMENTS				

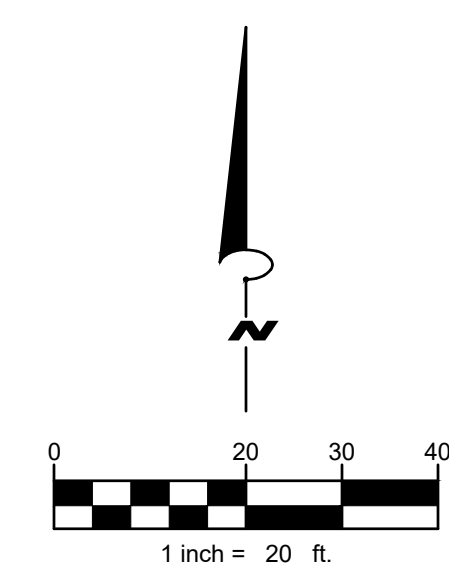
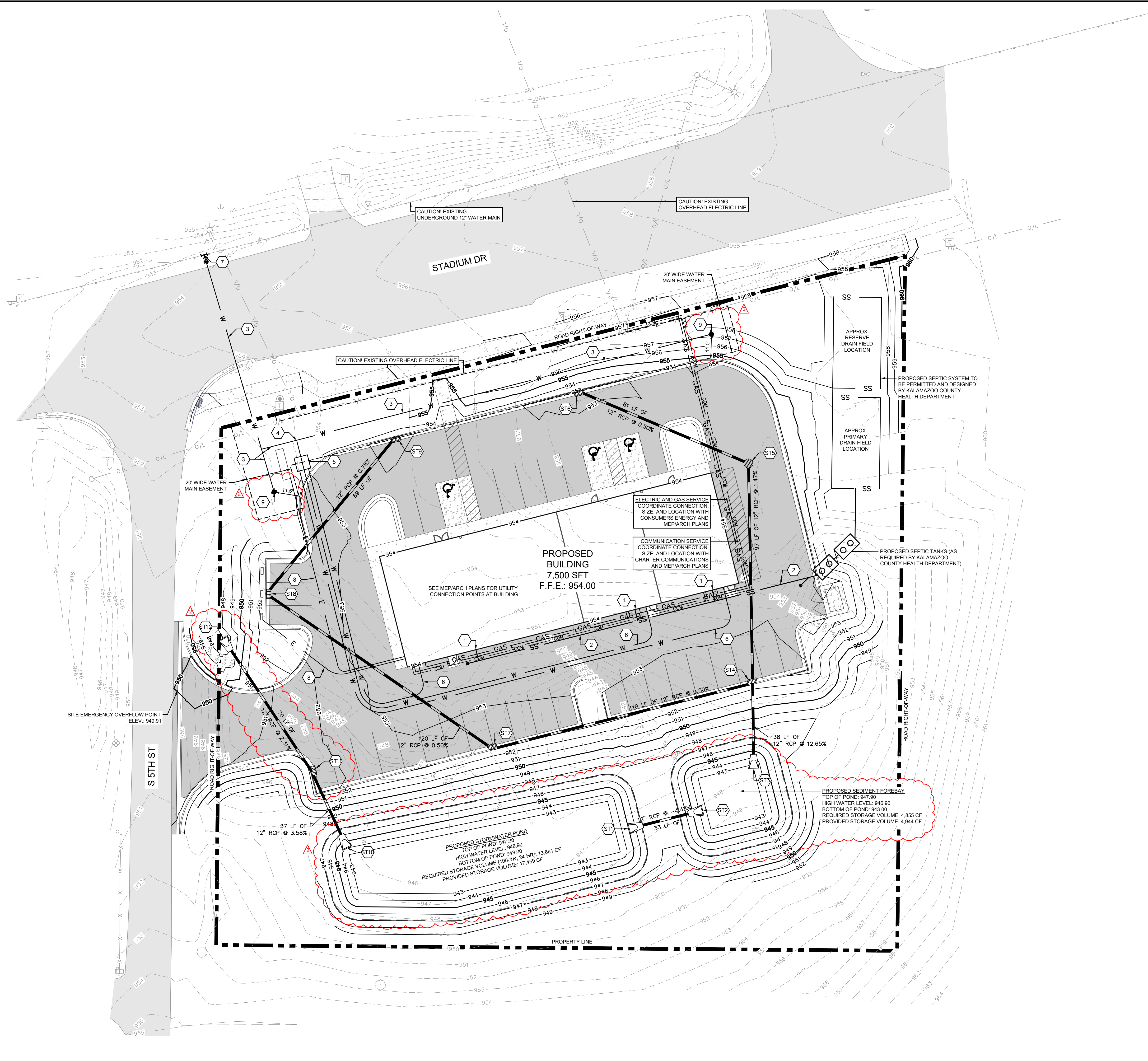
ADDRESS: 10123 S M43, SUITE E DELTON, MI 49046
PHONE: (269) 364-5626

SCALE: AS NOTED DESIGNED BY: TLB DRAWN BY: DMP CHECKED BY: TWC

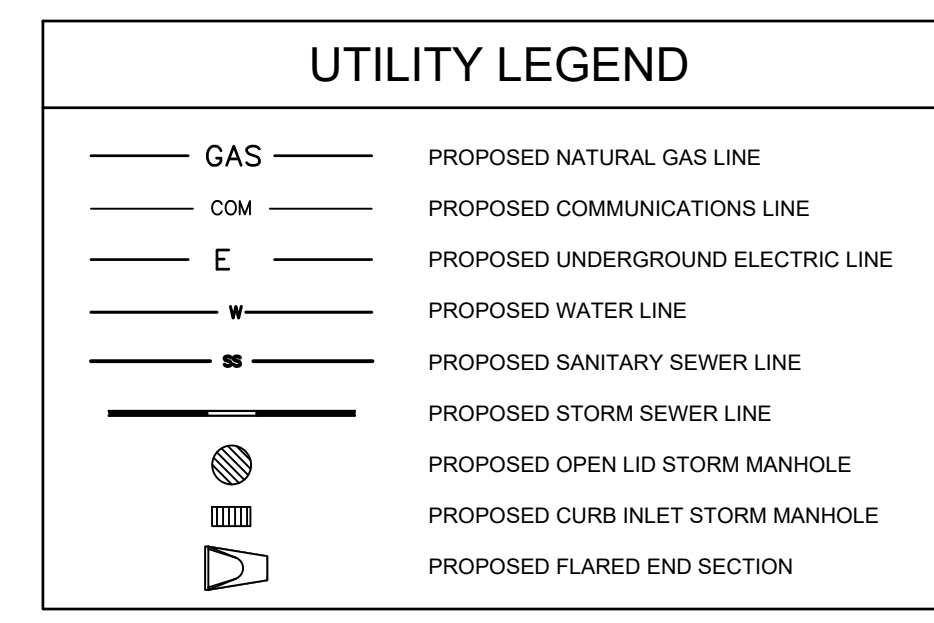
GRADING PLAN

EZ MART STADIUM DR
KALAMAZOO, MI

ORIGINAL ISSUE:
06/22/2023
PROJECT NO.
22109
SHEET NUMBER
C102



- ### UTILITY NOTES
- ALL REINFORCED CONCRETE PIPE SHALL BE CLASS IV
 - ALL WATER LINES GREATER THAN 3 INCHES IN DIAMETER SHALL BE DUCTILE IRON PIPE, CLASS 52
 - SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE AWWA C900 (UNLESS CASING IS UTILIZED), PROVIDE 42" MINIMUM COVER, MINIMUM 18" VERTICAL SEPARATION, AND 10" HORIZONTAL SEPARATION BETWEEN PIPES.
 - ANY DISRUPTIONS TO EXISTING SERVICE LINES FOR ADJACENT PROPERTIES SHALL BE COORDINATED WITH AFFECTED PROPERTY OWNERS
 - THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-7171) TO COORDINATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING

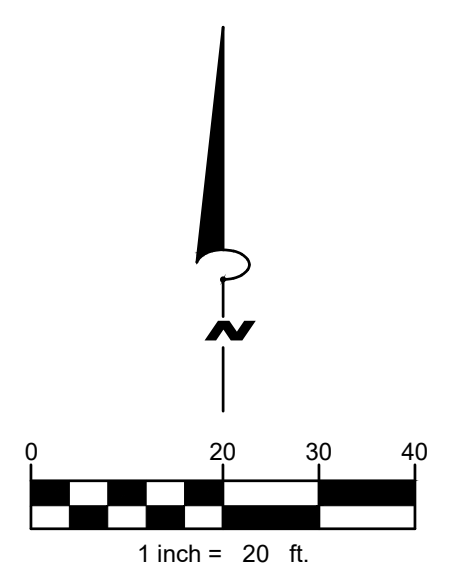
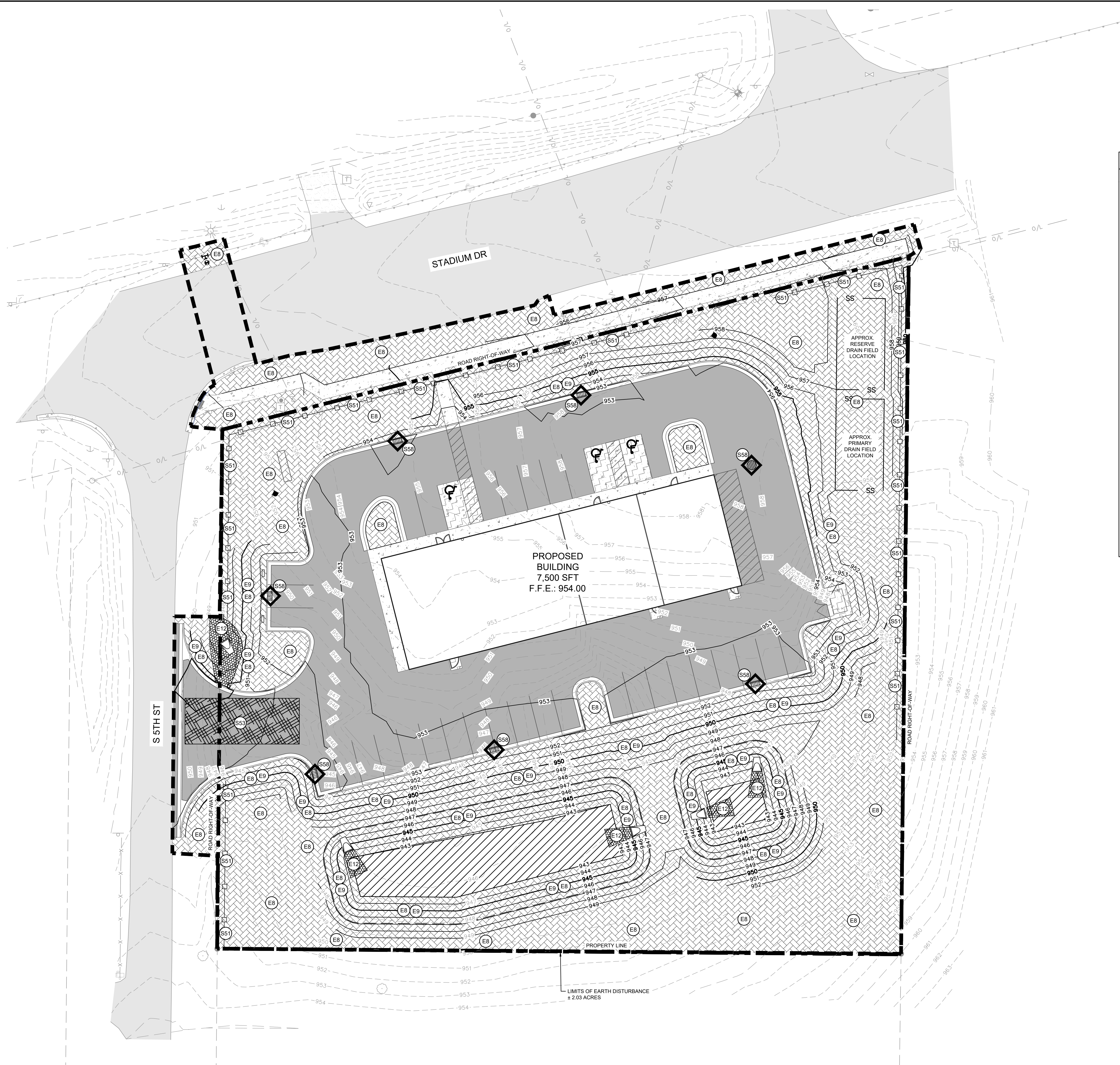


STRUCTURE TABLE

ST1 12" FLARED END SECTION	INV. 945.00 - 12" E
ST2 12" FLARED END SECTION	INV. 943.50 - 12" W
ST3 12" FLARED END SECTION	INV. 943.00 - 12" N
ST4 4" DIA MH EJ 7030Z1, TYPE M2 2.0 FT SUMP	RIM 952.01 INV. 947.76 - 12" W INV. 947.76 - 12" N INV. 947.76 - 12" S
ST5 4" DIA MH EJ 7030Z1, TYPE M2 2.0 FT SUMP	RIM 953.14 INV. 949.18 - 12" NW INV. 949.18 - 12" S
ST6 2" DIA MH EJ 7030Z1, TYPE M2 2.0 FT SUMP	RIM 952.69 INV. 949.59 - 12" SE
ST7 4" DIA MH EJ 7030Z1, TYPE M2 2.0 FT SUMP	RIM 952.24 INV. 948.35 - 12" NW INV. 948.35 - 12" E
ST8 4" DIA MH EJ 7030Z1, TYPE M2 2.0 FT SUMP	RIM 952.06 INV. 948.96 - 12" NE INV. 948.96 - 12" SE
ST9 2" DIA MH EJ 7030Z1, TYPE M2 2.0 FT SUMP	RIM 952.75 INV. 949.65 - 12" SW
ST10 12" FLARED END SECTION	INV. 944.00 - 12" NW
ST11 4" DIA MH EJ 7030Z1, TYPE M2 2.0 FT SUMP	RIM 951.68 INV. 945.33 - 12" NW INV. 945.33 - 12" SE
ST12 12" FLARED END SECTION	INV. 946.95 - 12" SE

- ### UTILITY KEYNOTE LEGEND
- CONNECT 4" SEWER LATERAL TO 6" SANITARY SEWER SERVICE WITH 6" WYE AND CLEANOUT
 - 8 INCH SANITARY SEWER SERVICE AT MIN. 1% SLOPE. INSTALL 6 INCH CLEANOUT W/WYE AT EVERY 100' AND AT EACH BEND
 - 8 INCH CLASS 52 DIP WATER MAIN. COORDINATE WITH CITY OF KALAMAZOO.
 - 2" TYPE K COPPER WATER SERVICE TAP INTO PROPOSED 8" WATER MAIN. COORDINATE CONNECTION WITH CITY OF KALAMAZOO.
 - 6' X 6' METER PIT. COORDINATE WITH CITY OF KALAMAZOO.
 - 1.25" PEX WATER SERVICE. COORDINATE WITH OSHTEMO CHARTER TOWNSHIP.
 - CONNECT TO EXISTING 12" WATER MAIN WITH 8 INCH TAPPING SLEEVE AND VALVE. COORDINATE CONNECTION WITH CITY OF KALAMAZOO.
 - ELECTRICAL CONDUIT FOR SIGN AND CHARGING STATIONS
 - PROPOSED FIRE HYDRANT

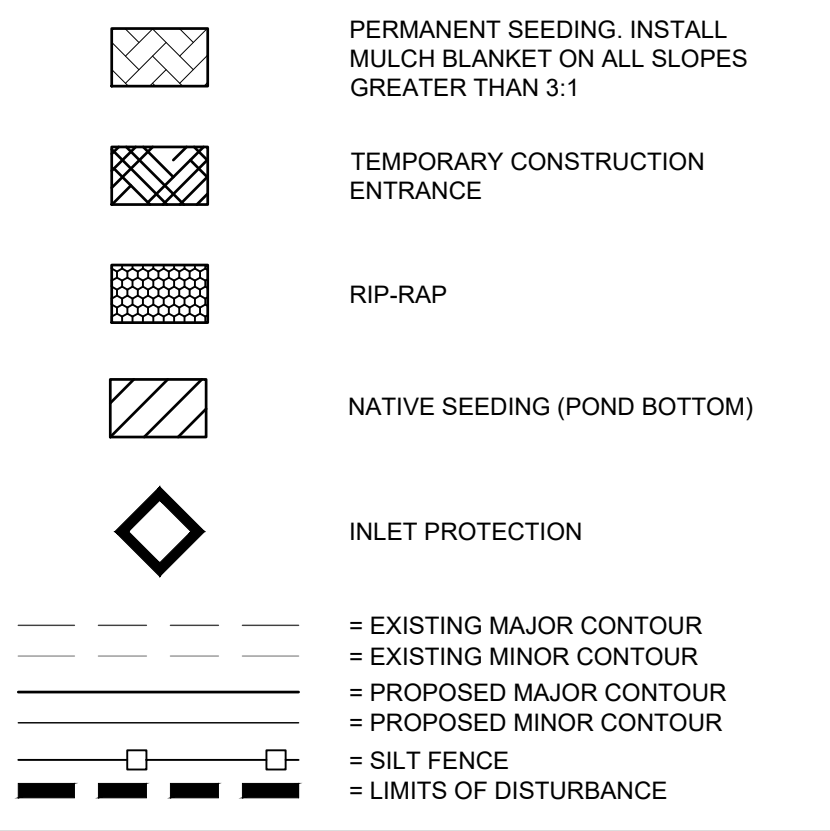
	ADDRESS: 10123 S M43, SUITE E DELTON, MI 49046 PHONE: (269) 364-5626	SCALE: AS NOTED DESIGNED BY: TLB DRAWN BY: DMP CHECKED BY: TWC	REVISIONS No. DATE BY
	UTILITY PLAN		
	EZ MART STADIUM DR KALAMAZOO, MI		
ORIGINAL ISSUE: 06/22/2023		PROJECT NO. 22109	
SHEET NUMBER C103			



SOIL EROSION & SEDIMENTATION CONTROL NOTES

- ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH THE MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL ACT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE MDEQ PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE". EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
 - AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER, THESE COVER AREAS ACT AS SEDIMENT FILTERS.
 - ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
 - GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
 - MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.
- NUMBER IN CIRCLE REFERS TO NUMBERED DETAILS IN STATE OF MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL GUIDEBOOK. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.
- (E8) DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. SEE DETAIL SHEET.
 - (E9) DENOTES MULCH BLANKETS. MULCH BLANKET SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS, AT SLOPES GREATER THAN 1:3, AREAS WITH CONCENTRATED FLOWS, AND AS DIRECTED BY THE ENGINEER IN THE FIELD, TO PREVENT RUNOFF AND EROSION.
 - (E12) DENOTES RIPRAP. SEE DETAIL SHEET. (PERMANENT EROSION CONTROL MEASURE)
 - (S53) DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. SEE DETAIL SHEET.
 - (S51) DENOTES TEMPORARY SILT FENCE. SILT FENCE SHALL BE INSTALLED AT CREEK CROSSINGS, ADJACENT TO ALL WETLANDS AND SURFACE WATERS, AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. EACH SILT FENCE SHALL BE INSTALLED GENERALLY ALONG THE SAME CONTOUR ELEVATION. SEE DETAIL SHEET.
 - (S58) DENOTES INLET PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTLING AND FILTERING OF SILT LADEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM. SEE DETAIL SHEET.

EROSION CONTROL LEGEND




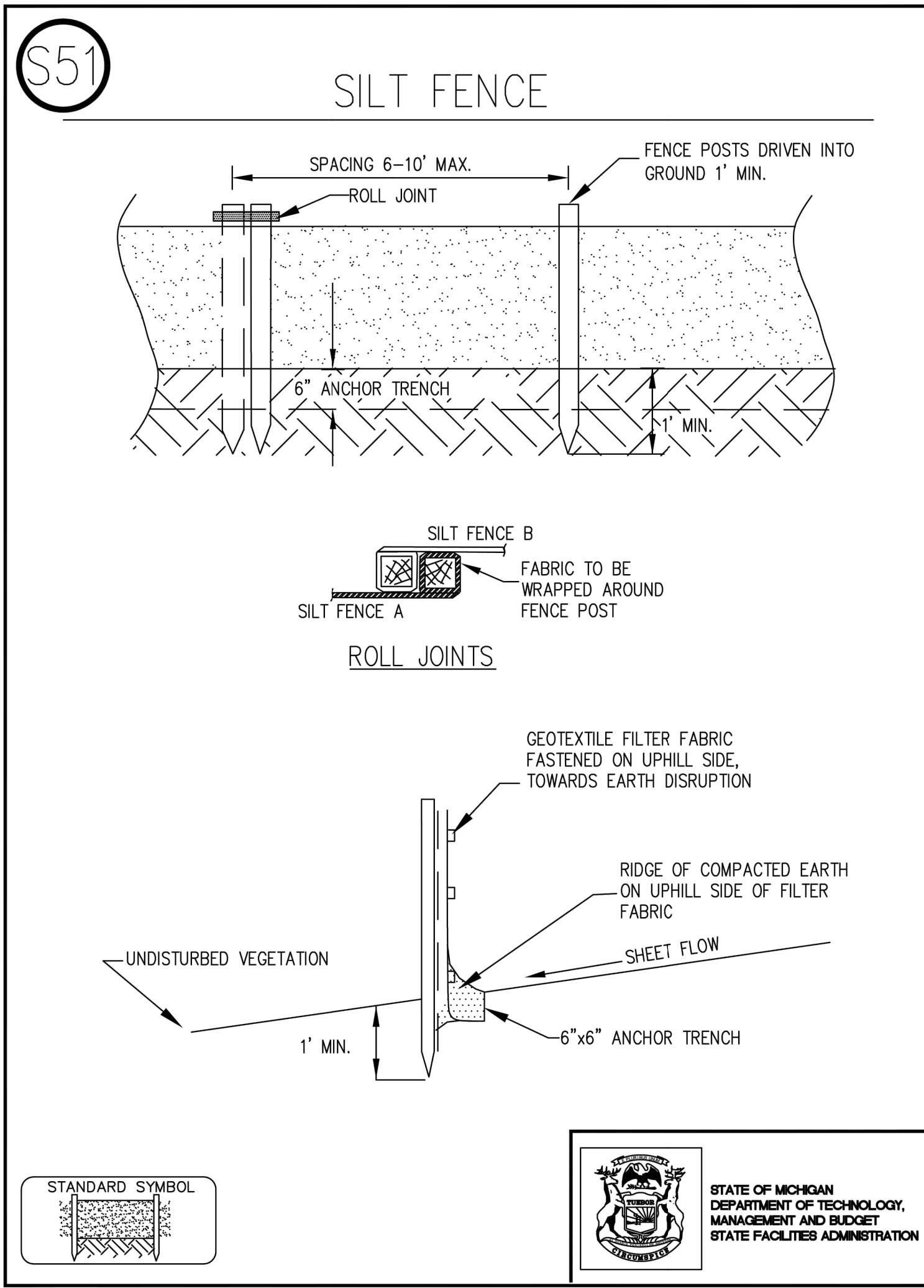
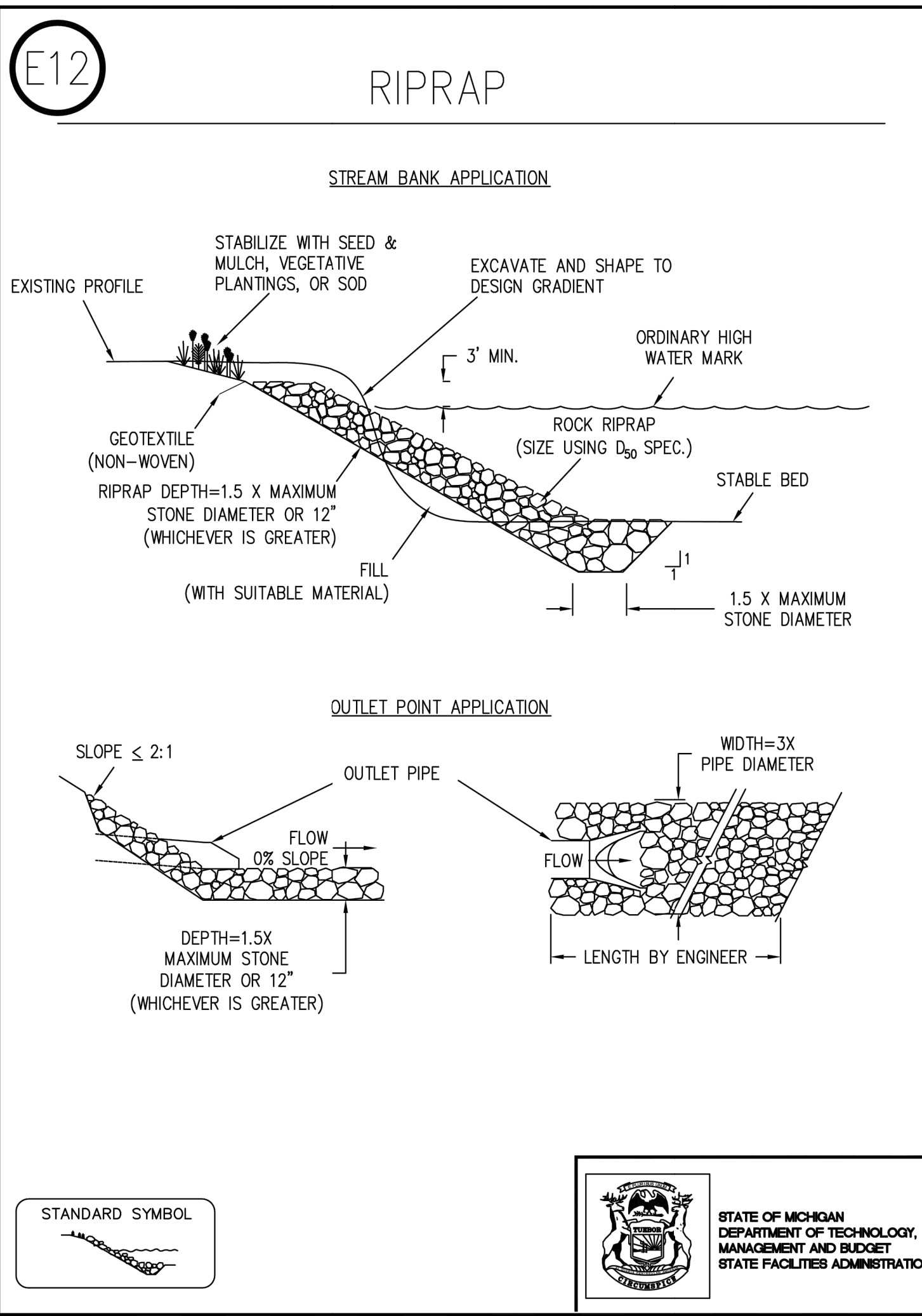
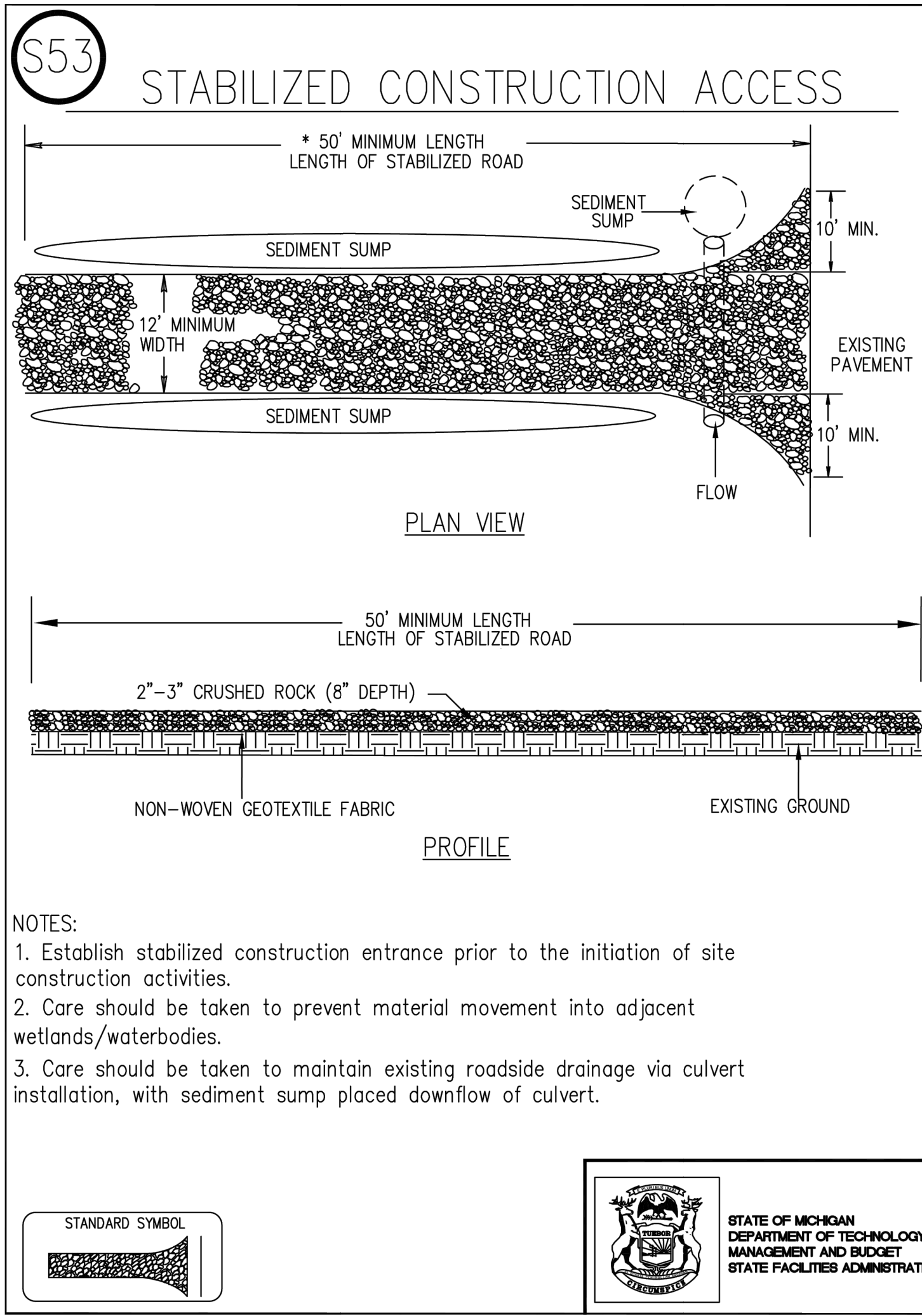
CONSTRUCTION SEQUENCING

- INSTALL SOIL EROSION MEASURES.
- ESTABLISH STORM WATER MANAGEMENT BASIN.
- ROUGH GRADING OF THE SITE.
- BEGIN BUILDING CONSTRUCTION.
- UTILITY CONNECTIONS AND SERVICES TO BUILDING.
- FINAL GRADING OF THE SITE.
- POUR CONCRETE SIDEWALK, HEAVY DUTY CONCRETE, AND CURB AND GUTTER.
- PAVE SITE.
- REMOVE TEMPORARY SOIL EROSION MEASURES AFTER VEGETATION HAS BEEN ESTABLISHED.

NEARBY WATER
 NEAREST COUNTY DRAIN / RIVER / STREAM / LAKE IS WYMAN LAKE.
 (44,990 FEET TO THE NORTHWEST)

SOILS INFORMATION
 BASED ON USDA INFORMATION, THE SITE CONSISTS OF COLOMA
 LOAMY SAND, SOIL HYDRAULIC GROUP A.

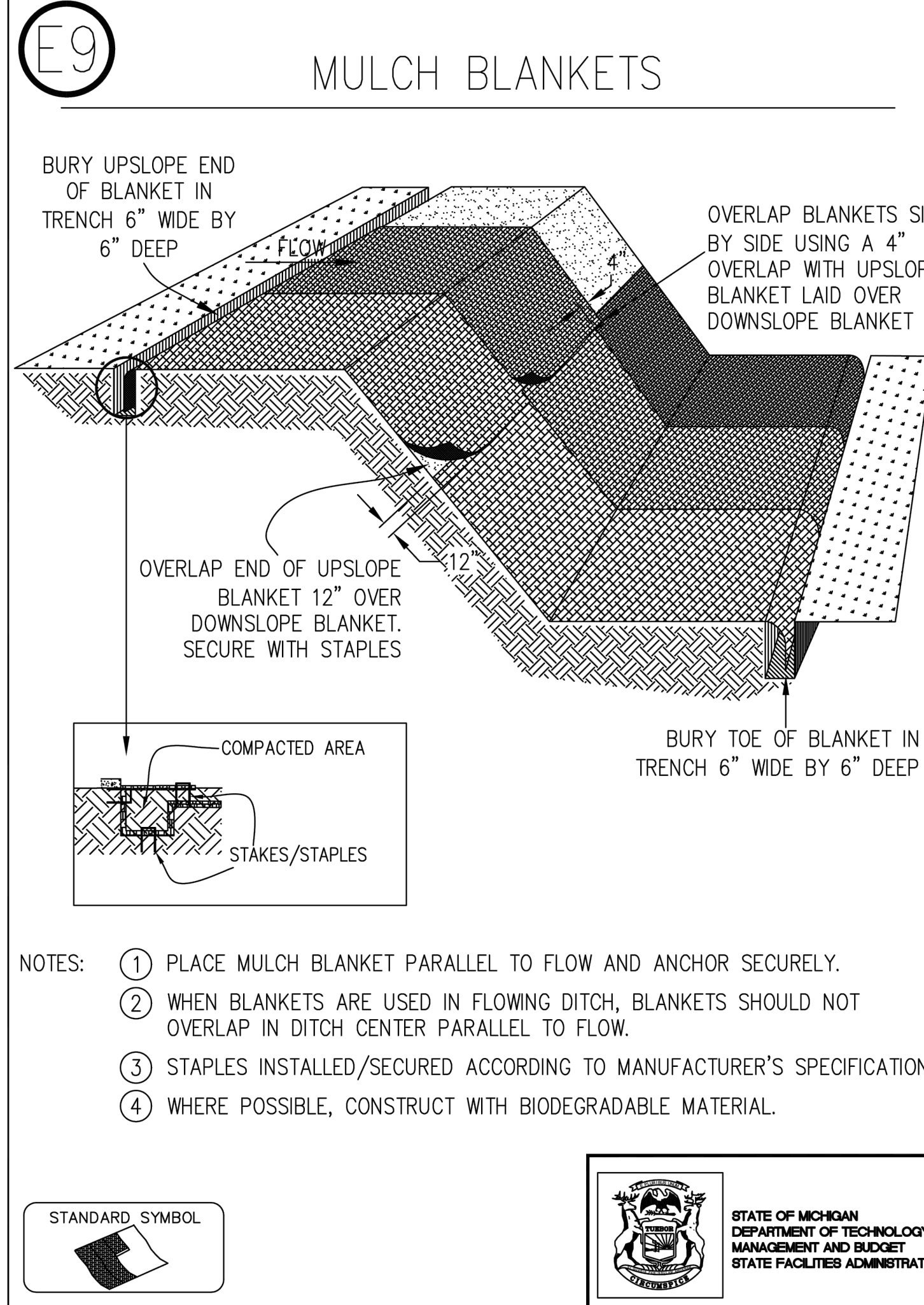
BY		DATE	
REVISIONS			
No.			
PER OSTEMIO CHARTER TOWNSHIP COMMENTS	09/06/2023	DMP	
PER OSTEMIO CHARTER TOWNSHIP COMMENTS	09/29/2023	DMP	
			
ADDRESS: 10123 S M43, SUITE E DELTON, MI 49046 PHONE: (269) 364-5626			
SCALE: AS NOTED	DESIGNED BY: TLB	DRAWN BY: DMP	CHECKED BY: TWC
EROSION CONTROL PLAN			
EZ MART STADIUM DR KALAMAZOO, MI			
ORIGINAL ISSUE: 06/22/2023 PROJECT NO. 22109 SHEET NUMBER C104			



STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E									
MULCHING	F		**									

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE
 B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE
 C SPRING OATS 100 LBS/ACRE
 D WHEAT OR CEREAL RYE 150 LBS/ACRE
 E SOD
 F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY
 ** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD



E8 PERMANENT SEEDING

Planting Zones:	Lower Peninsula (South of T20N) Zone 1	Lower Peninsula (North of T20N) Zone 2	Upper Peninsula Zone 3
Seeding Window Permanent Seeding	4/15 - 10/10	5/1 - 10/1	5/1 - 9/20
Seeding Window Dormant Seeding*	11/15 - Freeze	11/01 - Freeze	11/01 - Freeze

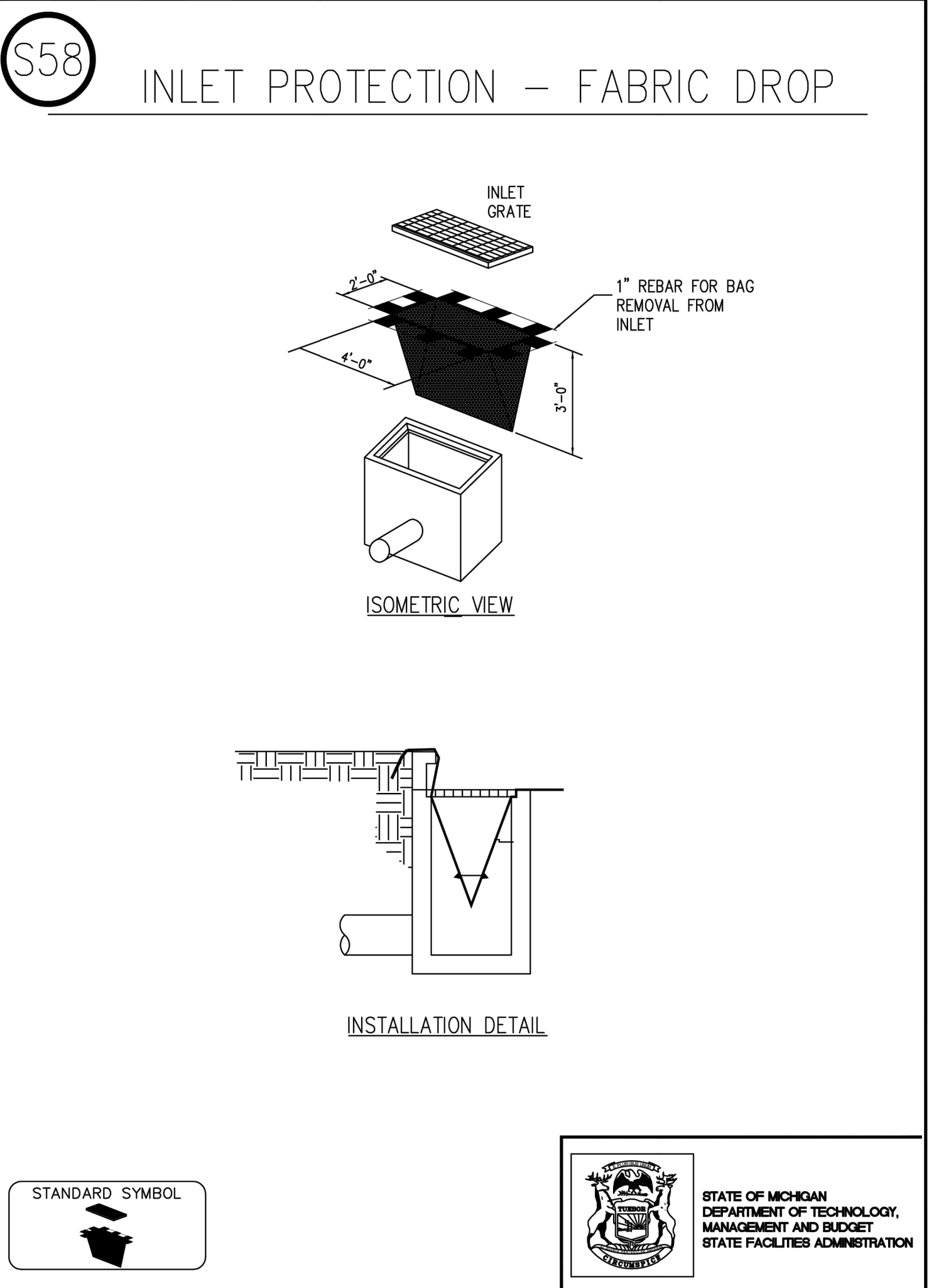
Source: Adapted from MDOT Interim 2003 Standard Specifications for Construction

	Zone 1 Lower Peninsula (South of U.S. 10)	Zone 2 Lower Peninsula (North of U.S. 10)	Zone 3 Upper Peninsula
Seeding Dates (with Irrigation or Mulch)	4/1 - 8/1	5/1 - 9/20	5/1 - 9/10
Seeding Dates (w/o Irrigation or Mulch)	4/1 - 5/20 or 8/10 - 10/1	5/1 - 6/10 or 8/1 - 9/20	5/1 - 6/15 or 8/1 - 9/20
Dormant Seeding Dates*	11/1 - Freeze	10/25 - Freeze	10/25 - Freeze

Source: Adapted from USDA NRCS Technical Guide #342 (1999)

* Dormant seeding is for use in the late fall after the soil temperature remains consistently below 50°F, prior to the ground freezing. This practice is appropriate if construction on a site is completed in the fall but the seed was not planted prior to recommended seeding dates. No seed germination will take place until spring. A cool season annual grass may be added in an attempt to have some fall growth.

- Mulch must be used with dormant seed.
- Do not seed when the ground is frozen or snow covered.
- Do not use a dormant seed mix on grassed waterways.

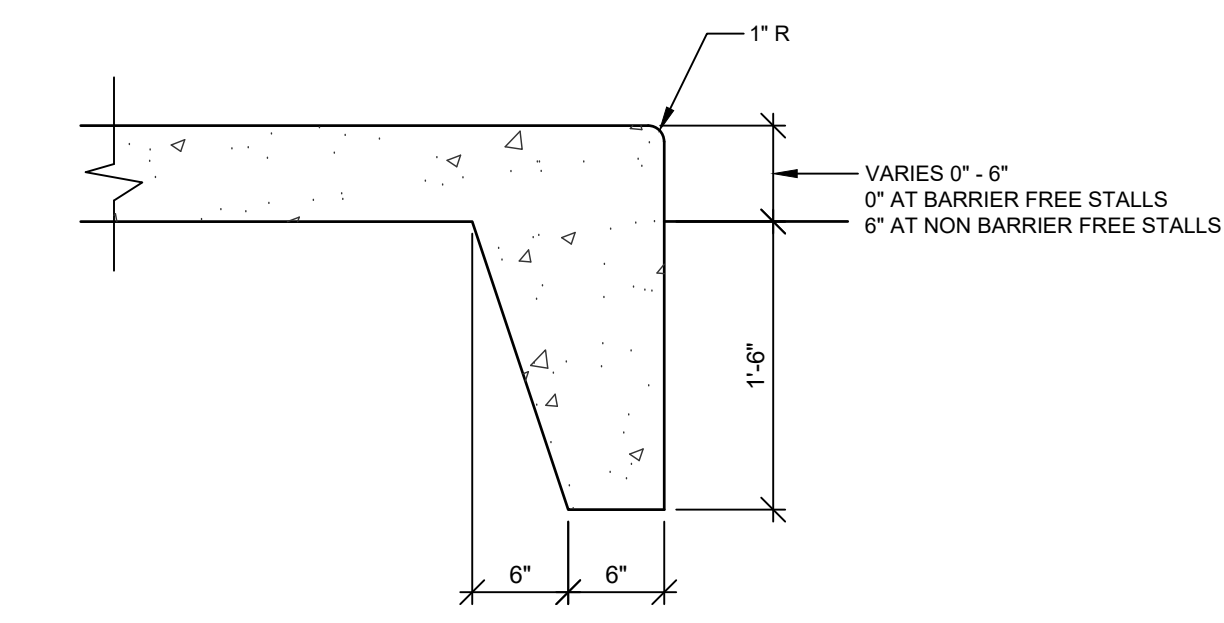


DMP: 09/16/2023
 DMP: 09/29/2023
 PER OSTEMO CHARTER TOWNSHIP COMMENTS
 PER OSTEMO CHARTER TOWNSHIP COMMENTS
 No. _____
 REVISIONS: _____
 DATE: _____
 BY: _____

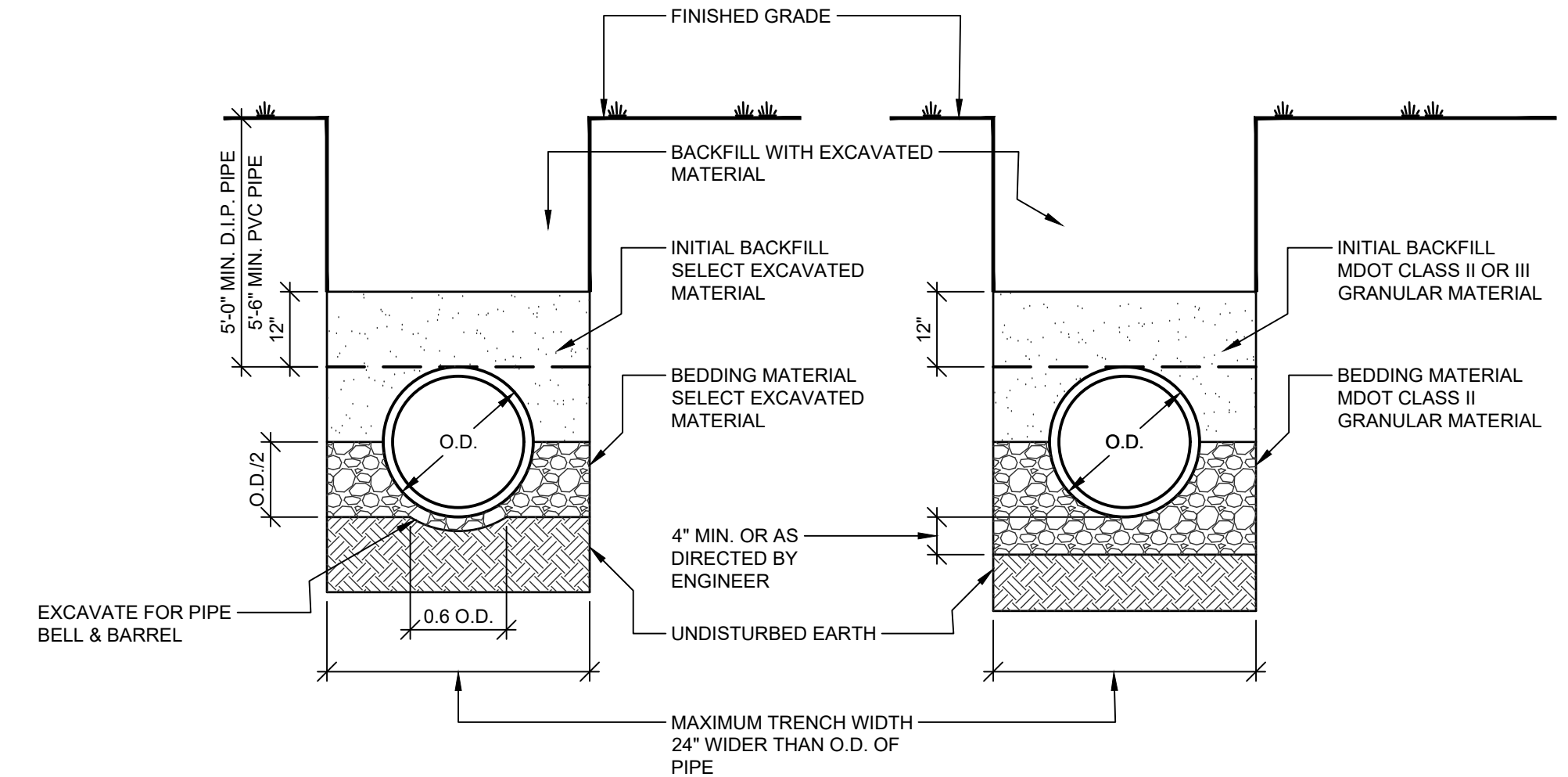
ADDRESS: 10123 S M43, SUITE E DELTON, MI 49046
 PHONE: (269) 364-5626
 SCALE: AS NOTED
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 DRAWN BY: DMP
 CHECKED BY: TWC

EROSION CONTROL DETAILS
 EZ MART STADIUM DR
 KALAMAZOO, MI

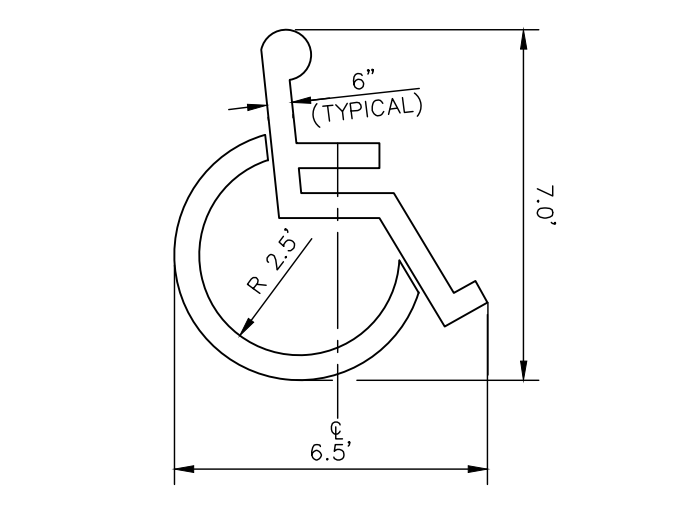
ORIGINAL ISSUE: 06/22/2023
 PROJECT NO. 22109
 SHEET NUMBER C105



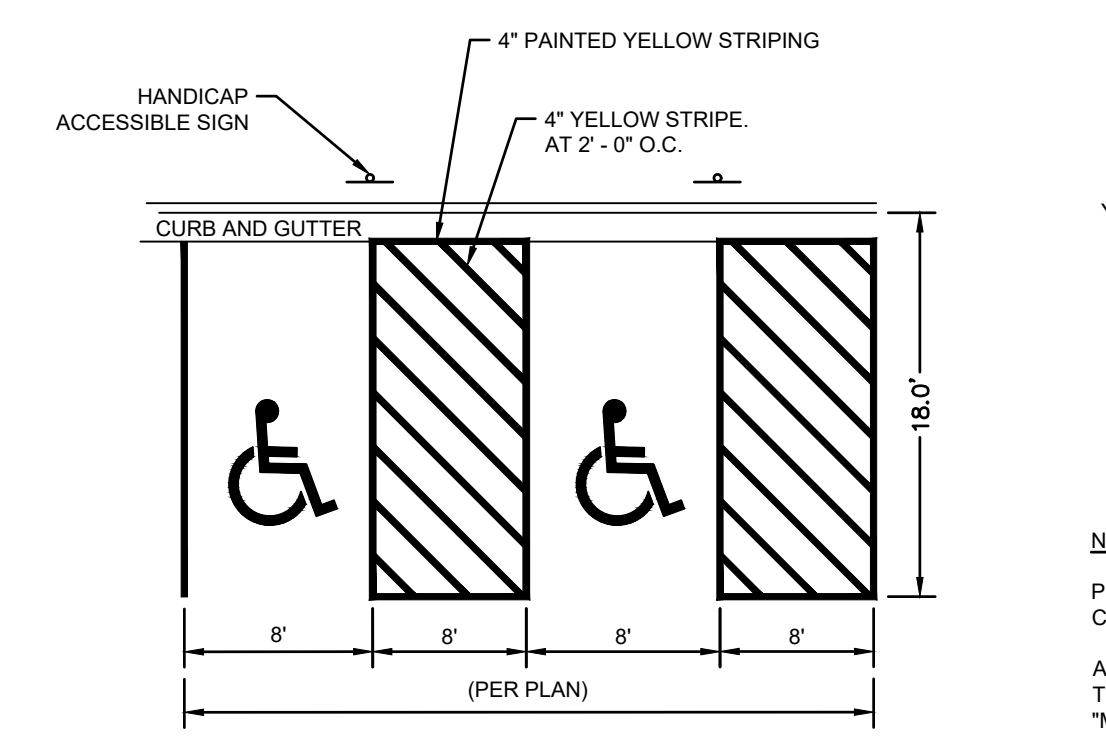
CURB & GUTTER - THICKENED SIDEWALK CURB



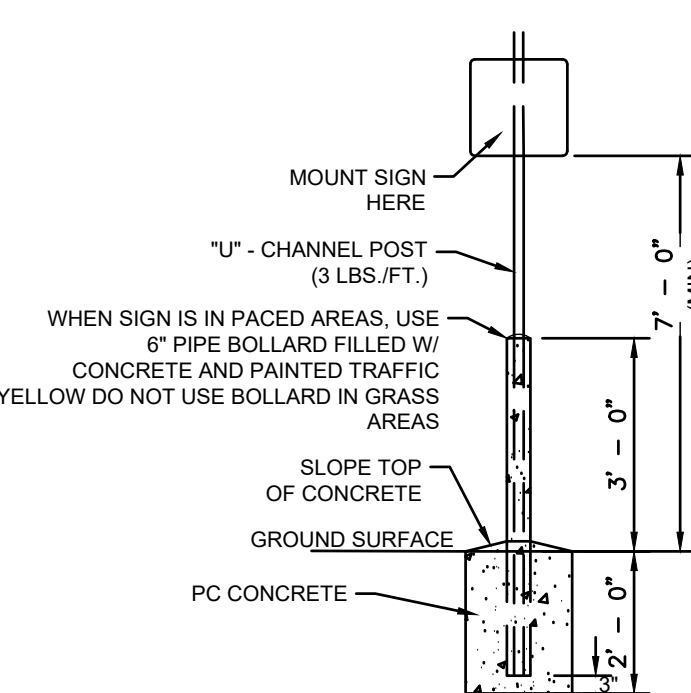
TRENCH DETAIL IN SUITABLE SOIL **TRENCH DETAIL IN UNSUITABLE SOIL**



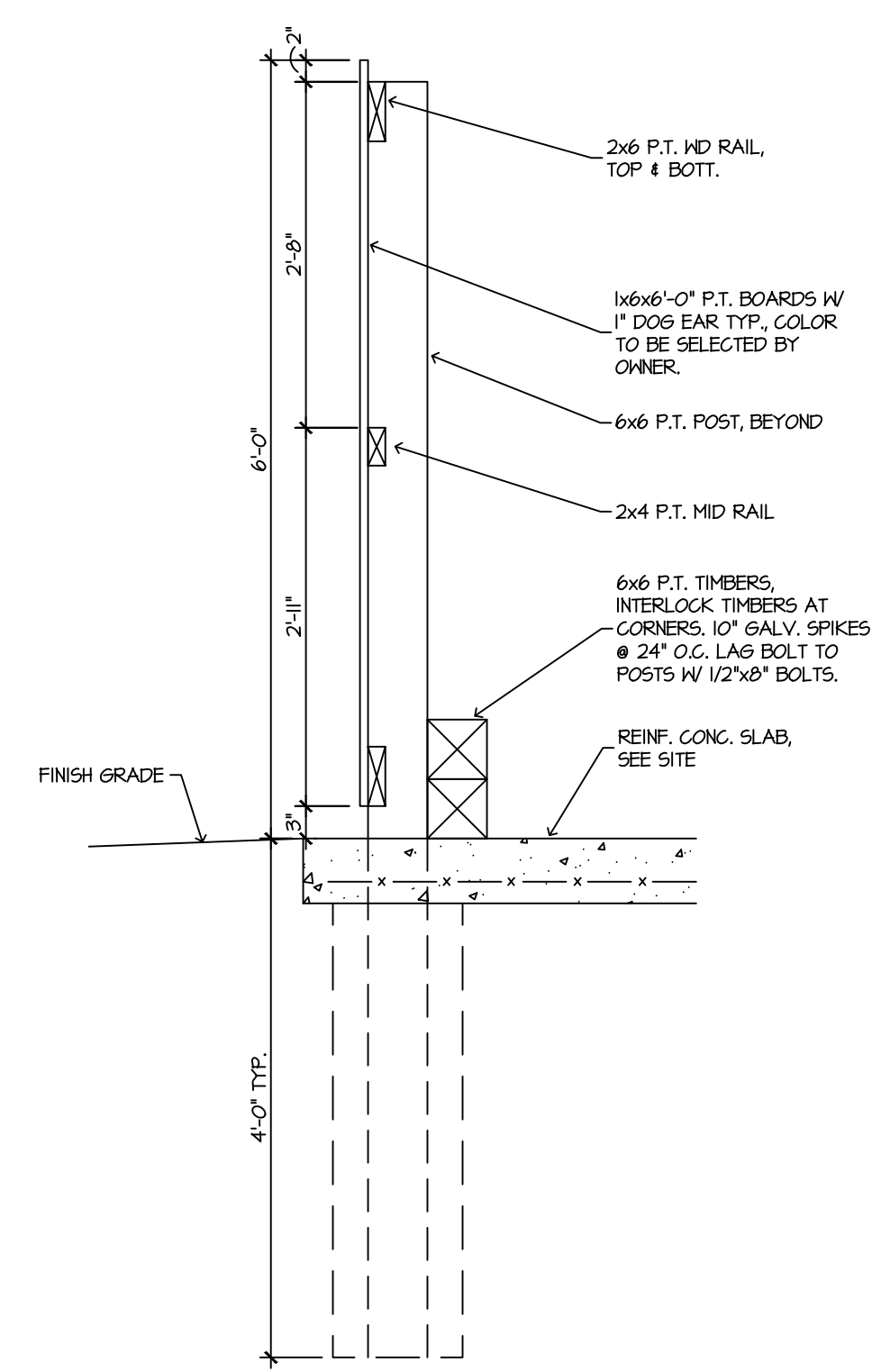
ACCESSIBLE PARKING SYMBOL



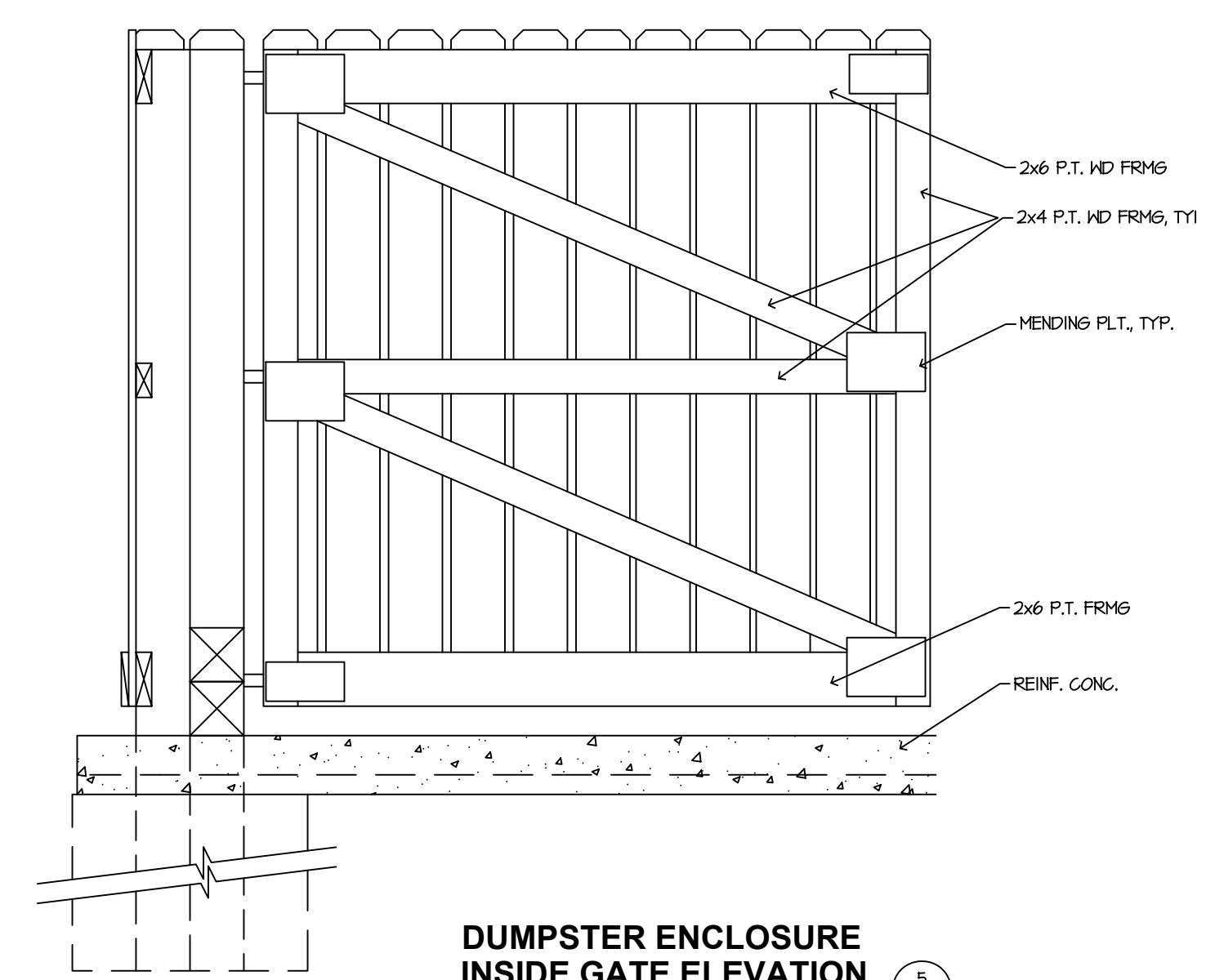
TYPICAL HANDICAP STRIPING



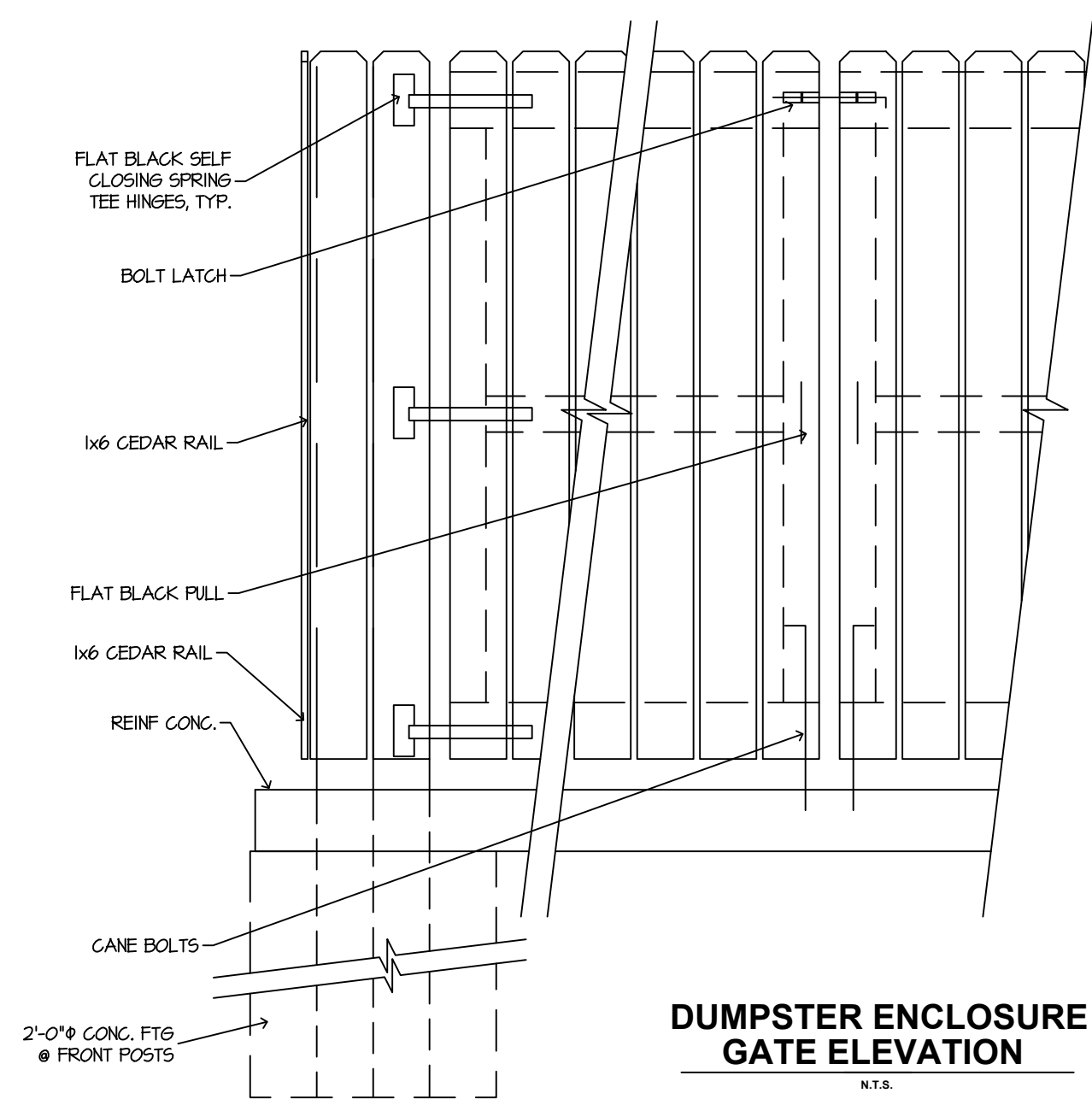
STANDARD SIGN BASE



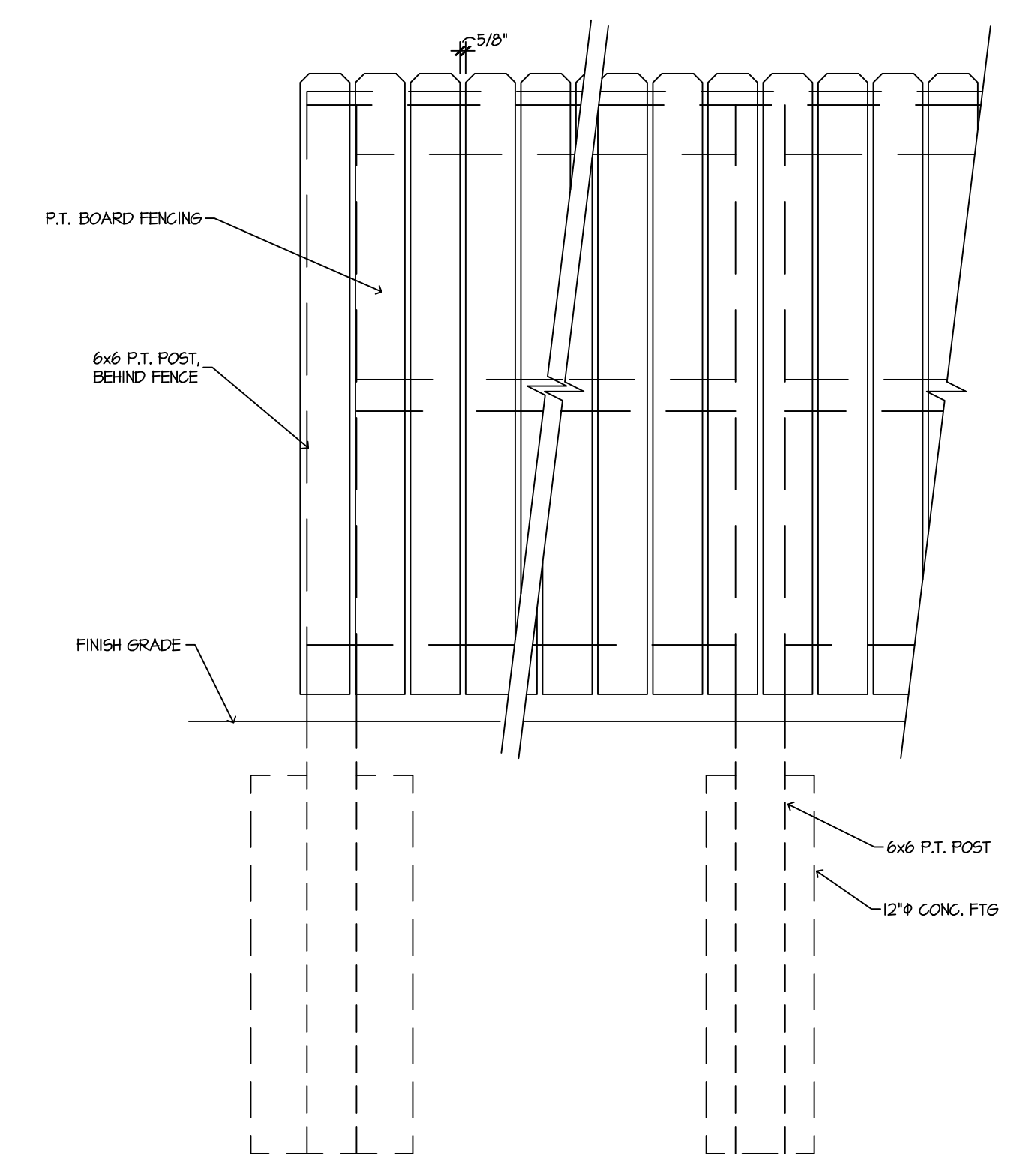
DUMPSTER ENCLOSURE BOLLARD SECTION



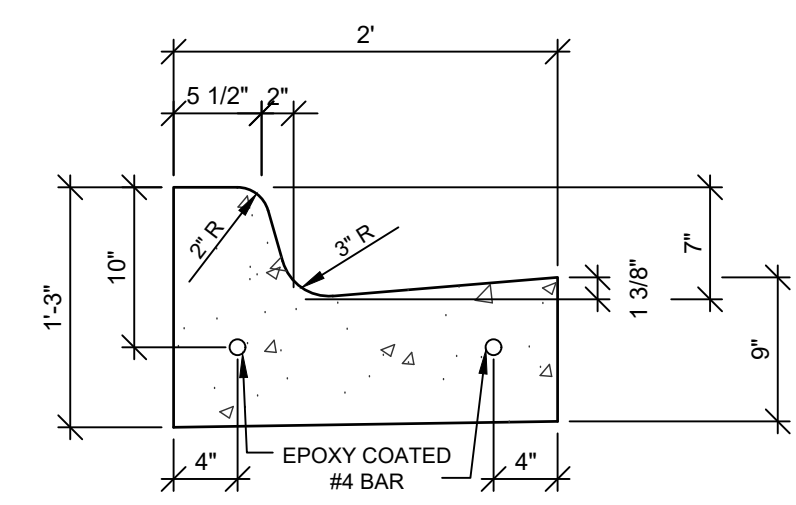
DUMPSTER ENCLOSURE INSIDE GATE ELEVATION



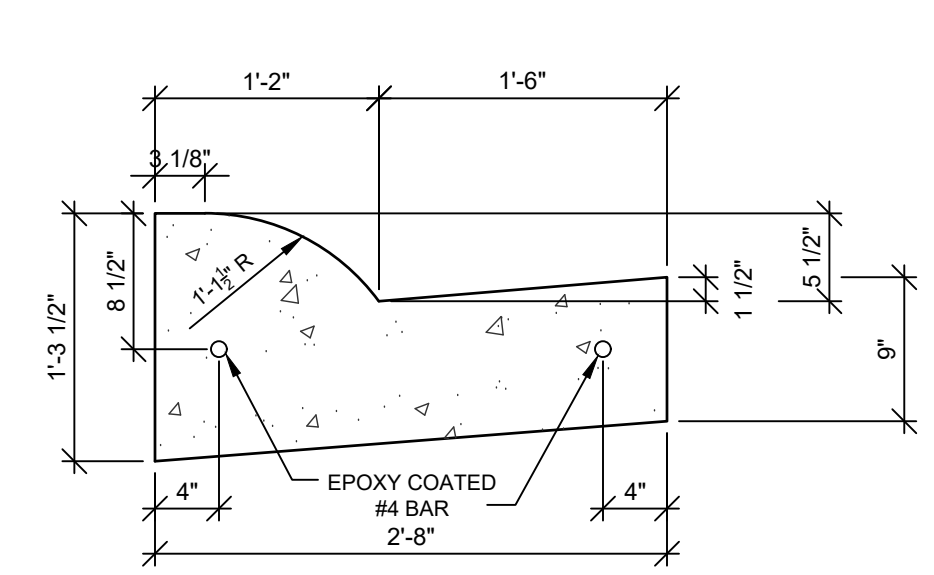
DUMPSTER ENCLOSURE GATE ELEVATION



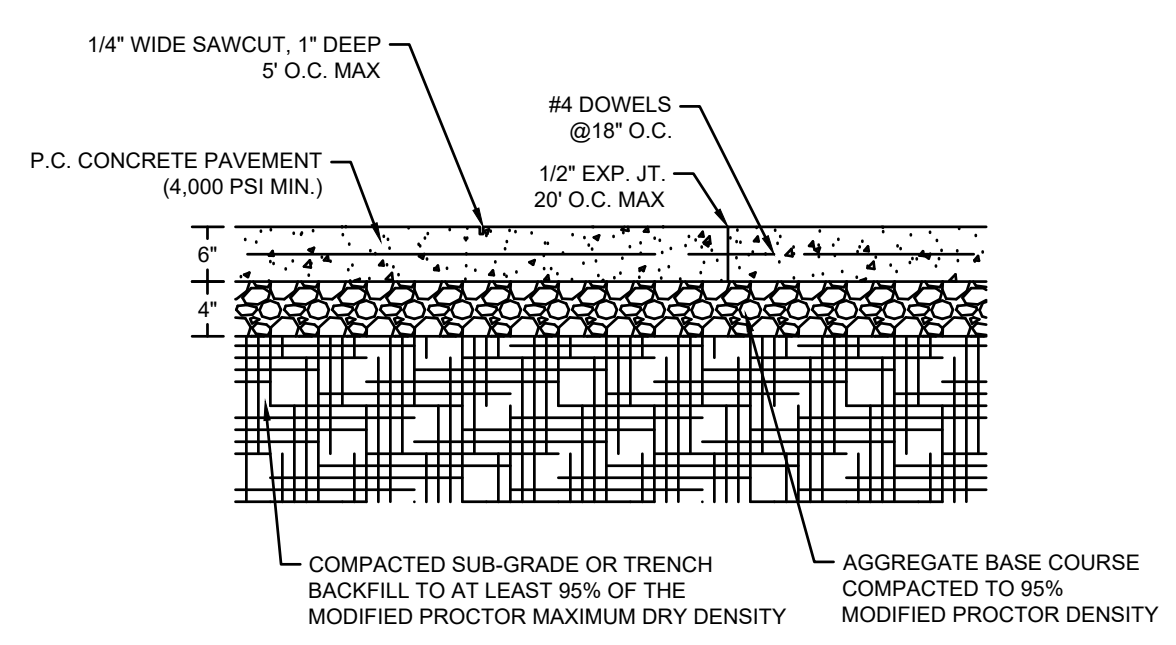
DUMPSTER ENCLOSURE FENCE ELEVATION



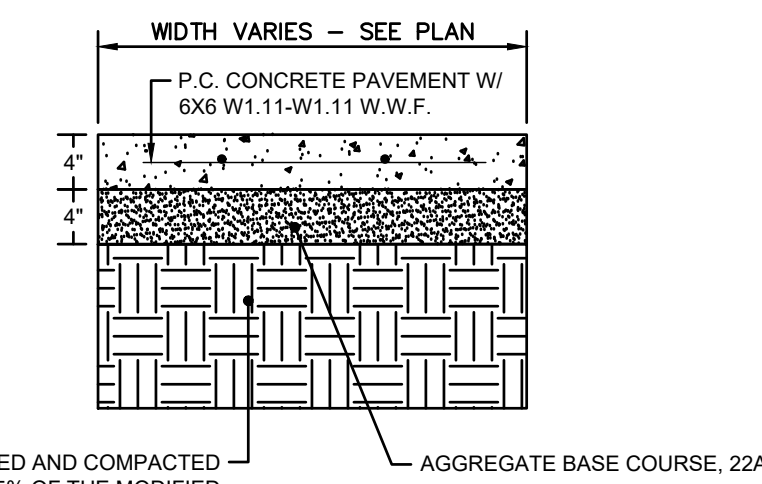
CURB & GUTTER - DETAIL C4



CURB & GUTTER - DETAIL B2



HEAVY DUTY CONCRETE PAVEMENT SECTION



- CONCRETE SIDEWALK**
- SCALE: NONE
- SUBGRADE: SCARIFIED AND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY
- NOTES:**
- ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 14 DAYS.
 - PROVIDE 1/2" EXPANSION JOINTS AT 20' MAXIMUM SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
 - PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
 - WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
 - PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
 - USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
 - AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

NO.	REVISIONS	DATE	BY
1	PER OSTEMIO CHARTER TOWNSHIP COMMENTS	09/06/2023	DMP
2	PER OSTEMIO CHARTER TOWNSHIP COMMENTS	09/29/2023	DMP



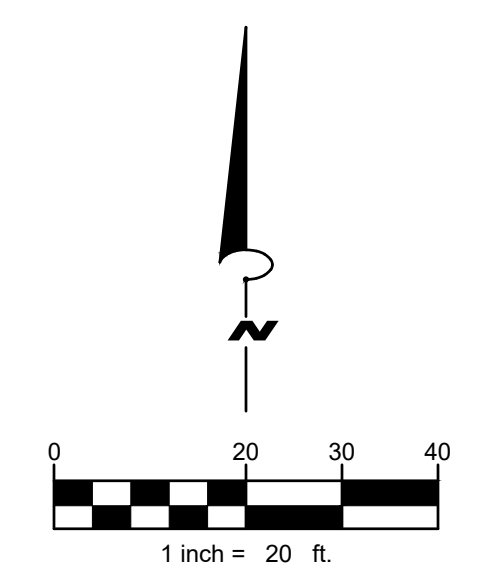
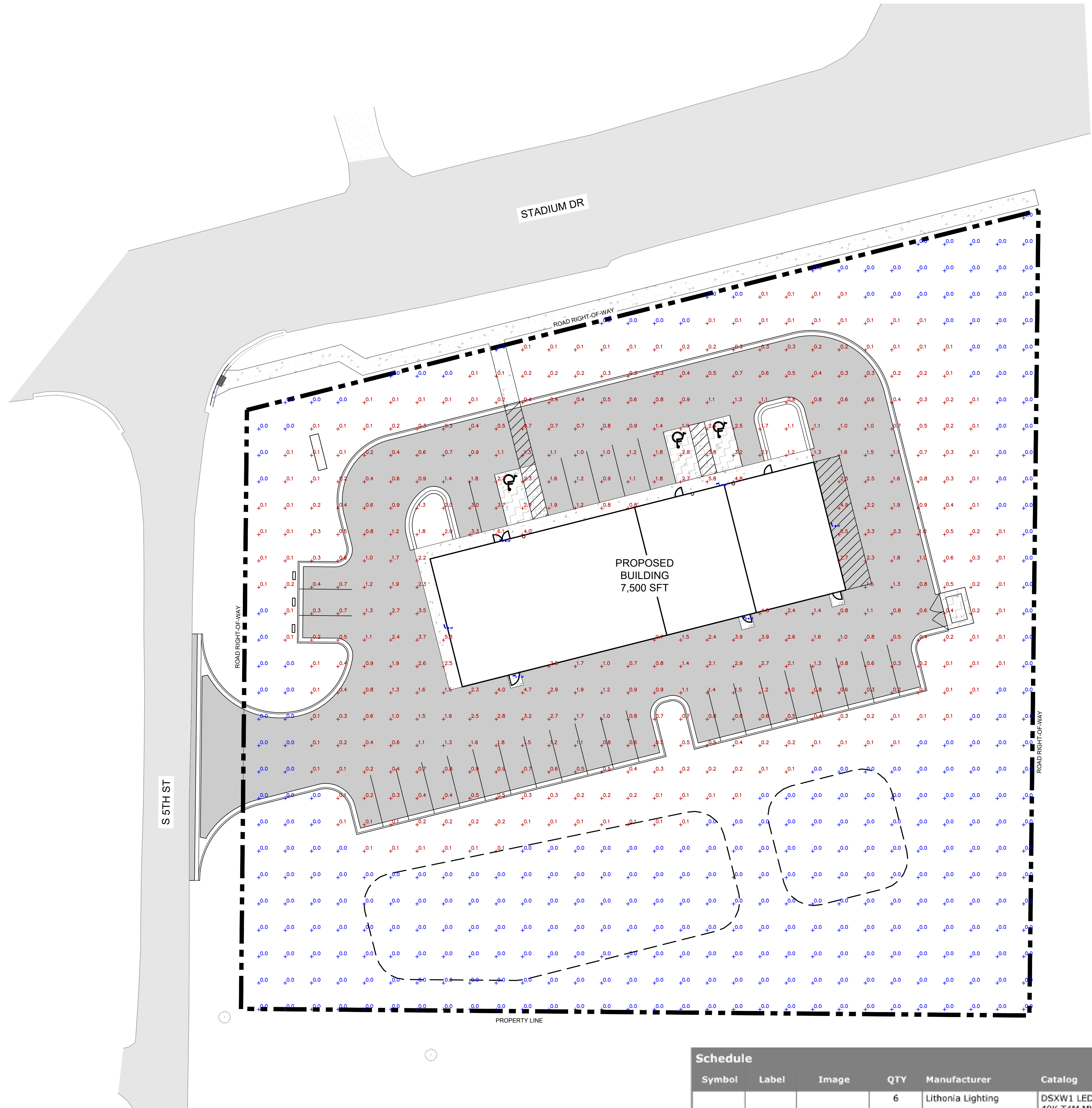
ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046
PHONE:
(269) 364-5626

SCALE: AS NOTED	DESIGNED BY: TLB	DRAWN BY: DMP	CHECKED BY: TWC
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CONSTRUCTION DETAILS

EZ MART STADIUM DR
KALAMAZOO, MI

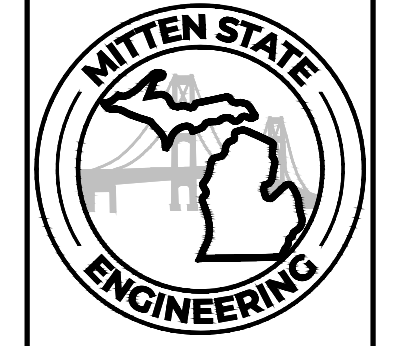
ORIGINAL ISSUE:
06/22/2023
PROJECT NO.
22109
SHEET NUMBER
C106



PHOTOMETRIC NOTES

- ALL LIGHTING ON SITE SHALL HAVE A MINIMUM COLOR RENDERING INDEX (CRI) OF 65 AND A KELVIN RATING BETWEEN 3,000-5,000K.

BY	DATE	REVISIONS
DMP	09/29/2023	
DMP	09/29/2023	



ADDRESS:
10123 S M43, SUITE E
DELTON, MI 49046
PHONE:
(269) 364-5626

SCALE: AS NOTED	DESIGNED BY: TLB	DRAWN BY: DMP	CHECKED BY: TWC
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PHOTOMETRIC PLAN

EZ MART STADIUM DR
KALAMAZOO, MI

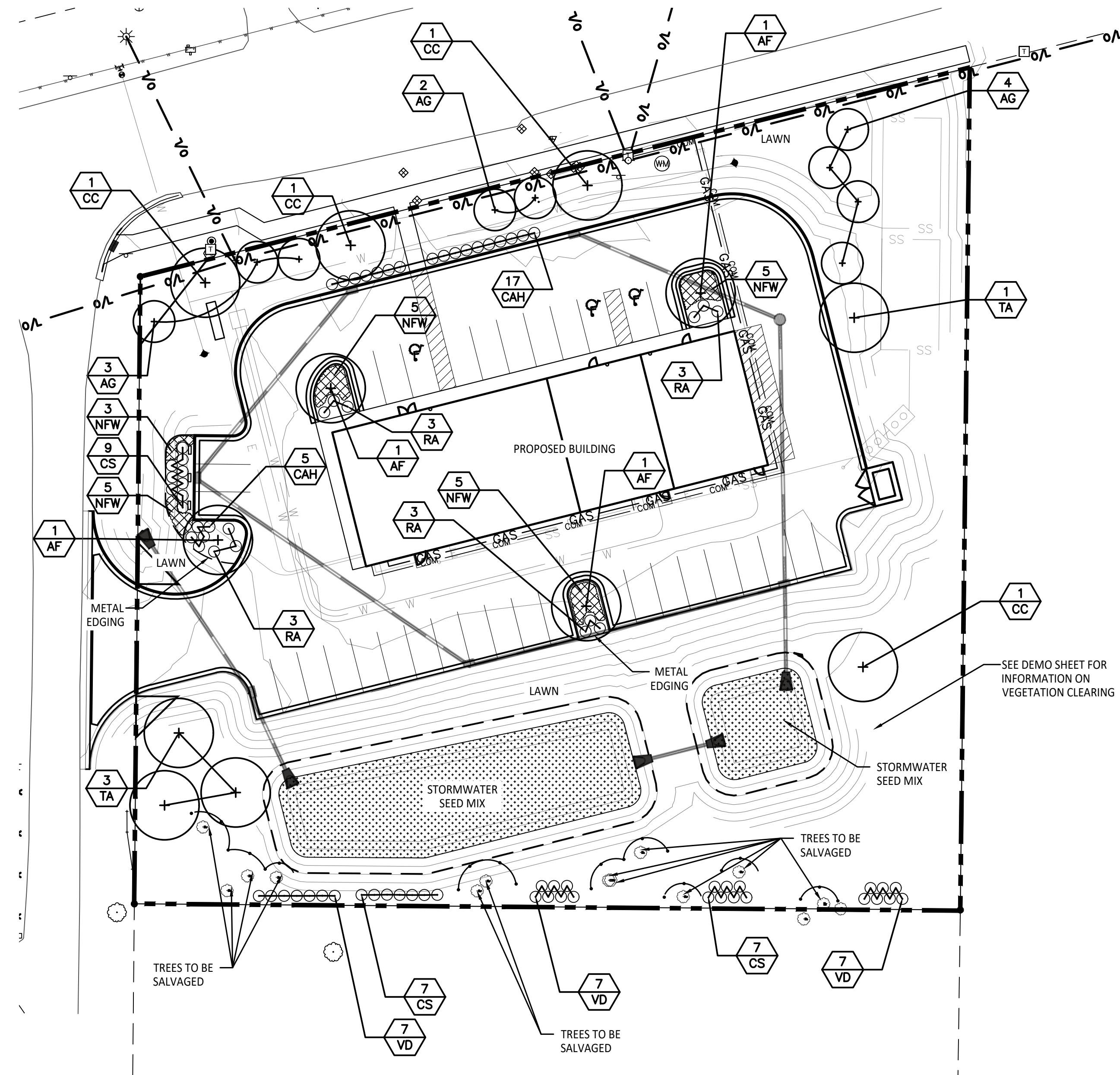
ORIGINAL ISSUE:
06/22/2023
PROJECT NO.
22109
SHEET NUMBER
PH101

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.5 fc	6.1 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
A	A		6	Lithonia Lighting	DSXW1 LED 20C 1000 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.	1	7420	1	73.2	



ZONING REQUIREMENTS

ZONING DISTRICT: C LOCAL BUSINESS DISTRICT
 ADJACENT PROPERTIES: RURAL RESIDENTIAL TO THE SOUTH
 LANDSCAPE BUFFER
 • 30 FT. WIDE LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL PROPERTY WITH 2 CANOPY TREES + 2 EVERGREEN TREES + 2 UNDERSTORY TREES FOR EVERY 100 LINEAR FT. + SCREENING UP TO 6' HT.
 • EVERGREENS MAY BE SUBSTITUTED FOR CANOPY OR UNDERSTORY TREES
 • 298 LINEAR FT. BOUNDARY = 6 CANOPY TREES + 6 EVERGREEN TREES + 6 UNDERSTORY TREES + SCREENING OR 18 EVERGREENS + SHRUB SCREENING
 PARKING LOT LANDSCAPING
 LOTS WITH 11 OR MORE SPACES REQUIRE 25 SF PER SPACE OF ISLANDS/PENINSULAS
 1 CANOPY TREE AND 2 SHRUBS FOR EVERY 200 SF OF REQ'D LANDSCAPING
 36 SPACES = 900 SF OF ISLANDS/PENINSULAS WITH 5 CANOPY TREES AND 9 SHRUBS
 17 SHRUBS PROVIDED ALONG NORTHERN EDGE
 9 SHRUBS PROVIDED ALONG WESTERN EDGE
 GREENBELTS
 20 FT. WIDE ALONG PUBLIC ROW
 MIN. OF 1 CANOPY TREE + 2 UNDERSTORY TREES FOR EVERY 100 LF
 1.5 SHRUBS FOR EVERY 1 PARKING SPACE
 11 PARKING SPACES = 17 SHRUBS
 REMAINDER LANDSCAPED WITH GRASS, GROUND COVER, SHRUBS, ETC.
 309 LFT. = 3 CANOPY TREES + 6 UNDERSTORY TREES
 INTERIOR LANDSCAPING
 10% OF THE DEVELOPED AREA OF THE PARCEL LANDSCAPED
 1 CANOPY TREE FOR EVERY 1,500 SF + 1 UNDERSTORY TREE FOR EVERY 2,500 SF
 79,685 SFT OF DEVELOPED AREA
 10% = 7,969 SFT WHICH REQUIRES 5 CANOPY TREES + 3 UNDERSTORY TREES
 NATIVE SPECIES
 75% OF ALL TREES NATIVE
 50% OF ALL LANDSCAPE MATERIAL
 TREE PRESERVATION CREDITS

QTY.	SIZE	CREDITS	TOTAL
0	OVER 24 INCHES		
10	12" TO 24"	3 EA.	30 TREES
2	8" TO 11.9"	2 EA.	4 TREES
0	2" TO 7.9"		
TOTAL			34 TREES

 18 OF THE 34 TREE CREDITS WERE APPLIED IN THE BUFFER ALONG THE SOUTH PROPERTY LINE.

LANDSCAPE NOTES:

- SURVEY OF EXISTING CONDITIONS PROVIDED BY MITTEN STATE ENGINEERING.
- CALL "MISS DIG" AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171. ANY UTILITIES DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER IMMEDIATELY FOR RESOLUTION.
- IN AREAS OF NEW TURF PLACE 4" MINIMUM TOPSOIL, FINE GRADE & ESTABLISH TURF WITHIN SEED LIMIT LINES.
- PLACE SHREDDED HARDWOOD MULCH TO A 3" DEPTH IN ALL TREE & SHRUB BEDS & TO A 2" DEPTH IN ALL GROUND COVER BEDS.
- UNLESS OTHERWISE NOTED, TOPSOIL, FINE GRADE AND SEED ALL DISTURBED AREAS WITHIN THE SEEDING LIMIT SHOWN AND AREAS DISTURBED BY CONSTRUCTION.
- REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
- PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
- ALL TOPSOIL AND EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. LOCATE STOCKPILES IN AREAS AS DIRECTED BY CONSTRUCTION MANAGER AND PROTECT FROM EFFECTS OF EROSION.
- ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND THE TRUNKS OF TREES SHALL BE UNIFORM AND STRAIGHT.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SCHEDULING FOR THE ENTIRE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.
- CONTRACTOR RESPONSIBLE TO LOCATE SITE LIGHTING SERVICES. CONTRACTOR RESPONSIBLE TO NOTIFY CONSTRUCTION MANAGER IF DAMAGE TO LIGHTING ELECTRICAL DISTRIBUTION OCCURS.
- ALL AREAS OF TREE CLEARING SHALL BE STAKED FOR ARCHITECTS APPROVAL PRIOR TO CLEARING.
- UNLESS OTHERWISE SPECIFIED, ALL PERENNIALS, GRASSES AND GROUNDCOVERS SHALL BE GROWN IN THEIR CONTAINER FOR ONE YEAR PRIOR TO INSTALLATION.
- SEE SPECIFICATIONS FOR LAWN SEED MIX AND STORMWATER SEED MIX.

TREE PROTECTION NOTES:

PROVIDE AND MAINTAIN TEMPORARY TREE PROTECTION FENCING IN ALL LOCATIONS MARKED TO ANY WORK ON SITE (INCLUDING TOPSOIL STRIPPING OPERATIONS). REFER TO THE FOLLOWING NOTES AND THE SPECIFICATIONS FOR TREE PROTECTION REQUIREMENTS.
 1. NO CONSTRUCTION OPERATIONS, EQUIPMENT, MATERIALS OR TOPSOIL SHALL BE ALLOWED WITHIN THE TREE PROTECTION AREAS.
 2. EXISTING GROUND COVER AND TOPSOIL SHALL NOT BE REMOVED FROM TREE PROTECTION AREAS DURING EARTHWORK PHASE.
 3. VEHICULAR TRAFFIC, PARKING, EQUIPMENT OR MATERIAL STORAGE MAY NOT OCCUR WITHIN THE TREE PROTECTION AREAS AT ANY TIME.
 4. NO EXCAVATION SHALL BE MADE WITHIN THE TREE PROTECTION AREAS EXCEPT AS NOTED OTHERWISE.

PROPOSED FEATURES LEGEND:

SYMBOL	DESCRIPTION	DETAIL
(+)	PROPOSED DECIDUOUS TREE	1/L1.0
(*)	PROPOSED EVERGREEN TREE	5/L1.0
(O)	PROPOSED SHRUB	2/L1.0
(G)	PROPOSED GRASSES	3/L1.0
(X)	PROPOSED GROUND COVER AND/OR PERENNIALS	3/L1.0
(D)	STORMWATER SEED MIX	SEE SPECS
(- - -)	PROPOSED BED LINE/ METAL EDGING	6/L1.0
(- - -)	PROPERTY LINE	
(6 Br)	PLANT TAG- REFERS TO TYPE AND NUMBER OF PLANTINGS TO BE PROVIDED AND MAINTAINED BY CONTRACTOR.	
(- - -)	TEMPORARY TREE PROTECTION FENCE	4/L1.0

For Review Only -
Not For Construction

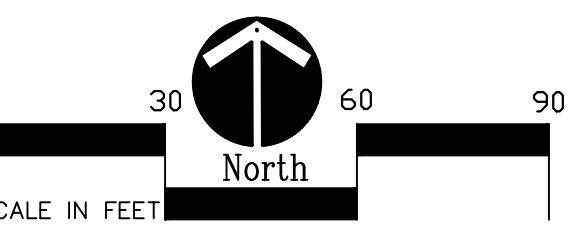
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Issued For:	Date
SITE PLAN REVIEW	7-18-23
SITE PLAN REVIEW	9-5-23
SITE PLAN REVIEW	9-26-23

Project: **EZ Mart**

Oshemo Twp., MI

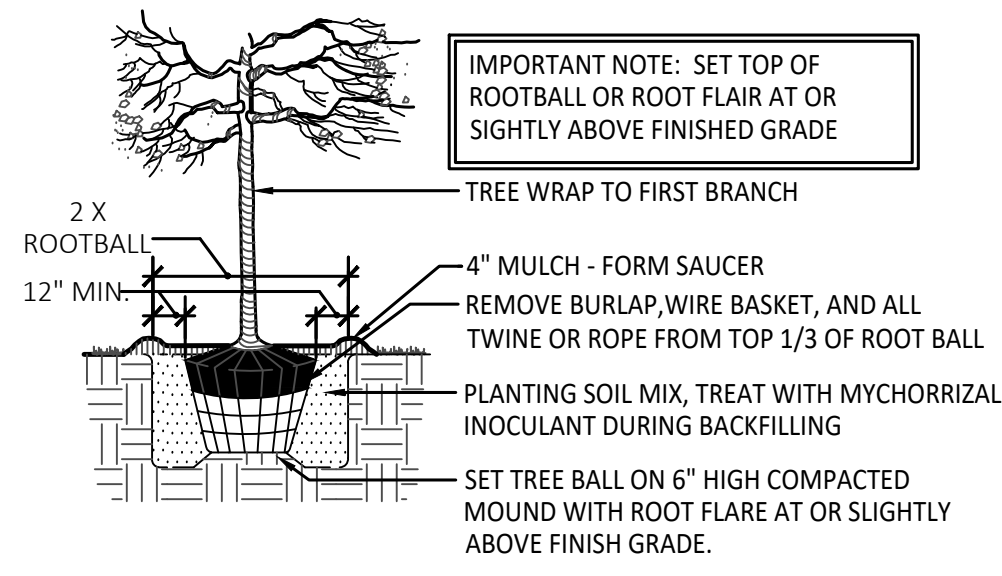
Landscape Plan



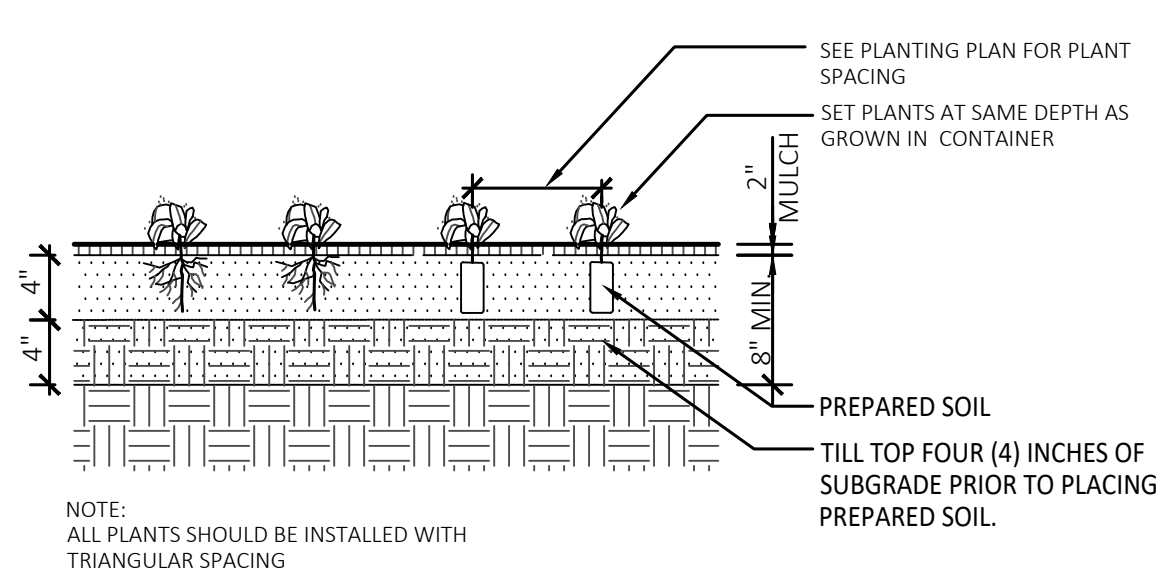
Job No. _____ Sheet No. _____

022346 L1.0

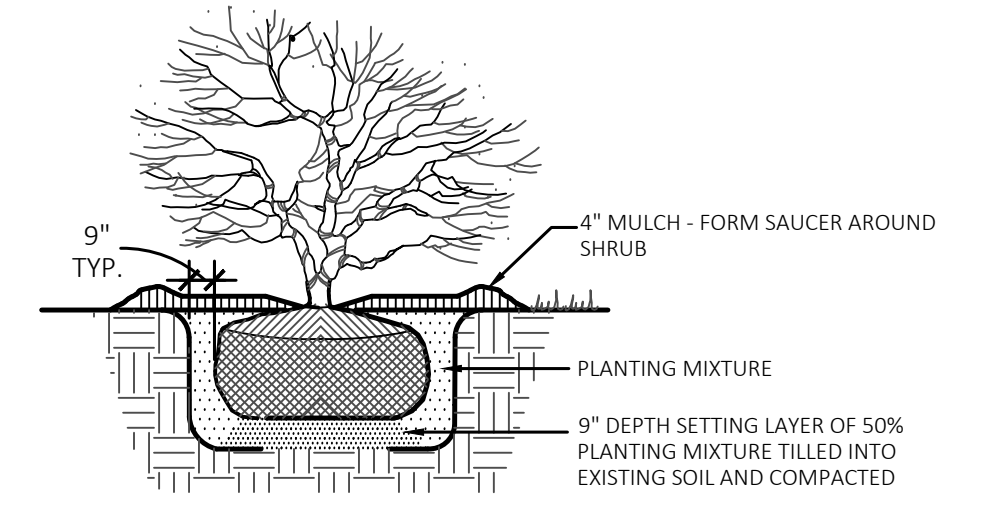
1 Landscape Plan
1" = 30'



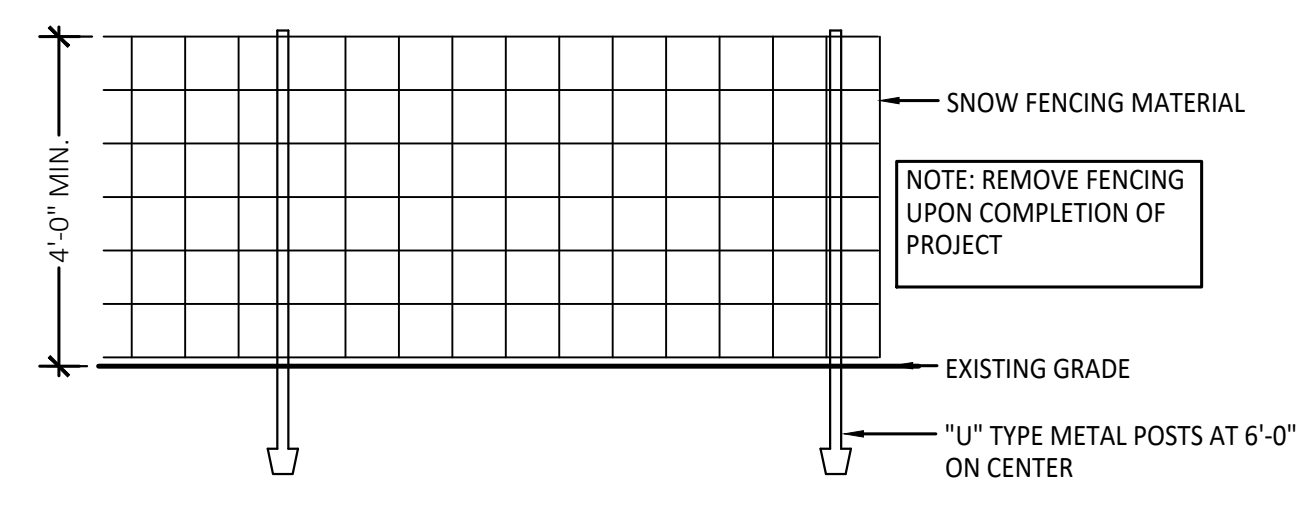
1 Deciduous Tree Planting Detail
Not To Scale



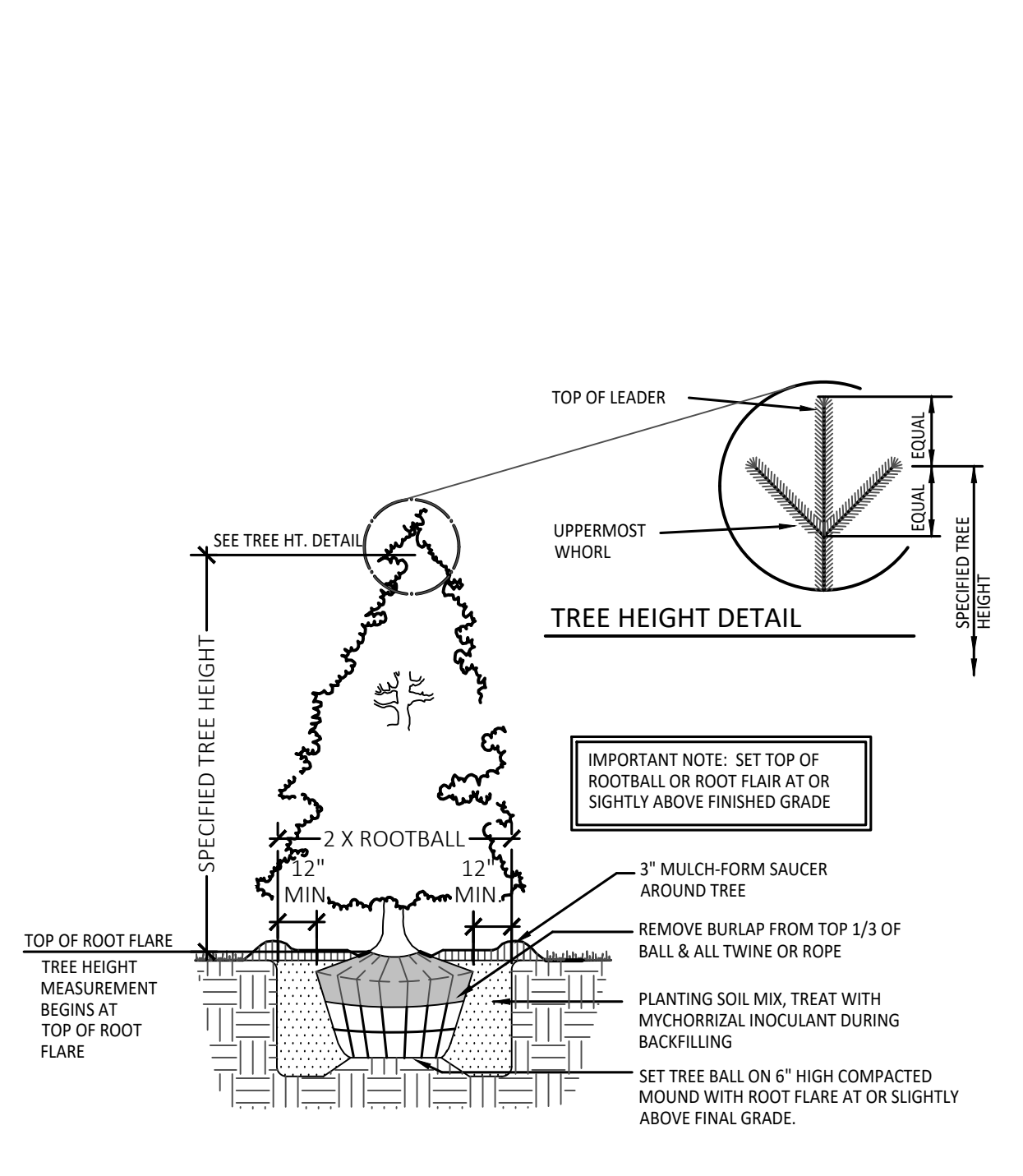
3 Perennial Planting Detail
Not To Scale



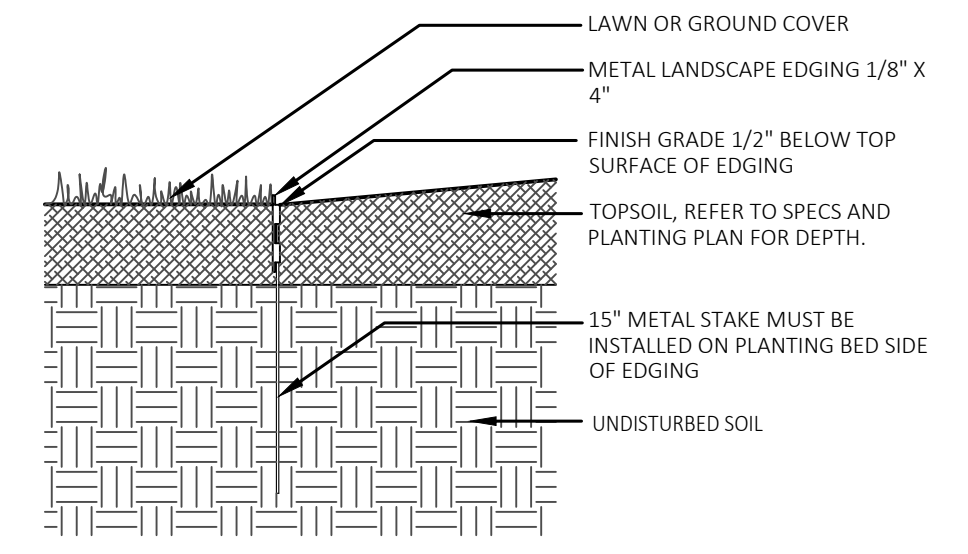
2 Shrub Planting Detail
Not To Scale



4 Tree Protection Fence
Not To Scale



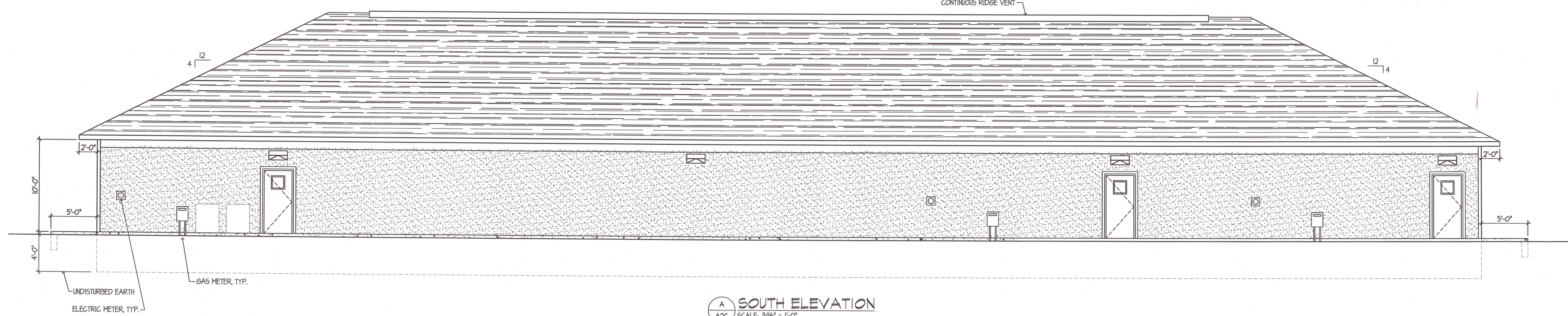
5 Conifer Planting Detail
Not To Scale



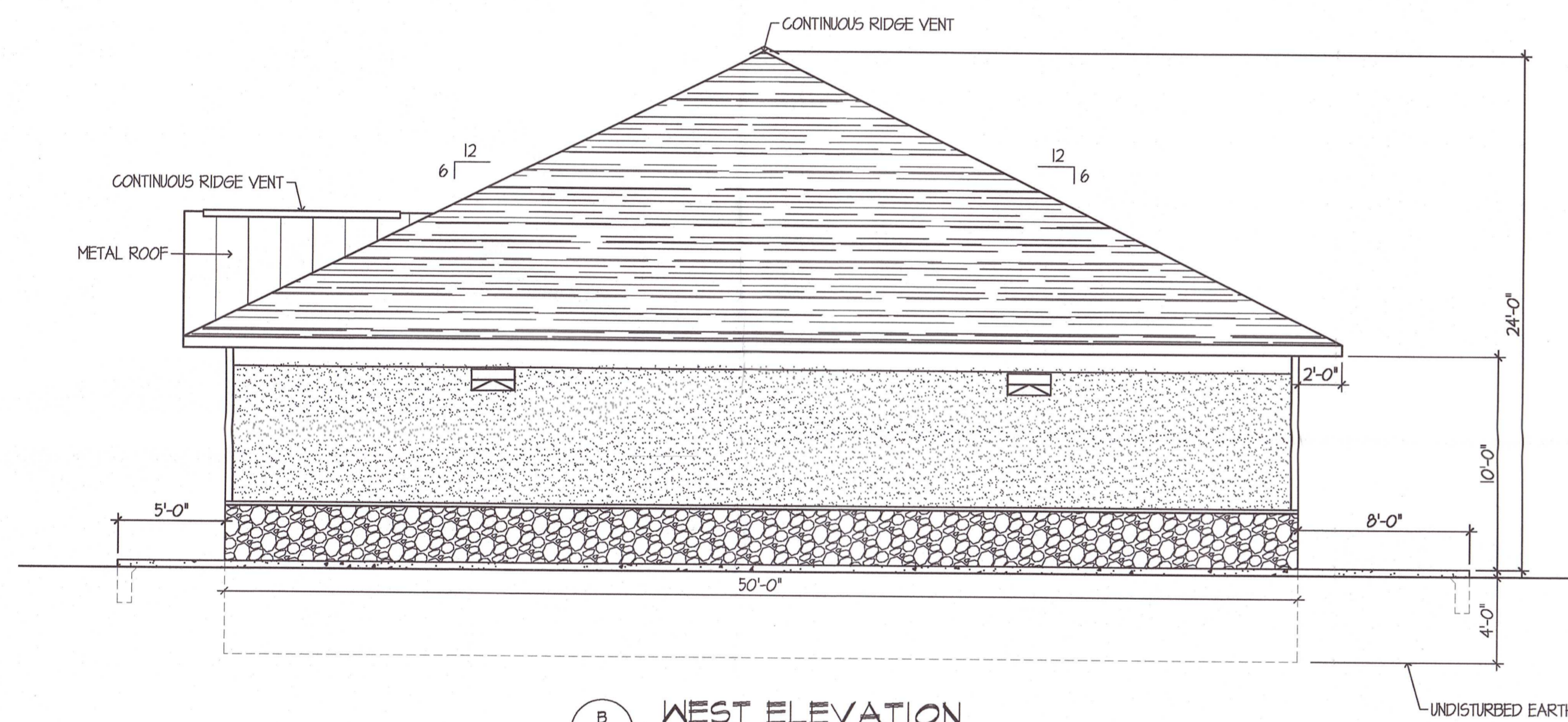
6 Metal Edging Detail
Not To Scale

PLANT LIST:

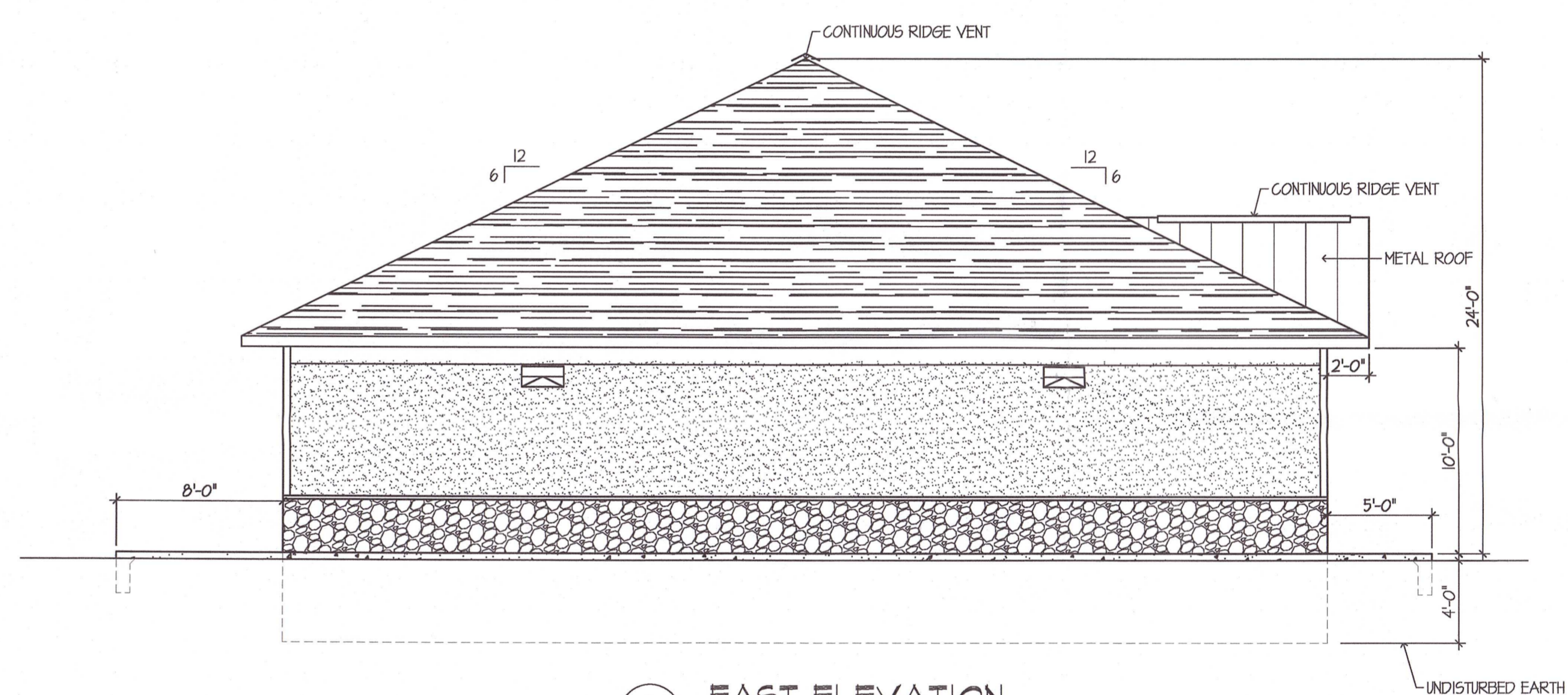
	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	STATUS	QTY.S.
TREES	AF	Acer x freemanii 'Marmo'	Marmo Freeman Maple	2" CAL.	B&B	PER PLANS	NATIVAR	4
	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' HT.	B&B	PER PLANS	NATIVAR	9
	CC	Carpinus caroliniana	Hornbeam	2" CAL.	B&B	PER PLANS	NATIVE	4
	TA	Tilia Americana 'McSentry'	Sentry American Basswood	2" CAL.	B&B	PER PLANS	NATIVAR	4
	CAH	Clethra alnifolia 'Hummingbird'	Summersweet	24" HT.	B&B	3' O.C.	NATIVAR	22
SHRUBS	CS	Cornus sericea	Red Twig Dogwood	24" HT.	CONT.	5' O.C.	NATIVE	23
	RA	Rhus aromatica 'Gro Low'	'Gro Low' Sumac	2 GAL.	CONT.	5' O.C.	NATIVAR	12
	VD	Viburnum dentatum	Arrowwood Viburnum	24" HT.	CONT.	6' O.C.	NATIVE	21
PERENNIALS	NFW	Nepeta x fassenii 'Walker's Low'	Walker's Low Catmint	#1	CONT.	36" O.C.	NON-NATIVE	23



A SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

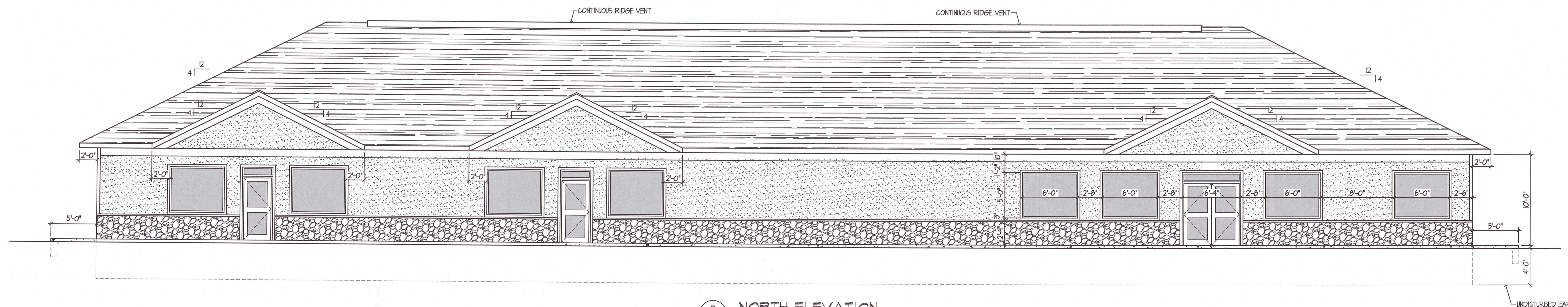


B WEST ELEVATION
SCALE: 3/16" = 1'-0"



C EAST ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
SEE SUPERIOR WALLS XI SPECIFICATION
FOR SOIL BEARING REQUIREMENTS



D NORTH ELEVATION
SCALE: 3/16" = 1'-0"

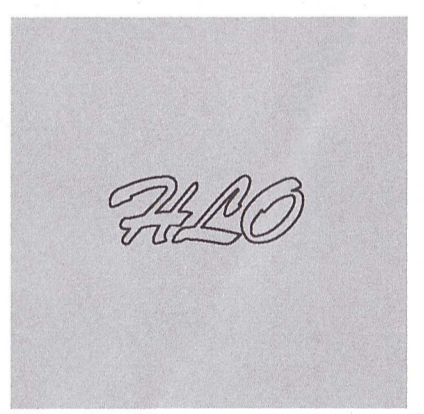
NEW BUILDING FOR
EZ MART
8469 STADIUM DRIVE
KALAMAZOO, MICHIGAN 49009

ELEVATIONS

HOWARD L. OVERBEEK
ARCHITECT, P.C.

25377 ISLAND VIEW LANE
STURGIS, MICHIGAN 49091

PHONE (269) 323-2422
FAX (269) 323-2440



PROJECT NO.
0000

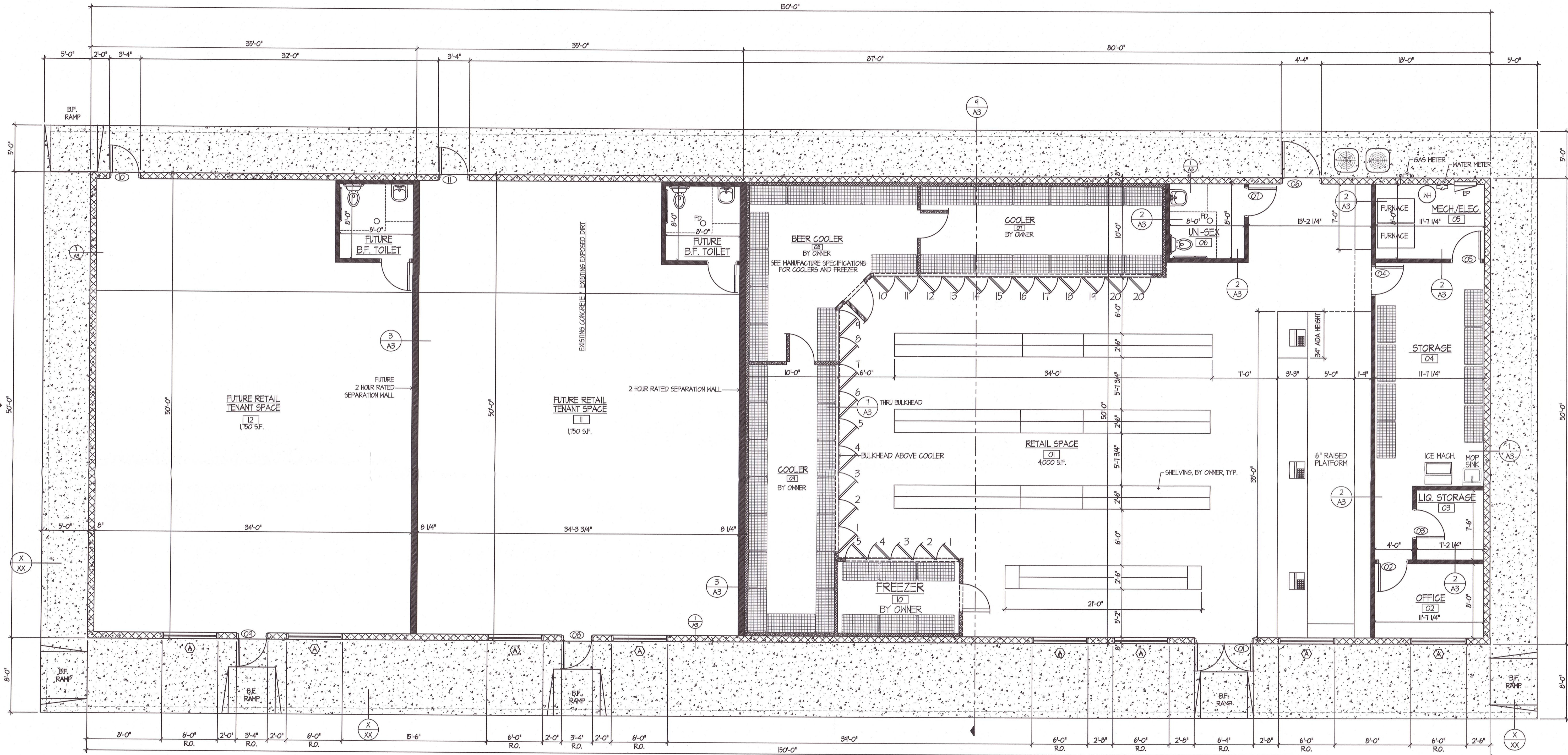
DATE
4/23/23
BID SET 06/16/23

REVISION
05/04/23

SHBET
A2c



50'-0"



50'-0"

FLOOR PLAN (PROPOSED)
SCALE: 3/16" = 1'-0"

NEW BUILDING FOR:
EZ MART
8469 STADIUM DRIVE
KALAMAZOO, MICHIGAN 49009

FLOOR PLAN

HOWARD L. OVERBEEK
ARCHITECT, P.C.

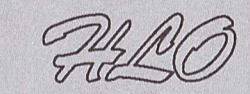
25377 ISLAND VIEW LANE
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PROJECT NO.
0000

DATE
4/23/23
BID SET 06/10/23

REVISION
05/04/23



ARTICLE 5

5 – RR: RURAL RESIDENTIAL DISTRICT

Contents:

5.10 STATEMENT OF PURPOSE

5.20 PERMITTED USES

5.30 PERMITTED USES WITH CONDITIONS

5.40 SPECIAL USES

(Amended by ord. no. 611; adopted May 28th, 2019, effective June 6th, 2019. Amended by ord. no. 632; adopted February 10th, 2021, effective February 16th, 2021. Amended by ord.no. 647; adopted January 24, 2023.)

5.10 STATEMENT OF PURPOSE

This district is intended to protect the quality of the overall environment of Oshtemo Township while satisfying the desire for a semi-rural lifestyle within areas which are not considered suitable for agricultural uses due to soil limitations or land fragmentation, but which are also not suitable for traditional residential subdivisions as a result of utility system limitations, street capacity, or topography or other natural features. Use of nontraditional land development options, such as the Open Space Community provisions of [Article 43](#) or Open Space Preservation Residential Development Option of [Article 44](#) to conserve open space, fallow land, wooded areas, and wetlands, is encouraged.

5.20 PERMITTED USES

- A. Private, one-family dwellings.
- B. Libraries
- C. Fire stations and other Township buildings
- D. Cemeteries, excluding crematories
- E. House of Worship
- F. Accessory buildings and uses customarily incidental to the foregoing.
- G. Essential services, excluding buildings and regulator stations.
- H. Family Day Care Home.
- I. Adult Foster Care Facility.
- J. Foster Family Home.
- K. Qualified Residential Treatment Programs (QRTP)

5.30 PERMITTED USES WITH CONDITIONS

- A. Nonprofit educational, noncommercial recreational and noncommercial business centers.
- B. Temporary outdoor events (not lasting more than one day).
- C. Home occupations.
- D. Agribusiness
- E. Agritourism, Category 1

5.40 SPECIAL USES

- A. Golf courses, parks, and outdoor recreational areas.
- B. Use of existing buildings formerly utilized in the daily operation of a farm (on or before March 12, 2003) on a parcel that is no longer operated as a functioning farm, as defined in the Michigan Right to Farm Act, for a landscaping contractor business or large-item storage subject to a finding by the Building Official that said building is suitable for

the proposed use. No outdoor storage of equipment or items such as snow plows, lawn mowers, trailers or boats may occur unless expressly approved during the Special Use and Site Plan review process.

C. Public and private schools; may have a Child Care Center as an accessory use.

D. Veterinarian clinics.

E. Kennels, in unplatted areas, for the breeding, raising and/or boarding of dogs or cats.

F. Shooting ranges and private clubs operating in connection therewith.

G. Buildings and regulator stations for essential services.

H. Group day care home.

I. Temporary outdoor events (lasting more than one day).

J. Bed and Breakfast Inns.

K. Communication towers.

L. Earth removal, quarrying, gravel processing, mining, related mineral extraction businesses, and landfill gas recovery processing facilities.

M. Wind energy conversion systems.

N. Agritourism, Category 2

O. Agritourism, Category 3

ARTICLE 18

18 – C: LOCAL BUSINESS DISTRICT

Contents:

18.10 STATEMENT OF PURPOSE

18.20 PERMITTED USES

18.30 PERMITTED USES WITH CONDITIONS

18.40 SPECIAL USES

(Amended by ord. no. 628; adopted September 22nd, 2020; effective October 1st, 2020. Amended by ord. no. 632; adopted February 10th, 2021, effective February 16th, 2021.)

18.10 STATEMENT OF PURPOSE

This district is designed to permit retail sales and commercial service uses.

18.20 PERMITTED USES

- A. Any business primarily for the retail sale of merchandise or services in which any manufacturing, assembling or fabricating is merely incidental to and an unsubstantial part of said business.
- B. Banks, credit unions, savings and loan offices and similar financial institutions.
- C. Offices.
- D. Laundromats and dry-cleaning establishments, excluding those establishments providing cleaning services for other laundromat and dry-cleaning establishments.
- E. Hotels, motels.
- F. Restaurants.
- G. Hospitals and medical clinics.
- H. Essential services.
- I. Indoor theatres.
- J. Passenger bus terminals, excluding facilities for the overnight storage of buses.
- K. Accessory buildings and uses customarily incidental to the foregoing.
- L. Pet shops.
- M. Houses of worship.
- N. Planned shopping center developments.
- O. Commercial Center.
- P. Proprietary schools and colleges.

18.30 PERMITTED USES WITH CONDITIONS

- A. Veterinary clinics.
- B. Temporary outdoor events (not lasting more than one day).

18.40 SPECIAL USES

- A. Assembly and Convention Halls.
- B. Child Care Centers and Adult Care Centers.
- C. Funeral homes.
- D. Private clubs.

- E. Parks of ten acres or less in size, subject to the conditions and limitations set forth at Section 49.100 of this Ordinance.
- F. Nursing, convalescent, handicapped, or senior citizens' homes.
- G. Drive-in service window or drive-through services for businesses.
- H. Retail lumber yards.
 - I. New and/or used car sales lots; recreational vehicle sales lots; mobile home sales lots outside of mobile home parks; farm machinery and other equipment sales lots; boat sales lots; and other businesses involving substantial outdoor sales or activities connected with retail sales.
- J. Crematories.
- K. Skating rinks, bowling alleys, indoor recreational facilities and health clubs.
- L. Filling stations, carwashes, public garages or service stations, excluding auto body and auto paint shops.
- M. Drive-in theatres.
- N. Buildings and regulator stations for essential services.
- O. Temporary outdoor events (lasting more than one day).
- P. Brewpub.
- Q. Microbrewery.
- R. Wine Tasting Room.
- S. Craft food and beverage production facility, limited to 8,000 square feet gross floor area.
- T. Communication towers.
- U. Earth removal, quarrying, gravel processing, mining, related mineral extraction businesses, and landfill gas recovery processing facilities.
- V. Private streets.
- W. Wind energy conversion systems.



October 20, 2023

Mtg Date: October 26, 2023
To: Planning Commission
From: Iris Lubbert, AICP, Planning Director
Subject: Work Session – Private Street Ordinance

Suzanne Schulz, a representative from Progressive AE, will present a working draft of the Private Street Ordinance to the Planning Commission at their regular October 26th meeting and collect feedback.