



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
269-216-5220 Fax 375-7180 TDD 375-7198
www.oshtemo.org

**NOTICE
OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

REGULAR MEETING – VIRTUAL

Participate through this Zoom link:
<https://us02web.zoom.us/j/87960305576>

Or by calling: 1-929-205-6099
Meeting ID: 879 6030 5576

(Refer to the www.oshtemo.org Home Page or the third page of this packet for additional Virtual Meeting Information)

**THURSDAY, FEBRUARY 25, 2021
6:00 P.M.**

AGENDA

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes: February 11th, 2021
5. **Public Hearing: Special Use, Kalamazoo Self Storage**
Storage Rentals of America is requesting Special Use and Site Plan approval to add a 9,300 SF self-storage building to their self-storage facility at 1515 S 11th Street.
6. Public Comment
7. Other Updates and Business
8. 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 8:00 am- 5:00 pm, and on Friday 8:00 am-1:00 pm. 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> | | |
| Libby Heiny-Cogswell | 216-5220 | libbyhc@oshtemo.org |
| <u>Clerk</u> | | |
| Dusty Farmer | 216-5224 | dfarmer@oshtemo.org |
| <u>Treasurer</u> | | |
| Grant Taylor | 216-5221 | gtaylor@oshtemo.org |
| <u>Trustees</u> | | |
| Cheri L. Bell | 372-2275 | cbell@oshtemo.org |
| Deb Everett | 375-4260 | deverett@oshtemo.org |
| Zak Ford | 271-5513 | zford@oshtemo.org |
| Ken Hudok | 548-7002 | khudok@oshtemo.org |

| Township Department Information | | |
|--|----------|--|
| <u>Assessor:</u> | | |
| Kristine Biddle | 216-5225 | assessor@oshtemo.org |
| <u>Fire Chief:</u> | | |
| Mark Barnes | 375-0487 | mbarnes@oshtemo.org |
| <u>Ordinance Enf:</u> | | |
| Rick Suwarsky | 216-5227 | rsuwarsky@oshtemo.org |
| <u>Parks Director:</u> | | |
| Karen High | 216-5233 | khigh@oshtemo.org |
| Rental Info | 216-5224 | oshtemo@oshtemo.org |
| <u>Planning Director:</u> | | |
| Iris Lubbert | 216-5223 | ilubbert@oshtemo.org |
| <u>Public Works:</u> | | |
| Marc Elliott | 216-5236 | melliott@oshtemo.org |

Zoom Instructions for Participants

Before a videoconference:

1. You will need a computer, tablet, or smartphone with a speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. If you are going to make a public comment, please use a microphone or headphones with a microphone to cut down on feedback, if possible.
3. Details, phone numbers, and links to videoconference or conference call are provided below. The details include a link to “**Join via computer**” as well as phone numbers for a conference call option. It will also include the 11-digit Meeting ID.

To join the videoconference:

1. At the start time of the meeting, click on this link to [join via computer](#). You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to [join.zoom.us](#) on any browser and entering this **Meeting ID: 879 6030 5576**

If you are having trouble hearing the meeting or do not have the ability to join using a computer, tablet or smartphone then you can join via conference call by following instructions below.

To join the conference by phone:

1. On your phone, dial the toll-free teleconferencing number: **1-929-205-6099**
2. When prompted using your touchtone (DTMF) keypad, enter the Meeting ID number: **879 6030 5576#**

Participant controls in the lower-left corner of the Zoom screen:



Using the icons at the bottom of the Zoom screen, you can (some features will be locked to participants during the meeting):

- Participants – opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand. **This will be used to indicate that you want to make a public comment.**
- Chat – opens pop-up screen that allows participants to post comments during the meeting.

If you are attending the meeting by phone, to use the “Raise Hand” feature **press *9 on your touchtone keypad.**

Public comments will be handled by the “Raise Hand” method as instructed above within Participant Controls.

This page has been intentionally left blank for printing purposes.

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

DRAFT MINUTES OF A VIRTUAL MEETING HELD FEBRUARY 11, 2021

Agenda

**PUBLIC HEARING: CODE AMENDMENT – USES OF NONCONFORMING LOTS
CONSIDERATION OF AN AMENDMENT TO THE TOWNSHIP ZONING ORDINANCE,
FOR RECOMMENDATION TO THE TOWNSHIP BOARD, TO PROVIDE
CLARIFICATION ON USES PERMITTED ON LEGAL NONCONFORMING LOTS.**

2021 CODE AMENDMENT PRIORITY SETTING

A virtual meeting of the Oshtemo Charter Township Planning Commission was held Thursday, February 11, 2021, commencing at approximately 6:01 p.m.

**MEMBERS PRESENT AND
WITHIN THE TOWNSHIP:**

Bruce VanderWeele, Chair
Micki Maxwell, Vice Chair
Kizzy Bradford
Deb Everett
Alistair Smith
Anna Versalle
Chetan Vyas

ABSENT:

Also present were Iris Lubbert, Planning Director, James Porter, Township Attorney, and Martha Coash, Recording Secretary.

Guests attending were Curt Aardema and Joe Gesmundo, of AVB.

Call to Order and Pledge of Allegiance

Chairperson VanderWeele called the meeting to order at approximately 6:01 p.m. and invited those in attendance to join in reciting the Pledge of Allegiance.

Approval of Agenda

Hearing no changes, the Chair let the agenda stand as published.

Approval of the Minutes of the Meeting of January 28, 2021

The Chair asked if there were additions, deletions or corrections to the Minutes of the Meeting of January 28, 2021. Hearing none, he asked for a motion.

Ms. Maxwell **made a motion** to approve the Minutes of the Meeting of January 28, 2021 as presented. Ms. Versalle **seconded the motion**. The **motion was approved** **unanimously by roll call vote.**

Chairperson VanderWeele moved to the next agenda item.

PUBLIC HEARING: CODE AMENDMENT – USES OF NONCONFORMING LOTS. CONSIDERATION OF AN AMENDMENT TO THE TOWNSHIP ZONING ORDINANCE, FOR RECOMMENDATION TO THE TOWNSHIP BOARD, TO PROVIDE CLARIFICATION ON USES PERMITTED ON LEGAL NONCONFORMING LOTS.

Ms. Lubbert indicated Planning Staff was recently approached by an individual who wished to build a medical office on a legal nonconforming parcel within the R-3 Residence District. A medical office is considered a special use within the R-3 Residence District. What can be built on a legal nonconforming parcel, lot, or building site is outlined in Section 63.20 of the Oshtemo Ordinance. Currently the language reads that “permitted uses of the zoning district” are allowable on these types of properties. There are three categories of uses outlined in the code: permitted uses, permitted uses with conditions, and special uses. Both the Planning Department and Legal Counsel have interpreted the language in Section 63.20 to mean that only the uses outlined under the “permitted uses” and “permitted uses with conditions” categories of a zoning district would be allowed on legal nonconforming properties. That means a special use, that is the requested medical office, would not be permitted on the legal non-conforming lot in question. However, after additional research and discussion, the Planning Department and Legal Counsel determined that this interpretation is not the intent of the code. In this case the use of the word “permitted” was intended to mean “allowed,” an instance of poor wording.

To avoid future confusion and provide clear direction, she recommended the following change, (bolded and underlined), to Section 63.20 Nonconforming Parcels, Lots or Building Sites of the Oshtemo Ordinance:

“In any zoning district, notwithstanding limitations imposed by other provisions of this Ordinance, where a nonconforming lot, parcel or building site of record, lawful at the time of its creation, fails to meet the requirements for minimum area, minimum width, minimum frontage or exceeds the allowable depth to width ratio of 4 to 1, such lot, parcel or building site may be used for the permitted uses, **permitted uses with conditions, or special uses** of the zoning district, provided that all other applicable minimum requirements are met.”

Chairperson VanderWeele determined there were no questions from Commissioners, opened and closed a public hearing as there was no one present who wished to speak, and after hearing no comments from Board Members during Board Deliberations, he asked for a motion.

Mr. Smith **made a motion** to approve the recommended amendment to Section 63.20 Nonconforming Parcels, Lots or Building Sites of the Oshtemo Ordinance as

presented and to send it to the Township Board for approval. Ms. Maxwell **seconded the motion**. The **motion was approved** unanimously by roll call vote.

Chairperson VanderWeele moved to the next agenda item and asked Ms. Lubbert for her presentation.

2021 CODE AMENDMENT PRIORITY SETTING

Ms. Lubbert noted the Planning Commission is responsible for maintaining the Master Land Use Plan, a living document that expresses the community's vision for the future of Oshtemo. The Zoning Ordinance, a written regulation and law that defines how property in specific geographic zones can be used, is the tool to implement the Master Land Use Plan. Like the Master Land Use Plan, the Zoning Ordinance is a living document. In order to ensure that these two documents accurately reflect the type of community Oshtemo residents enjoy now and desire for the future, the Planning Commission is tasked to work with Township Staff when necessary to recommend amendments to these documents to the Township Board for adoption.

She presented the following compilation of larger Zoning Ordinance amendment projects for consideration:

- **Signage**: The existing signage code does not meet the federal neutrality regulations and requires review and amendment. There is also a need to have the signage lighting regulations updated to mirror the recently approved outdoor lighting standards.
- **Marijuana**: It has been requested that the current zoning code be amended to allow for marijuana to be grown, processed, and sold within Township boundaries.
- **Permitted Uses, Permitted Uses with Conditions, and Special Uses**: To be more efficient organizationally, there is a strong interest in revisiting the three use types in the Zoning Ordinance with the ultimate goal of making approval of Permitted Uses and Permitted Uses with Conditions administrative.
- **Go Green Oshtemo**: An award-winning vision plan recently adopted by the Township. The Zoning Ordinance and Master Land Use Plan need to be reviewed and updated to be consistent with this plan.
- **5G**: 5G refers to a new type of communication tower linked to driverless cars. Federal regulations have required that municipalities allow for these special towers. The zoning ordinance needs to be updated if the Township wants to have any control over where and how these towers are placed. An application for a 5G tower can be submitted at any time.
- **Maple Hill South Mixed-Use Overlay District**: The creation of this overlay district would lead to the redevelopment of an existing golf course at the south east corner of W Main Street and US Highway 131 into a compact, pedestrian-oriented, mixed-use district. This new overlay zone would implement the adopted Maple Hill Sub Area Plan.
- **Nonhazardous Materials**: The zoning ordinance has been requested to be updated to allow for the processing and treatment of non-hazardous materials

within its boundaries.

- Village Form Based Code Overlay Zone: In April 2020 an amendment was adopted to the Village Theme Development Plan. Part of that amendment included changes to the vision of development in the overlay to help make the area more development friendly. In order for the desired changes to take effect the Village Form Based Code Overlay Zone needs to be amended.
- Sidewalk, lighting, dry sewer in developments: Over the years a number of shortfalls have been identified within the Oshtemo Charter Township Subdivision, Site Condominium, and Land Division Ordinance. These shortfalls have resulted in developments with sidewalk infill inconsistencies and/or insufficient street lighting. In addition, the adopted 2017 Master Plan urges that dry sewer be installed within new developments – the current ordinance does not reflect this. The Oshtemo Charter Township Subdivision, Site Condominium, and Land Division Ordinance needs to be reviewed and updated to ensure that current inconsistencies, which have resulted in enforcement and safety issues, are not continually created as the Township grows.

Ms. Lubbert noted the Township is due for a Master Plan update in 2022/2023. She explained to ensure that amendments capture the intent of the Community's vision and as they ultimately become written regulation and law, each amendment will necessitate considerable research, time, and discussion by Staff, the Planning Commission, the Township Board, and the public. It is important that all parties have the opportunity to give each amendment their full attention. She sought guidance on setting Zoning Ordinance amendment priorities for 2021. Staff and the Planning Commission can realistically work on one to two of these ordinance amendments at a time. The intent is that staff, and/or a hired consultant, would work on the first two items and as items are completed the other amendments on the list would move up accordingly. She recommended the list, once set, be revisited as needed and proposed the amendments be addressed in this order:

1. 5G
2. Sidewalk, lighting, dry sewer in developments
3. Permitted Uses, Permitted Uses with Conditions, and Special Uses
4. Maple Hill South Mixed-Use Overlay District
5. Village Form Based Code Overlay Zone
6. Signage
7. Marijuana
8. Nonhazardous materials
9. Go Green Oshtemo

Ms. Everett asked for an explanation of #8: nonhazardous materials.

Ms. Lubbert said a request had been received from an applicant to be able to dispose of and treat nonhazardous materials onsite within the Township, which is not currently permitted. This matter will need to be researched and an amendment considered.

Ms. Everett wondered what the status is for a community survey; Ms. Lubbert thought that would occur in 2022.

Attorney Porter noted there is a survey underway currently regarding sewer issues.

Ms. Maxwell asked for an explanation of #2: sidewalk, lighting, dry sewer development.

Ms. Lubbert explained this regards the subdivision code. Some inconsistencies need to be addressed. One example is when sidewalks need to be provided. Usually that occurs when a house is built, but years can go by after approval before construction, if at all, which leads to a patchy and incomplete sidewalk system.

Another example is dry sewers. Rather than putting sewers in piece by piece later at owner cost, it would be cheaper in the long run to put in sewers at the beginning of a development project, with the cost being the responsibility of the developer. She explained there are pros and cons to consider. She added that dry sewer is something that the Township's Master Plan currently advocates for but is not something addressed in the code.

Attorney Porter noted this is a sensitive legal issue; when sewers are required is not clearly laid out in law. There may be different ways to accomplish this, such as providing incentives to the builder.

The Chair said he would like to see the Maple Hill South Overlay District moved up to number two in priority. He noted much of the work has already been done and that a consultant could be employed to finish it.

Ms. Maxwell agreed. She also asked why signage was on the list.

Attorney Porter noted the Township signage code is out of date after major Supreme Court decisions that have been made.

Ms. Lubbert added lighting is also affected, for example the illumination of billboards. She added she has permission to utilize consultants as needed to address the priorities.

Chairperson asked for a motion.

Ms. Maxwell **made a motion** to approve the code amendment priorities as recommended except for moving #4, Maple Hill South Mixed-Use Overlay District up in priority to #2 as shown below. Ms. Versalle **seconded the motion**. The **motion was approved** unanimously by roll call vote.

1. 5G
2. Maple Hill South Mixed-Use Overlay District

3. Sidewalk, lighting, dry sewer in developments
4. Permitted Uses, Permitted Uses with Conditions, and Special Uses
5. Village Form Based Code Overlay Zone
6. Signage
7. Marijuana
8. Nonhazardous materials
9. Go Green Oshtemo

Ms. Maxwell was concerned about trying to work on the priorities while still meeting virtually.

Ms. Lubbert said when enough research has been done on individual items on the priority list, she expects they can be successfully addressed virtually.

Chairperson VanderWeele asked if there were any members of the public who wished to comment.

PUBLIC COMMENT

Mr. Curt Aardema, AVB, thanked the Commission for their support on the Maple Hill South project, is happy with the potential of the overlay district and said he was open to being contacted with any questions.

Mr. Joe Gesmundo, AVB, told Commissioners the firm has made a legal commitment to the Elks to purchase their property. The deed is in escrow and he said AVB is ready, willing and able to move forward with the overall site plan and one to two projects for the property. He felt the development will be a great asset for the Township and the community and noted AVB is anxious to finish up the zoning language so they can get started.

OTHER UPDATES AND BUSINESS

There were no updates or other business to consider.

ADJOURNMENT

With there being no further business to consider, Chairperson VanderWeele adjourned the meeting at approximately 6:28 p.m.

Minutes prepared:
February 12, 2021

Minutes approved:
_____, 2021

February 16, 2021



Mtg Date: February 25, 2021

To: Oshtemo Township Planning Commission

From: Colten Hutson, Zoning Administrator

Applicant: Kevin Oliver, Oliver Architecture

Owner: Storage Rentals of America

Property: 1515 S 11th Street, Parcel Number 05-24-452-020

Zoning: I-1: Industrial District

Request: Addition of one 9,300 SF self-storage building

Section(s): Section 64: Site Plan Review
Section 65: Special Uses
Section 49: Requirements for Special Uses

PROJECT SUMMARY:

Storage Rentals of America is requesting Special Use and Site Plan approval to add a 9,300 SF self-storage building at 1515 S 11th Street. The proposed one-story building will provide an additional 58 storage units to the site that will be primarily used for residential and office customers. The approximate 12-acre site currently serves as a self-storage facility in the eastern half of the Township. The parcel under consideration is outlined in light blue on the map to the right and the proposed building will be located where the yellow star is illustrated.

Currently zoned I-1: Industrial District, Storage Rentals of America is located on the east side of S 11th Street, between KL Avenue and W Michigan Avenue. The self-storage facility abuts US 131 to its east and railway to its north. Adjacent to the west are zoning districts for R-1: Residence District and I-1: Industrial District. Adjacent to the south is zoned C: Local Business District. Wetlands are situated within the northern section of the



property. Currently, there are 15 one-story self-storage buildings on site along with one office building. Any proposed Special Uses require review and approval from the Planning Commission.

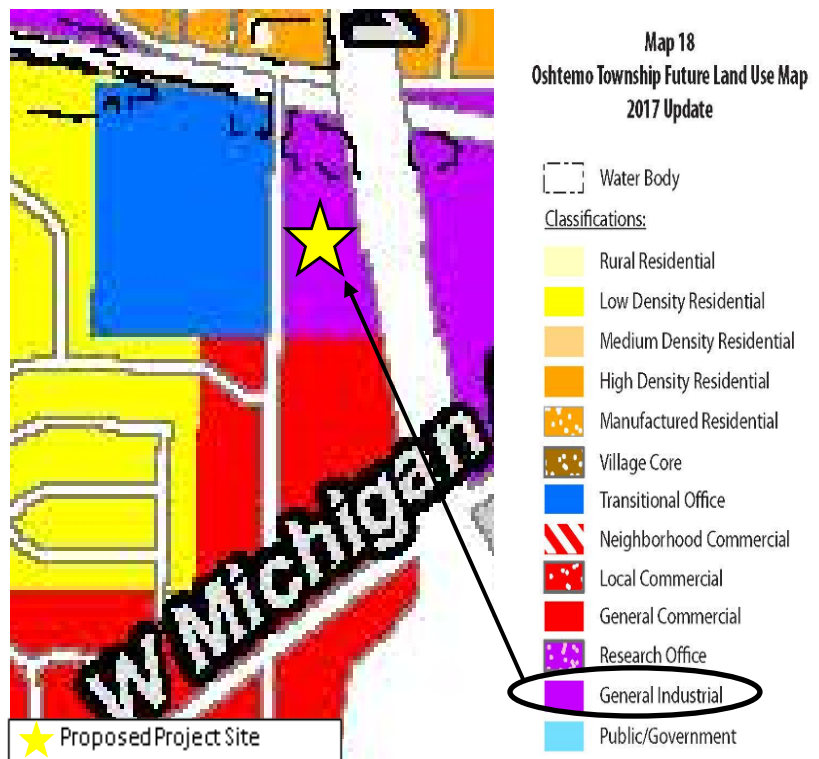
ANALYSIS:

When reviewing this Special Use request, there are three sets of criteria that need to be considered: the general Special Use review criteria outlined in Section 65.30, the specific requirements for *Storage Buildings and Mini Warehouses* outlined under Section 49.250, and the general Site Plan review criteria outlined in Section 64. Below is an analysis of the proposal against these three Sections. Overall, most of the requirements of Section 65.30, Section 49.250, and Section 64 have been met.

Section 65.30: Special Use Review Criteria

A. Master Plan/Zoning Ordinance: The proposed use will be consistent with the purpose and intent of the Master Plan and Zoning Ordinance, including the District in which the use is located.

The Township’s Future Land Use Plan categorizes this area—east of S 11th Street, west of US 131, south of W KL Avenue, and north of W Michigan Avenue as *General Industrial*. Mini warehouses and storage buildings are permissible with Special Use approval from the Planning Commission under the I-1: Industrial District. This property is currently zoned I-1: Industrial District. From a zoning perspective, the present land use would be consistent with the site’s current activity, Future Land Use Map, and the Township’s Zoning Ordinance.



B. Site Plan Review: The Site Plan Review Criteria of Section 64

A site plan has been provided. See evaluation under Section 64: Site Plan Review.

C. Impacts:

1. The proposed use would be compatible, harmonious and appropriate with the existing or planned character and uses of adjacent properties; meaning the proposed use can coexist with neighboring uses in a stable fashion over time such that no neighboring use is unduly negatively impacted.

An established industrial use already exists on-site. With the proposed use continuing to operate as an industrial use with minimal site changes proposed, and being in accordance with both the Master Plan and the Zoning Ordinance, staff has no concerns that the proposed use will negatively affect neighboring uses.

2. Potentially adverse effects arising from the proposed use on adjacent properties would be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the location of screening, fencing, landscaping, buffers or setbacks.

Staff does not foresee a significant impact of the proposed use on neighboring properties. The site layout is not drastically changing. The storage building is being placed where outdoor storage is currently located. The applicant is proposing to utilize the existing parking on the property. The proposed site plan has sufficient parking and meets the minimum setbacks. Existing drives and entrances on the site will not change and will continue to be used in a similar fashion. Landscaping, fencing, screening, setbacks, and more will be discussed further in the Site Plan Review section of this staff report.

3. The proposed use would not be detrimental, hazardous, or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, smoke, odors, glare, or visual clutter.

A self-storage facility has occupied the site since the date of its construction in 1975. The additional storage building is a minimal site change and will reduce the visual clutter as it will be replacing the scattered and unprotected outdoor recreational vehicles currently parked on the north side of the storage facility. Staff anticipates that the proposed project will not generate such negative impacts on adjacent properties.

D. Environment: The natural features of the subject property shall only be cleared or altered to the extent necessary to accommodate site design elements, particularly where the natural features assist in preserving the general character of the area.

Wetlands connected to the headwaters of Arcadia Creek are located on the northmost portion of the site under consideration. The proposed site modifications, as presented in the site plan, will not impact the existing natural features on the site. However, there is currently an existing outfall to the wetland to the north. If the storm sewer and outfall are reconstructed, an EGLE Joint Permit and coordination with the Michigan Department of Environment, Great Lakes, and Energy will be required. If approved, the building will be located on the existing grassy area where outdoor recreational vehicles are currently being stored. The current percentage of open space on this site is approximately 55% (includes proposed building).

E. Public Facilities: Adequate public and/or private infrastructure and services already exist or would be provided, and will safeguard the health, safety, and general welfare of the public.

Public water and sewer are available at 1515 S 11th Street. Regarding the transportation network, the intersection to the north at W KL Avenue and South 11th Street is well controlled by a traffic signal. The intersection to the south where S 11th Street crosses W Michigan Avenue is also controlled by a traffic signal. This section of 11th street already supports several commercial and industrial uses. If the Special Use request is granted, it will not negatively affect the area as the proposed use will not generate noise, pollution, traffic, smoke, or odors aside from the construction of the 9,300 SF building. Impacts from this proposed use would not exceed the impacts of the nearby uses that have been established on this site since 1975.

The Township's Non-Motorized Transportation Plan does identify a 6 Ft wide Shared Use Path adjacent to the subject site on the east side of S 11th Street. **The applicant has requested a deferment for the 6 Ft wide Shared Use Path and has agreed to file a Shared Use Path SAD form**

with the Township as a condition of Site Plan and Special Use approval. This means that when the Township deems it appropriate to install the path and implement a Special Assessment District to fund the installation of the path, the owners and future owners of this site cannot oppose it. Bike lanes have already been established in both northbound and southbound directions in this portion of S 11th Street.

- F. Specific Use Requirements: The Special Use development requirements of Article 49.**
See evaluation under Section 49.250.

Section 49.250: Storage Buildings and Mini Warehouses

- A. Must be fully enclosed.**
The applicant has noted that the building being proposed will be enclosed, as indicated on Sheet A-100 in the site plan.
- B. Storage is primarily for, but not limited to residential and office customers.**
The applicant has noted that storage will be primarily used for office and residential customers, as indicated on Sheet A-100 in the site plan.
- C. The distance between buildings shall not be less than 30 feet.**
Distances between buildings are no less than 30 feet apart.
- D. Outdoor storage will require approval by the Planning Commission.**
This section of the review is not applicable as no outdoor storage is being proposed.

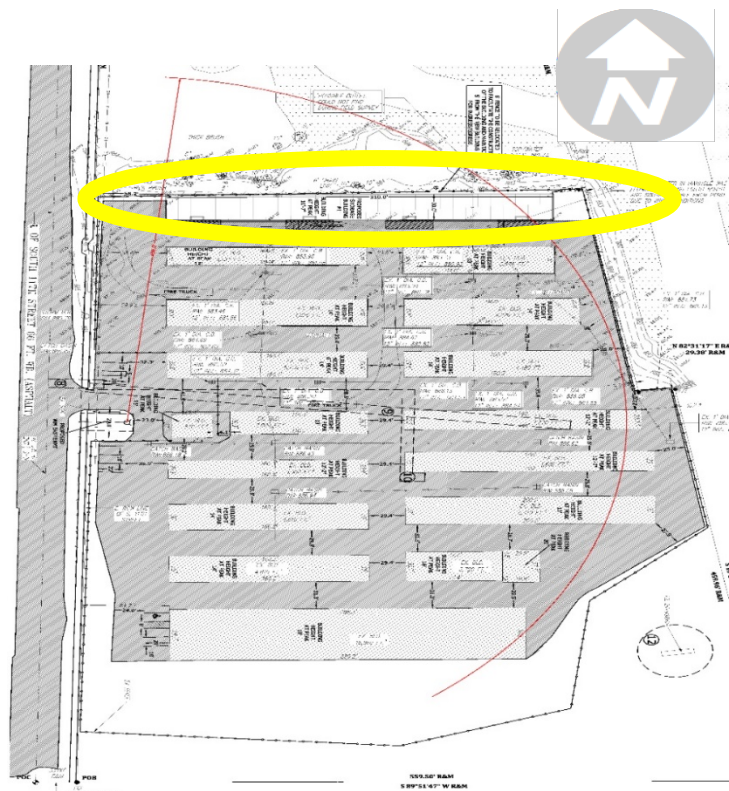
Section 64: Site Plan Review

General Zoning Compliance:

Zoning: 1515 S 11th Street is zoned I-1: Industrial District. Storage buildings and mini warehouses are considered a special use within the I-1: Industrial District. The percentage of land on-site covered by buildings is 15.4%. The proposed percentage of land reserved for open space is 55%. All general zoning requirements have been met. A snapshot of the proposed site plan is provided to the right.

Access and Circulation

Access: Access to the site will not change. The proposed site has an established entrance drive along S 11th Street to access the facility. Most circulation aisles within the proposed site plan are approximately 30 Ft wide and have safe turning radii. 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.

Parking: The site currently has nine parking spaces in total, one of which being ADA accessible. All existing parking stalls are 10 Ft x 20 Ft. All parking requirements for storage buildings and mini warehouses have been satisfied as no changes to current on-site parking is proposed. **It should also be noted that the site was established prior to the Township requiring all ADA spaces to be made of concrete. Given standard practice in this type of situation the current asphalt ADA parking spaces can remain, contingent upon passing cross-slopes and other pertinent ADA requirements.**

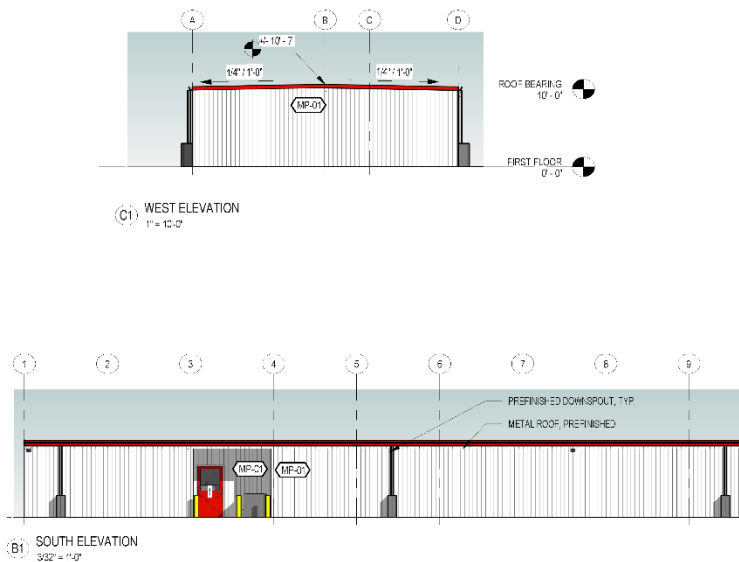
Easements: There are a number of existing easements located on the subject site. Such easements include easements for Consumer’s Power Company, public water main, and signs and billboards. All easement requirements are met.

Shared Use Path:

The Township’s Non-Motorized Transportation Plan identifies a 6 Ft wide Shared Use Path adjacent to the subject site on the east side of S 11th Street. **The applicant has requested a deferment for the 6 Ft wide Shared Use Path and has agreed to file a Shared Use Path SAD form with the Township as a condition of Site Plan and Special Use approval.** This means that when the Township deems it appropriate to install the path and implement a Special Assessment District to fund the installation of the path, the owners and future owners of this site cannot oppose it. Bike lanes have already been established in both northbound and southbound directions in this portion of S 11th Street.

Building Design

Building Information: The proposed 9,300 SF, one-story self-storage building will consist of approximately 58 new storage units. The height of the building will be approximately 10 Ft 7 In tall and has a first floor elevation of 884.50. The majority of the existing buildings on the site range between 10 Ft and 14 Ft in height. The exterior materials for the proposed building as presented in the site plan are very similar to the exterior materials on the existing storage buildings on-site. See image of the building on the right.



Lot Dimensions: The site under consideration is about 12 Acres and has approximately 1,217 Ft of road frontage adjacent to S 11th Street. The parcel exceeds the minimum property area (50,000 SF min.) and minimum frontage (200 Ft min.) requirements within the I-1: Industrial District.

Setbacks: Generally, properties within the I-1: Industrial District must have a minimum front yard setback of 70 Ft; however, there are some exceptions. The proposed building is setback approximately 56.2 Ft from the front yard property line. The reason for this reduced front yard setback is that the proposed building is within 300 Ft of an existing building that was constructed prior to the effective date of the Section 50.60 Ordinance provision (December 24, 1966) which is closer than the 70-foot setback requirement, in which case such setback may be decreased accordingly. The subject existing building that is within 300 Ft of the proposed building has a front yard setback of 30 Ft. After taking the existing building setback distance, plus 2/3 of the difference between the prescribed setback distance and the existing building setback distance, the proposed front yard setback for the new addition meets the front yard setback requirements. The minimum setback distance between any building and any rear or interior side property line shall be 20 Ft. All side and rear yard setback requirements have also been satisfied.

Fencing: The applicant is proposing there to be a mixture of chain link and wrought iron fencing throughout the facility. Most of the fencing is intended to remain the same with the exception of the new fencing being proposed immediately north of the subject 9,300 SF addition. All existing fencing along with fencing being proposed is 6 Ft tall, which is the maximum height allowed within the I-1: Industrial District.

Lighting: A total of five new wall mounted light fixtures are proposed to be added to the 9,300 SF self-storage building. The applicant is proposing all new lighting to be cut-off fixtures. Building mounted lighting cannot exceed 14 Ft in height. The applicant illustrates in the photometric plan that the lighting will be mounted at approximately 10 Ft in height. The applicant is proposing there to be 3,795 lumens per lamp, which satisfies ordinance requirements. The foot candles shown in the site plan will be 0.1-foot candles or less at the western property line, which is acceptable when adjacent to residentially zoned property.

Signs: No changes to current on-site signage is proposed. This portion of the review is not applicable.

Landscaping

Per Ordinance Section 53.150: Provisions for Existing Sites, landscaping is required along 11th Street since the expansion exceeds 2,000 SF. Such landscaping applies to the developed portion of the site, approximately 580 linear feet. The wetland area north of the developed area is not required to have additional landscaping. All necessary landscaping such as canopy trees, understory trees, and shrubs are provided in the site plan as all landscaping requirements have been satisfied.

Engineering

Prein & Newhof and the Oshtemo Public Works Department have reviewed the project site plan and have noted that most of the on-site engineering concerns have been addressed; however, it is unclear whether the hydrant on the west side of the property near the entrance is existing or proposed. A proposed water main easement is shown but no note of the hydrant or water main

connection. If a water main connection is needed it shall be coordinated with the City of Kalamazoo Department of Public Services. Additionally, as a condition of approval, Engineering requested that **a Soil Erosion and Sedimentation Control Permit from the Kalamazoo County Drain Commissioner’s Office be obtained prior to any site modifications.**

Fire Department

The Township Fire Marshal is satisfied with the overall design of the site. An additional fire hydrant was required to be placed on-site due to the size of the expansion. The subject fire hydrant has been provided in the site plan.

RECOMMENDATION:

Planning Department staff recommend that the Planning Commission approve the proposed Special Use and Site Plan for the Storage Rentals of America Self-Storage Facility with the following conditions.

1. A signed Shared Use Path SAD form shall be submitted to the Township prior to issuing a Certificate of Occupancy.
2. There is currently an existing outfall to the wetland to the north. If the storm sewer and outfall are reconstructed an EGLE Joint Permit and coordination with the Michigan Department of Environment, Great Lakes, and Energy will be required.
3. An updated site plan is submitted clarifying whether the shown fire hydrant is existing or proposed prior to building permit issuance.
4. If a water main connection is needed, it shall be coordinated with the City of Kalamazoo Department of Public Services prior to building permit issuance.
5. A Soil Erosion and Sedimentation Control Permit from the Kalamazoo County Drain Commissioner’s Office be obtained prior to building permit issuance.
6. The ADA space shall be inspected by Township staff to ensure ADA requirements have been met. If the inspection fails, the ADA space shall be made of concrete prior to issuing a Certificate of Occupancy.

Attachments: Application, Title Sheet, Site Plan, Grading Plan, Landscaping Plan, Photometric Plan, Floor Plan, Exterior Elevations Plan

This page has been intentionally left blank for printing purposes.



7275 W. Main Street, Kalamazoo, Michigan 49009-9334
Phone: 269-216-5223 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS Kalamazoo Self Storage, 1515 South 11th Street, Kalamazoo, MI 49009

PLANNING & ZONING APPLICATION

Applicant Name : Kevin Oliver
Company Oliver Architecture
Address 7100 Euclid Ave, Suite #200
Cleveland, OH, 44103
E-mail kevin@oliverarchitect.com
Telephone (216) 245-2661 Fax _____
Interest in Property Architect

THIS
SPACE
FOR
TOWNSHIP
USE
ONLY

OWNER*:

Name SROA
Address 342 Datura St. #338
West Palm Beach, FL, 33401
Email sean@sroa.com
Phone & Fax (561)763-1147

Fee Amount _____
Escrow Amount _____

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

- | | |
|---|---|
| <input type="checkbox"/> Planning Escrow-1042 | <input type="checkbox"/> Land Division-1090 |
| <input checked="" type="checkbox"/> Site Plan Review-1088 | <input type="checkbox"/> Subdivision Plat Review-1089 |
| <input type="checkbox"/> Administrative Site Plan Review-1086 | <input type="checkbox"/> Rezoning-1091 |
| <input type="checkbox"/> Special Exception Use-1085 | <input type="checkbox"/> Interpretation-1082 |
| <input type="checkbox"/> Zoning Variance-1092 | <input type="checkbox"/> Text Amendment-1081 |
| <input type="checkbox"/> Site Condominium-1084 | <input type="checkbox"/> Sign Deviation-1080 |
| <input type="checkbox"/> Accessory Building Review-1083 | <input type="checkbox"/> Other: _____ |

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): We request a review

of one new +/-9,785 SF self-storage building on a site that contains 15 existing drive up storage buildings
and 1 existing office building.

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

Please Find Title Legal Description in the top right corner of the attached survey document

PARCEL NUMBER: - 05-24-452-020

ADDRESS OF PROPERTY: 1515 S.11th Street, Kalamazoo, MI 49009

PRESENT USE OF THE PROPERTY: 15 1-story self storage buildings, and 1 1-story office building

PRESENT ZONING I-1 Industrial District **SIZE OF PROPERTY** +/- 11.53 Acres

**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)



Applicant's Signature



Date

01/08/2021

Date

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

PLEASE ATTACH ALL REQUIRED DOCUMENTS

STORAGE RENTALS OF AMERICA - KALAMAZOO

PROPOSED STORAGE BUILDINGS

1515 S 11TH ST
KALAMAZOO, MI 49009-1717

SITE PLAN REVIEW REVISION 02/02/2021

| DRAWING INDEX | | | | |
|---------------|-----------------------|----------|---------------------------|------------|
| SHEET NO. | SHEET NAME | REV. NO. | REVISION | REV. DATE |
| G-100 | TITLE SHEET | 2 | SITE PLAN REVIEW REVISION | 02/02/2021 |
| S-1 | SITE PLAN | 2 | SITE PLAN REVIEW REVISION | 02/02/2021 |
| S-2 | GRADING PLAN | 2 | SITE PLAN REVIEW REVISION | 02/02/2021 |
| L-1 | LANDSCAPE PLAN | 2 | SITE PLAN REVIEW REVISION | 02/02/2021 |
| P-1 | PHOTOMETRIC SITE PLAN | 2 | SITE PLAN REVIEW REVISION | 02/02/2021 |
| A-100 | FLOOR PLANS | 2 | SITE PLAN REVIEW REVISION | 02/02/2021 |
| A-200 | EXTERIOR ELEVATIONS | 2 | SITE PLAN REVIEW REVISION | 02/02/2021 |

| PROJECT INFORMATION | |
|---------------------------|---|
| PROJECT ADDRESS: | 1515 11TH ST KALAMAZOO, MI 49009-1717 |
| PARCEL NUMBER: | 0524452020 |
| BUILDING SUMMARY: | 1 NEW SELF-STORAGE BUILDING +19,300 GROSS SF TOTAL 15 EXISTING DRIVE UP STORAGE BUILDINGS, 1 STANDALONE OFFICE |
| CONSTRUCTION TYPE: | IIB CONSTRUCTION |
| SPRINKLER SYSTEM: | NO SPRINKLER SYSTEM |
| OCCUPANTS: | 19 TOTAL PROPOSED |
| OCCUPANCY CLASSIFICATION: | 'S-1' STORAGE |
| PREVIOUS ZONING: | C-LOCAL BUSINESS DISTRICT |
| CURRENT ZONING: | I-1 INDUSTRIAL DISTRICT |

| ABBREVIATIONS | |
|---|---|
| # POUND OR NUMBER & AND | HVAC HEATING, VENTILATING, AND AIR CONDITIONING |
| @ AT | IRGWS IMPACT RESISTANT GYPSUM WALL BOARD |
| ACT ACUSTIC CEILING TILE | ILO IN LIEU OF |
| AD AREA DRAIN | INSUL INSULATED OR INSULATION |
| AFF ABOVE FINISHED FLOOR | INT INTERIOR |
| ALUM ALUMINUM | LO LOW |
| ANOD ANODIZED | MAX MAXIMUM |
| BSMT BASEMENT | MO MASONRY OPENING |
| BYND BEYOND | MECH MECHANICAL |
| BOT BOTTOM | MEMBR MEMBRANE |
| CIP CAST IN PLACE | MIN MINIMUM |
| CHNL CHANNEL | MIRGWB MOISTURE-RESISTANT GYPSUM WALL BOARD |
| CJ CONTROL JOINT | MTL METAL |
| CLG CEILING | NIC NOT IN CONTRACT |
| CLR CLEAR | NO NUMBER |
| CMU/CONCRETE MASONRY UNIT | NOM NOMINAL |
| COL COLUMN | OCFI OWNER FURNISHED, CONTRACTOR INSTALLED |
| COMPR COMPRESSIBLE | OFOI OWNER FURNISHED, OWNER INSTALLED |
| CONC CONCRETE | OC ON CENTER |
| CONT CONTINUOUS | OH OPPOSITE HAND |
| CPT CARPET | OZ OUNCE |
| CT CERAMIC TILE | PCC PRE-CAST CONCRETE |
| CTYD COURTYARD | PLUMB PLUMBING |
| DBL DOUBLE | PLYD PLYWOOD |
| DEM/D DEMOLISH OR DEMOLITION | PT PRESSURE TREATED, PAINT OR PAINTED |
| DIA DIAMETER | PVC POLYVINYL CHLORIDE |
| DIM DIMENSION | RBR RUBBER |
| DMS DIMENSIONS | RCP REFLECTED CEILING PLAN |
| DN DOWN | RD ROOF DRAIN |
| DR DOOR | REQD REQUIRED |
| DWG DRAWING | RO ROUGH OPENING |
| EA EACH | RIM ROOM |
| EJ EXPANSION JOINT | SIM SIMILAR |
| EL ELEVATION | SPEC SPECIFIED OR SPECIFICATION |
| ELEC ELECTRICAL | SPK SPRINKLER OR SPEAKER |
| ELEV ELEVATOR OR ELEVATION | SSTL STAINLESS STEEL |
| EPDM ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING) | STC SOUND TRANSMISSION COEFFICIENT |
| EQ EQUAL | STL STEEL |
| EXIST EXISTING | STRUCT STRUCTURE OR STRUCTURAL |
| EXP JT EXPANSION JOINT | T&G TONGUE AND GROOVE |
| EXT EXTERIOR | TELE TELEPHONE |
| FD FLOOR DRAIN OR FIRE DEPARTMENT | TLT TOILET |
| FEC FIRE EXTINGUISHER CABINET | TO TOP OF |
| FIXTURE | TOC TOP OF CONCRETE |
| FLR FLOOR | TOS TOP OF STEEL |
| FM FILLED METAL | TPD TOILET PAPER DISPENSER |
| FO FACE OF | TD TELEPHONE DATA |
| FND FOUNDATION | TYP TYPICAL |
| GA GAUGE | UNLESS NOTED OTHERWISE |
| GALV GALVANIZED | US UNDERSIDE |
| GWB GYPSUM WALL BOARD | VF VERIFY IN FIELD |
| HC HOLLOW CORE | VP VISION PANEL |
| HI HIGH | SUBFLOOR WITH |
| HM HOLLOW METAL | WD WOOD |
| HP HIGH POINT | |
| HR HOUR | |

| SYMBOL LEGEND | |
|---------------|--------------------|
| | SECTION |
| | CALLOUT |
| | WALL TYPE |
| | DOOR NUMBER |
| | WINDOW TYPE |
| | KEYED NOTE |
| | MATERIAL TYPE |
| | ROOM TAG |
| | ELEVATION MARK |
| | CENTERLINE |
| | EXTERIOR ELEVATION |
| | NORTH ARROW |
| | CONTROL JOINT |

GENERAL NOTES

VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.

INSPECT AND BECOME FAMILIAR WITH ALL ASPECTS OF THE EXISTING CONDITIONS BEFORE PROVIDING BIDS FOR WORK. INCLUDE ALL REPAIR, REPLACEMENT, AND REHABILITATION OF EXISTING CONDITIONS TO PROVIDE RESULTS SHOWN ON DRAWINGS. PROVIDE ALL TRIM, ACCESSORIES, AND FASTENERS AS REQUIRED FOR COMPLETE AND FINISHED WORK.

PERFORM WORK SO AS TO AVOID DISRUPTION OF TENANT OPERATIONS. PROVIDE TEMPORARY DUST/DEBRIS CONTROL AS REQUIRED. MAINTAIN ACCESS TO ALL MEANS OF EGRESS AND EXITS.

ALL SUB-CONTRACTORS (I.E. FIRE PROTECTION, HVAC, FIRE ALARM, ELECTRICAL, ETC.) TO DESIGN AND INSTALL SYSTEM PER TENANT / OWNER REQUIREMENTS AND IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

PROVIDE ANY BRACING, SHORING, AND TEMPORARY SUPPORTS AS REQUIRED.

ALL FLOOR, WALL, CEILING, AND MISC. FIRE RESISTIVE ASSEMBLIES AND CONSTRUCTION SHALL BE OF THE FIRE RATING CALLED FOR ON THE DRAWINGS AND / OR AS REQUIRED BY CODE. FIRE RATED ASSEMBLIES AND CONSTRUCTION INCLUDING ALL FIRE STOPPING, FIRE RATED DOORS AND MISC. FIRE RESISTIVE REQUIREMENTS SHALL BE LEFT UNCONCEALED AS REQUIRED FOR INSPECTION BY THE BUILDING OFFICIAL.

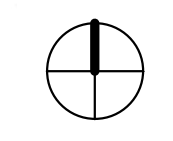
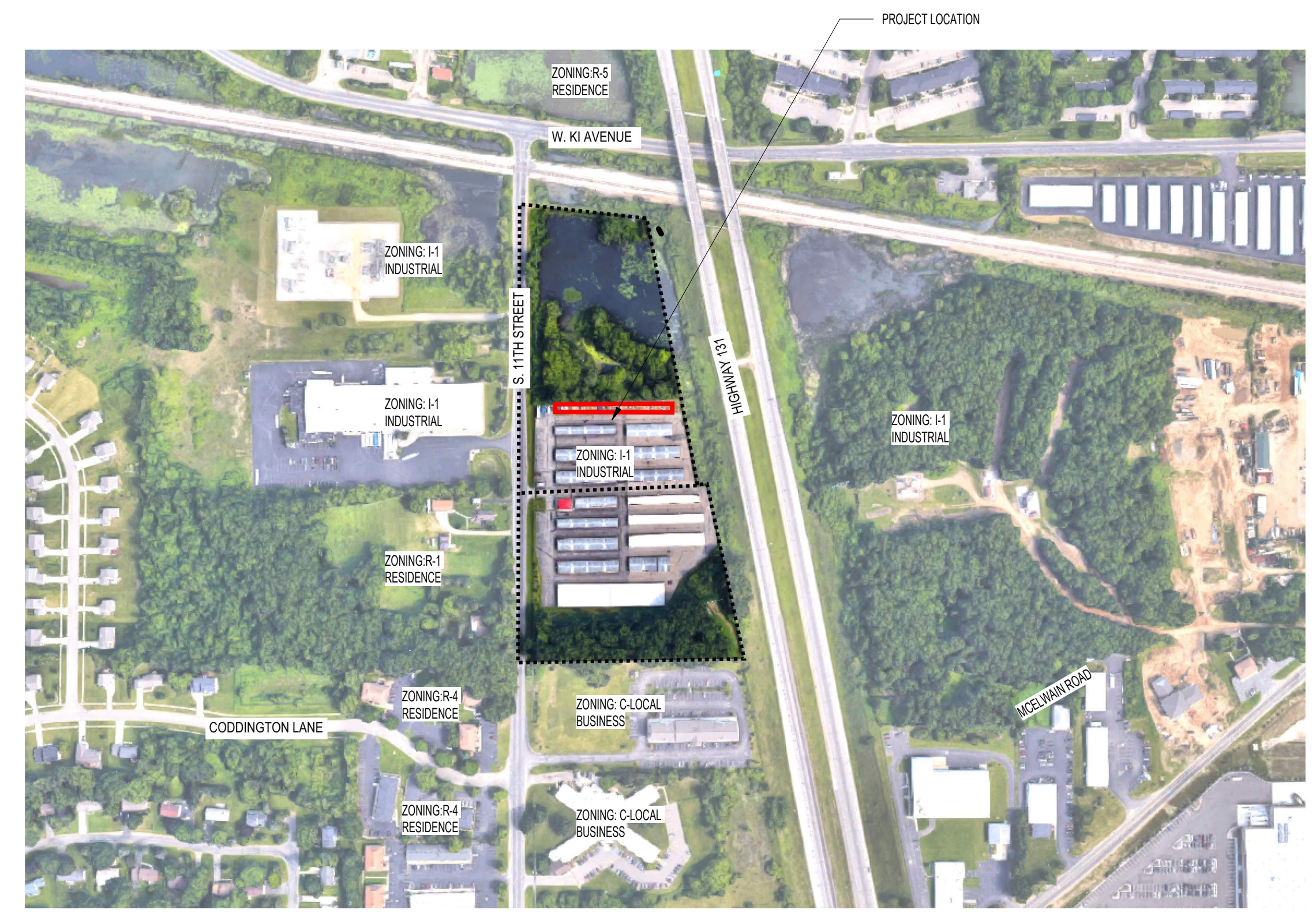
REMOVAL OF ANY HAZARDOUS MATERIALS BY OTHERS AND NOT PART OF THIS SCOPE OF WORK.

ALL ITEMS SHOWN ARE NEW UNLESS OTHERWISE NOTED.

SEAL ALL PENETRATIONS THROUGH BUILDING ENVELOPE.

SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE OWNER'S REPRESENTATIVE BEFORE COMMENCEMENT OF CONSTRUCTION. BIDS SHALL OTHERWISE BE BASED ON THE MOST COSTLY INTERPRETATION BY THE OWNER'S REPRESENTATIVE AND ARCHITECT. WARRANTY FOR ANY SUBSTITUTIONS OR ALTERNATES SHALL MATCH THAT SHOWN FOR ORIGINAL SPECIFICATION.

| PROJECT TEAM | |
|----------------------|--|
| | |
| ARCHITECT: | Oliver Architecture 216.245.2661 7100 Euclid Avenue #200 Cleveland, OH 44103 www.oliverarchitect.com |
| CIVIL ENGINEER: | Powell Engineering & Associates LLC 248.714.9885 4700 Cornerstone Drive White Lake, MI 48393 powelleng.net |
| MEP ENGINEER: | Thorson Baker + Associates 330.659.6688 3030 W. Streetsboro Road Rochester, OH 44286 www.thorsonbaker.com |
| STRUCTURAL ENGINEER: | Thorson Baker + Associates 330.659.6688 3030 W. Streetsboro Road Rochester, OH 44286 www.thorsonbaker.com |



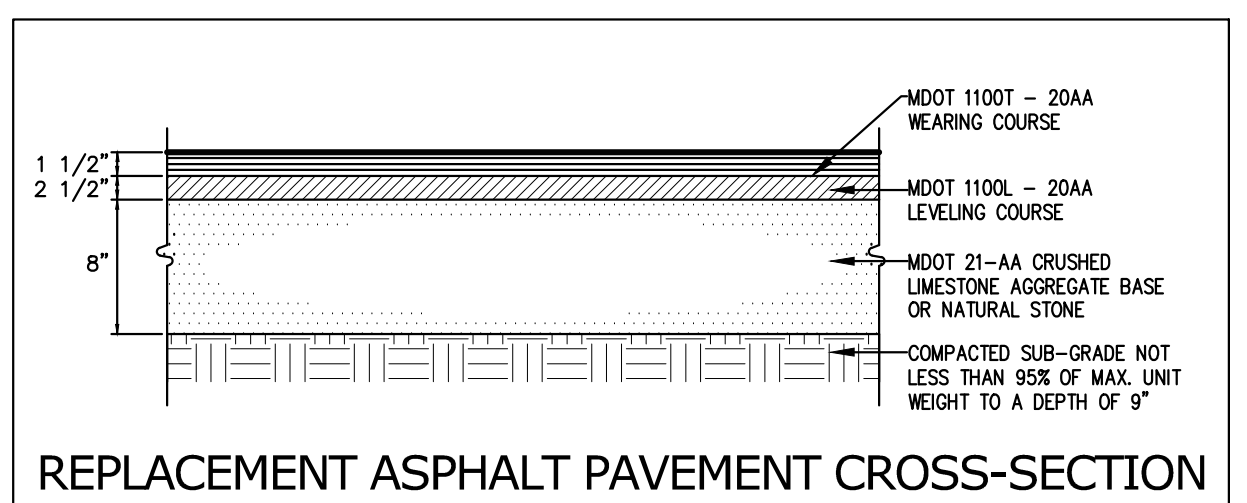
VICINITY MAP

| STORAGE RENTALS OF AMERICA - KALAMAZOO | |
|--|------------|
| 1515 S 11TH ST KALAMAZOO, MI 49009-1717 | |
| 2 SITE PLAN REVIEW REVISION | 02/02/2021 |
| 1 SITE PLAN REVIEW | 01/11/2021 |
| ISSUE | DATE |
| | |
| KEVIN A. OLIVER NO. 1301070410 EXPIRES ON: 12/31/2021 | |

| TITLE SHEET | |
|-------------|-------------------|
| Scale: | As indicated |
| Print Date: | 1/29/2021 9:51:11 |
| Sheet: | G-100 |

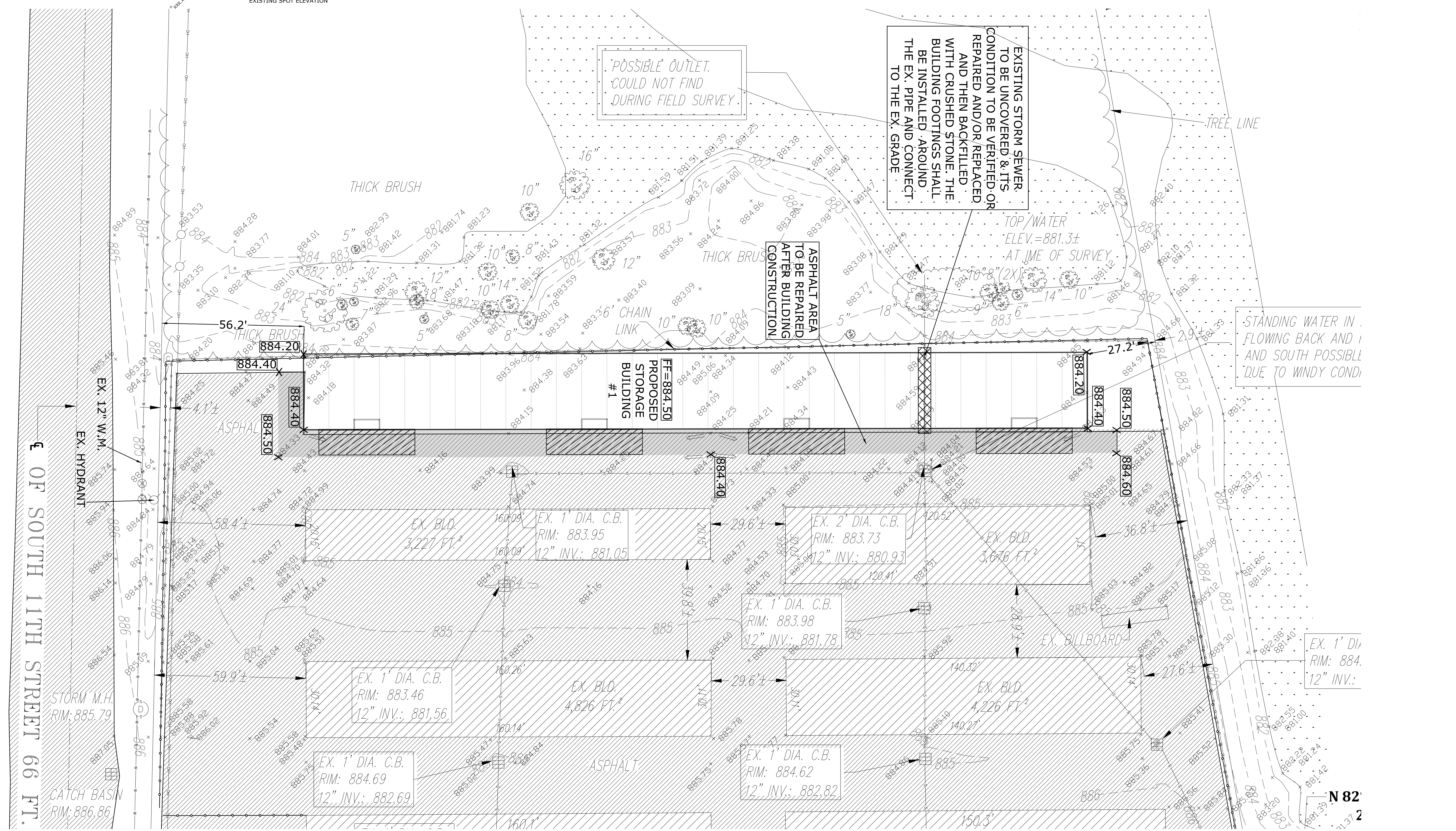
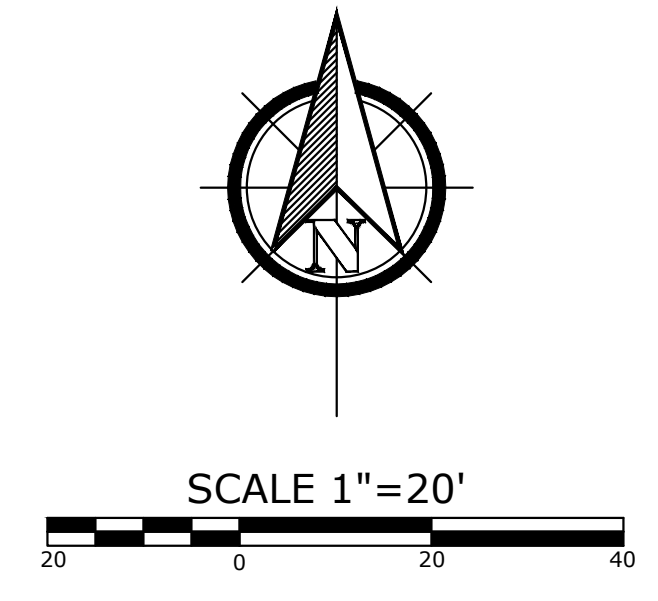
| LEGEND | |
|-----------------------|---|
| FOUND MONUMENTATION | ● |
| SET MONUMENTATION | ○ |
| SECTION CORNER | ⊙ |
| FIELD MEAS. | — |
| PRORATED DIST. | — |
| PROPERTY LINE | — |
| SECTION LINE | — |
| EASEMENT LINE | — |
| PARCEL LINE | — |
| PLATTED LINE | — |
| FENCE LINE | — |
| STORM SEWER | — |
| SANITARY SEWER | — |
| WATER LINE/MAIN | — |
| GAS LINE/MAIN | — |
| OVERHANG LINE | — |
| BURIED CABLE | — |
| GAS SHUT OFF | — |
| GAS MARKER/FLAG | — |
| WATER MANHOLE | — |
| HYDRANT | — |
| WATER SHUT OFF | — |
| WATER METER | — |
| WATER WELL | — |
| WATER MARKER/FLAG | — |
| STORM MANHOLE | — |
| STORM BEHIVE BASIN | — |
| STORM OUTLET | — |
| SAN. MANHOLE | — |
| SAN. CLEANOUT | — |
| SAN. MARKER/FLAG | — |
| COMM. MANHOLE | — |
| COMM. PEDESTAL | — |
| COMM. MARKER | — |
| UTILITY POLE | — |
| POWER TRANSFORMER | — |
| ELEC. MARKER/FLAG | — |
| ELEC. METER | — |
| GRND. WIR. MON. WELL | — |
| SIGN | — |
| AIR CONDITIONING UNIT | — |
| FOUND CONC. MON. | — |
| FOUND "X" ETCHED | — |
| FOUND CAPPED IRON | — |
| SET CAPPED IRON | — |
| BACK OF CURB | — |
| TOP OF CURB | — |
| CURB GUTTER | — |
| FINISHED GRADE | — |
| AS-BUILT MEAS. | — |
| POINT OF CURVE | — |
| MATCH EX. GRADE | — |
| POINT OF BEGIN. CURVE | — |
| POINT OF COMP. CURVE | — |
| RIGHT OF WAY | — |
| POINT OF BEGIN. | — |
| POINT OF COMMENCE | — |
| EX. SPOT ELEVATION | — |
| EVERGREEN TREE | — |

| LEGEND | |
|--|---|
| EXISTING PROPERTY BOUNDARY | — |
| EXISTING CONTOUR | — |
| EXISTING OFFSITE PROPERTY BOUNDARY | — |
| EXISTING EDGE OF PAVEMENT | — |
| EXISTING WATERMAIN, HYDRANT AND GV | — |
| EXISTING STORM SEWER, CATCH BASIN, MANHOLE | — |
| EXISTING SANITARY, SANITARY MANHOLE | — |
| EXISTING OFFSITE BUILDING | — |
| PROPOSED BUILDING | — |
| PROPOSED CONTOUR | — |
| PROPOSED UTILITY EASEMENT | — |
| PROPOSED CURB WITH REVERSE GUTTER | — |
| PROPOSED EDGE OF PAVEMENT | — |
| PROPOSED EDGE OF CONCRETE WALK | — |
| PROPOSED SANITARY SEWER, SANITARY MANHOLE | — |
| PROPOSED STORM SEWER, CATCH BASIN, MANHOLE | — |
| PROPOSED WATERMAIN, HYDRANT, GATE VALVE | — |
| EXISTING ROAD PAVEMENT | — |
| EXISTING CONCRETE WALK | — |
| PROPOSED CONCRETE WALK/PAVEMENT | — |
| PROPOSED CONCRETE WALK W/ THICKENED EDGE | — |
| PROPOSED ASPHALT PAVING | — |
| FLOW ARROW | — |
| PROPOSED SPOT ELEVATION | — |
| EXISTING SPOT ELEVATION | — |



DRAINAGE NARRATIVE
 THE PROPOSED STORM SEWER IS TO REMAIN. NO ADDITIONAL STORM SEWER IS PROPOSED AND THE DOWNSPOUT DRAINAGE WILL BE DIRECTED TO THE WETLAND AREA TO THE NORTH.

HYDRANT NOTE:
 SEE SHEET S1 FOR THE PROPOSED HYDRANT LOCATION. HYDRANT INSTALLATION WILL BE ACCORDING TO KALAMAZOO DPW SPECS.



Consulting Civil Engineers
 "Engineering A Better Michigan"
Powell Engineering & Associates, LLC
 4700 Cornerstone Drive, White Lake, Michigan 48383
 P: 248.714.9895 info@powellengineeringllc.com

NOTE: AS AN AID TO THE CONTRACTOR, UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOP AND AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THE ACCURACY OF ANY ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES NOT BEING LOCATED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES LOCATED ON THESE PLANS IS NOT THE SAME AS THE ONE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, NOTWITHSTANDING THE START OF ANY CONSTRUCTION.

BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171

**SELF STORAGE ADDITION
 GRADING PLAN**
 1515 SOUTH 11TH STREET
 KALAMAZOO, MI 49009

| ISSUE DATES | |
|-------------|----------|
| SITE PLAN | 01-28-21 |
| SITE PLAN | 01-28-21 |
| | |
| | |
| | |
| | |

| | |
|--------------|----------|
| DRAWN | BBB |
| DESIGNED | BBB |
| APPROVED | MCP |
| P.E. JOB No. | 20-494 |
| SCALE | AS-SHOWN |
| S2 | |

Project:
STORAGE RENTALS OF AMERICA - KALAMAZOO
1515 South 11 Street
Oshtemo Twp., Michigan
49009

Project Sponsor:
Storage Rentals of America
West Palm Beach, FL 33401

Sheet Name:

Landscape Plan

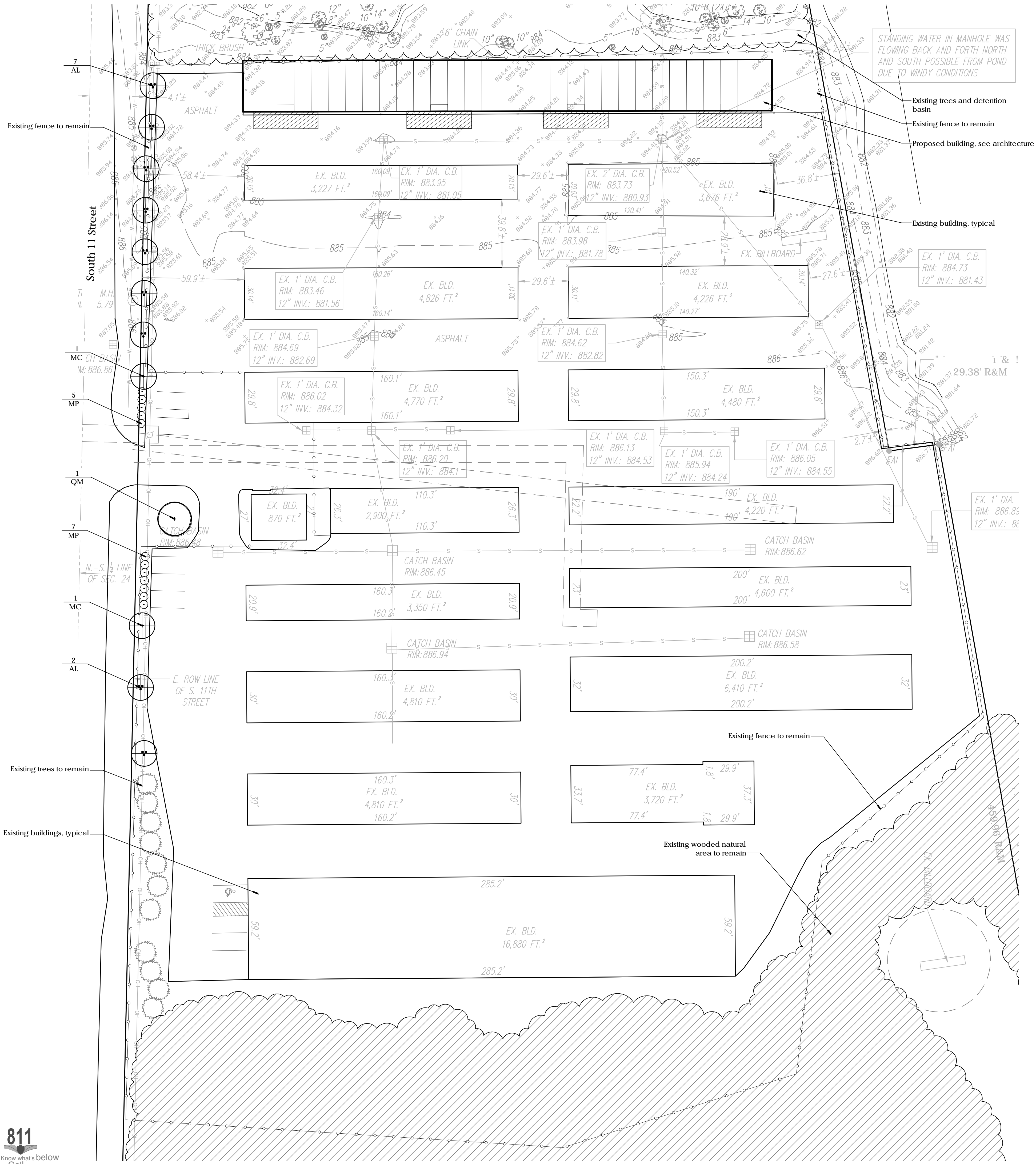
Seal:



Drawn: JG
Checked: JG
Date: 01.2021
Scale: 1" = 10'-0"

Project Number:
21.006
Sheet Number:

L-1



STANDING WATER IN MANHOLE WAS FLOWING BACK AND FORTH NORTH AND SOUTH POSSIBLE FROM POND DUE TO WINDY CONDITIONS

Existing trees and detention basin
Existing fence to remain
Proposed building, see architecture

Existing building, typical

EX. 1" DIA. C.B.
RIM: 886.85
12" INV.: 88

PLANT SCHEDULE

| TREES | | | | | | |
|--------|-----|-----------------------------|---------------------|---------|----------|-------|
| QTY | SYM | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | ROOT |
| 9 | AL | <i>Amelanchier laevis</i> | Downy Serviceberry | 8" ht. | as shown | B&B |
| 2 | MC | <i>Morus 'Coraburst'</i> | Coraburst Crabapple | 2" cal. | as shown | B&B |
| 1 | QM | <i>Quercus macrocarpa</i> | Burr Oak | 2" cal. | as shown | B&B |
| SHRUBS | | | | | | |
| 12 | MP | <i>Myrica pennsylvanica</i> | Northern Bayberry | #3 | as shown | cont. |

Note: 83% of the proposed trees and 100% of the proposed shrubs are a native species to Michigan

Site Landscape Calculations

Landscaping:

1. Per Section 53.150: Provisions for Existing Sites of the Zoning Ordinance, landscaping is required along 11th Street. This applies to the developed portion of the site, approximately 415 linear feet, not the detention pond. Planting requirement is as follows:

- a. Tree planting requirement: 1 canopy tree and 2 understory trees per 100 linear feet of frontage along 11th Street, on the subject property and not in the right of way. At least 75% must be a species that is native to Michigan. Minimum size at planting shall be 2" cal. for canopy trees and 1" for understory trees.
- b. Shrub planting requirement: Shrubs are required only where parking is adjacent to the right of way. A minimum of 1.5 shrubs per parking space are required. At least 50% must be of a species that is native to Michigan. Minimum size at planting is a 2 gallon pot.

CANOPY TREES REQUIRED: 4 (415/100)
CANOPY TREES PROVIDED: 1*

UNDERSTORY TREES REQUIRED: 8 (415/100)x2
UNDERSTORY TREES PROVIDED: 11*

SHRUBS REQUIRED: 11 (7*1.5)
SHRUBS PROVIDED: 12

*NOTE: Due to the existing overhead power lines, the applicant requests to substitute understory trees for the required canopy trees.

Maintenance Notes

ALL LANDSCAPE MATERIALS, INSTALLATION, AND MAINTENANCE SHALL COMPLY W/ ZONING ORDINANCE.

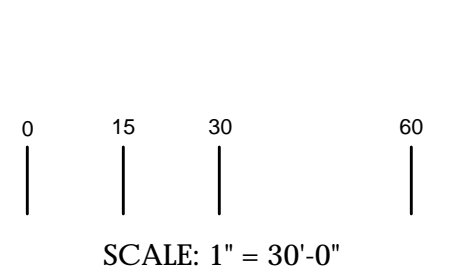
ALL PLANT MATERIAL SHALL BE LOCALLY GROWN OR OF THIS NORTH MIDWEST AMERICAN REGION AND CONFORM TO THE CURRENT AAN STANDARDS. USE NO. 1 GRADE PLANT MATERIAL.

ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION FREE OF WEEDS AND DEBRIS. THE ESTABLISHMENT PERIOD SHALL BE ONE (1) YEAR FROM THE DATE OF APPROVAL OF PLANTINGS BY THE TOWNSHIP. FAILING PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR.

ALL TREE WRAP, STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE WINTER SEASON.

SURVEY PROVIDED BY:
POWELL ENGINEERING, LLC
4700 Commerce Drive
White Lake, MI 48383
248.714.9895
POWELL JOB NUMBER: 20-494
DATED: 01.25.2021

NOT FOR CONSTRUCTION





D-Series Size 1 LED Wall Luminaire



Specifications Luminaire

Width: 13-3/4" (34.9 cm)
 Depth: 10" (25.4 cm)
 Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)
 Depth: 4" (10.2 cm) ELCW Weight: 10 lbs (4.5 kg)
 Height: 6-3/8" (16.2 cm)

Introduction

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSWW1 LED 20C 1000 40K T3M MVOLT DDBXTD

| Series | LEDs | Drive Current | Color Temperature | Structure | Voltage | Mounting | Control Options |
|-----------|---|--|---|---|--|--|---|
| DSWW1 LED | 10C 10 LEDs (low engine) 20C 20 LEDs (high engine) | 350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1.0 A) | 30K 3000 K 40K 4000 K 50K 5000 K AMBC Amber phosphor converted | T2S Type II Short T3M Type III Medium T4M Type IV Medium T5M Type V Medium | MVOLT 120V 208V 277V 347V 480V | Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (fit standard only) PRB PRBFCW PRBFCWV Medium ambient sensor (5-30 mounting height, ambient sensor enabled at 15-30') ELCW Emergency battery backup (includes internal component enclosure, CA Title 20 Noncompliant) | Shipped installed PE Photometric cert. button type DMC 0-10V dimming (see product manual for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht. PIR 180° motion/ambient light sensor, 15-30' mtg ht. PIRFCW Motion/ambient sensor, 0-15' mounting height, ambient sensor enabled at 15-30' PIRFCWV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15-30' ELCW Emergency battery backup (includes internal component enclosure, CA Title 20 Noncompliant) |

Order Options

| Shipped installed | Shipped separately | Finish |
|---------------------------------------|---------------------------|---------------------------------|
| SP Single face (120, 277 or 347V) 10" | BSW Back aluminum splices | SS000 Satin bronze |
| DF Double face (208, 240 or 480V) 10" | VG Vertical guard | DL000 Black |
| HS House side shield | DNAD Natural aluminum | DL000 Black |
| SPD Separate surge protection | DDL Diffused drop lens | DL000 Black |
| | | DW000 White |
| | | DNATD Textured natural aluminum |

Accessories

- NOTES:
 1. 20C, 1000 is not available with PIR, PRB, PRBFCW or PRBFCWV.
 2. MVOLT drive operates on any line voltage from 120-277V (208V/240V).
 3. Single face (SP) requires 120, 277 or 347V voltage option. Double face (DF) requires 208, 240 or 480V voltage option.
 4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRB.
 5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
 6. Photometric (PE) requires 120, 208, 240, 277 or 347V voltage option. Not available with motion/ambient light sensors (PIR or PIRB).
 7. Reference Motion Sensor table on page 3.
 8. Cold weather (20C) rated. Not compatible with standard entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480V voltage option. Emergency components housed in back box housing. Emergency mode (ES) does not function in parallel range (L1-L2).
 9. Not available with SPD.
 10. Not available with ELCW.
 11. Also available as a separate accessory, see Accessories information.
 12. Not available with ELCW.

Mounting Height Note

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

General Note

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

Ordering Note

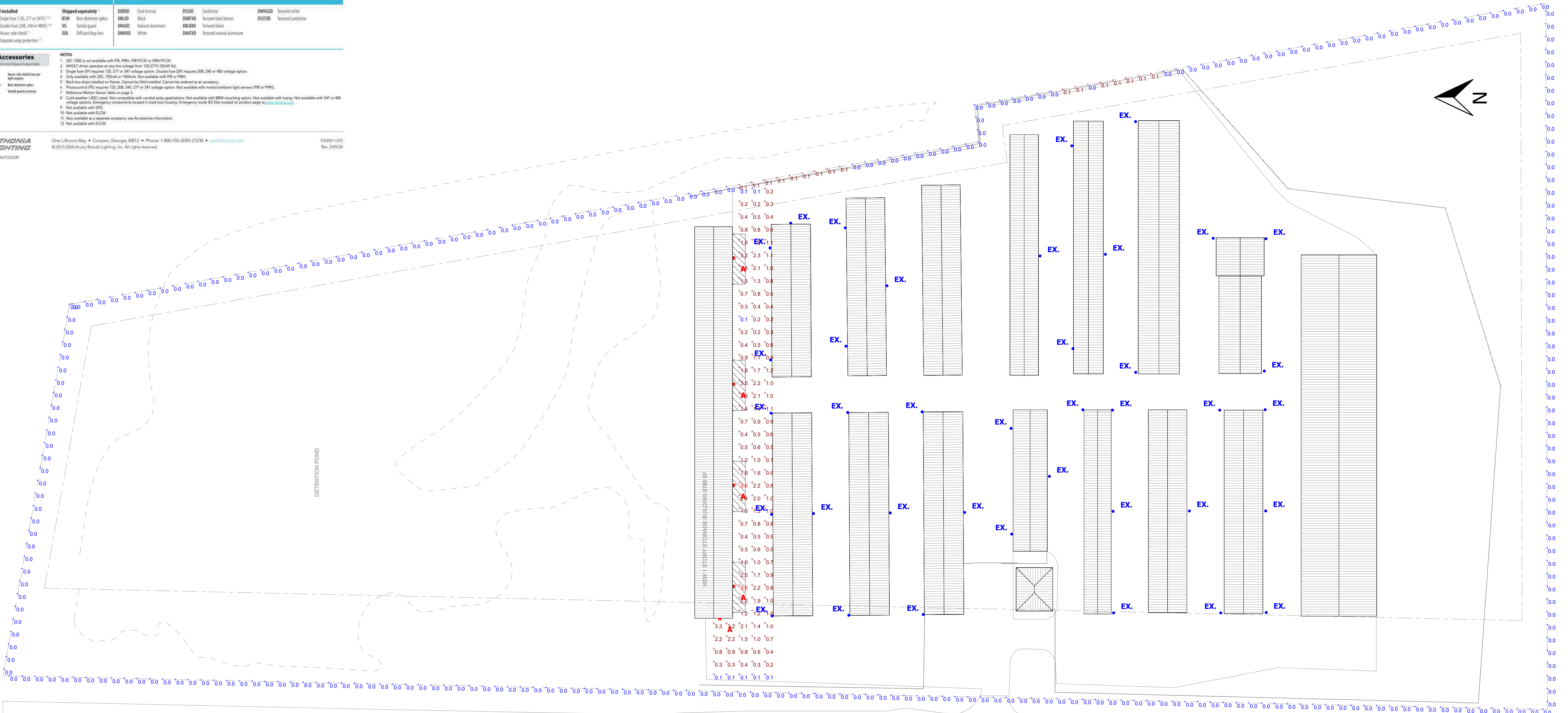
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

| Statistics | | | | | | | |
|--------------------------|--------|--------|--------|--------|---------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min | Avg/Max |
| ADJACENT TO NEW BUILDING | + | 1.1 fc | 3.6 fc | 0.1 fc | 36.0:1 | 11.0:1 | 0.3:1 |
| PROPERTY LINE | + | 0.0 fc | 0.1 fc | 0.0 fc | N/A | N/A | 0.0:1 |


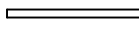






| Schedule | | | | | | | | | | | |
|----------|-------|-----|-------------------|----------------------------------|---|---------|--------------|-----------------|-----|---------|-----------------|
| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Lumens per Lamp | LLF | Wattage | Mounting Height |
| EX. | | 38 | UNKNOWN | UNKNOWN | UNKNOWN | UNKNOWN | 1 | UNKNOWN | 0.5 | UNKNOWN | UNKNOWN |
| A | | 5 | Lithonia Lighting | DSWX1 LED 10C 1000 40K T4M MVOLT | DSWX1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA. | LED | 1 | 3795 | 0.9 | 38.8 | 10'-0" |



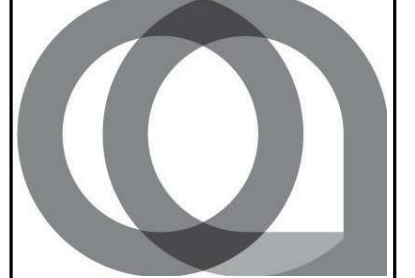
Plan View
 Scale - 1" = 40ft

STORAGE RENTALS OF AMERICA - KALAMAZOO
 PHOTOMETRIC SITE PLAN
 PREPARED FOR: POWELL ENGINEERING
 GASSER BUSH ASSOCIATES
 WWW.GASSERBUSH.COM

PLAN LEGEND

-  NEW WALLS FULL HEIGHT
-  NEW STORAGE SYSTEM PARTITIONS, UP TO +/- 8'-0"
-  STORAGE UNIT WITH ACCESSIBLE FEATURES
-  5 LB FIRE EXTINGUISHER ON WALL BRACKET, WITH SIGN
-  PROPOSED FINISH GRADE, SEE CIVIL
-  6" DIAMETER METAL BOLLARD, CONCRETE FILLED
-  GRIDS "A," "T," "1," & "19" LOCATED AT EXTERIOR FACE OF STUD
-  WINDOW TAG

PROJECT TEAM

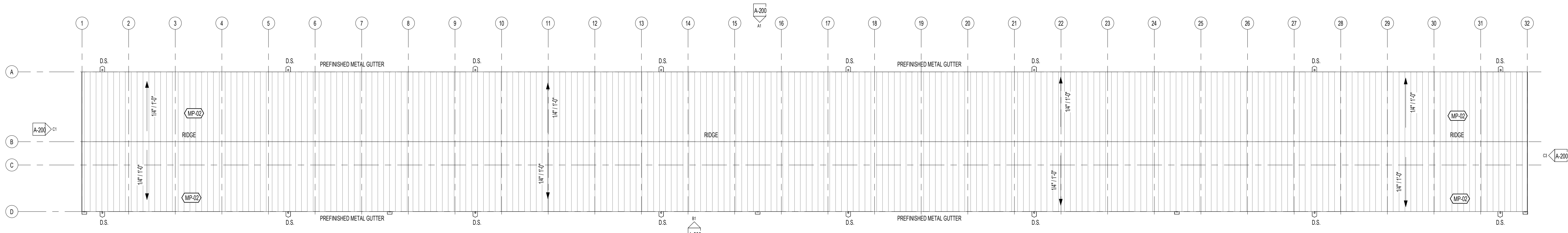


ARCHITECT:
Oliver Architecture
216.245.2661
7100 Euclid Avenue #200
Cleveland, OH 44103
www.oliverarchitect.com

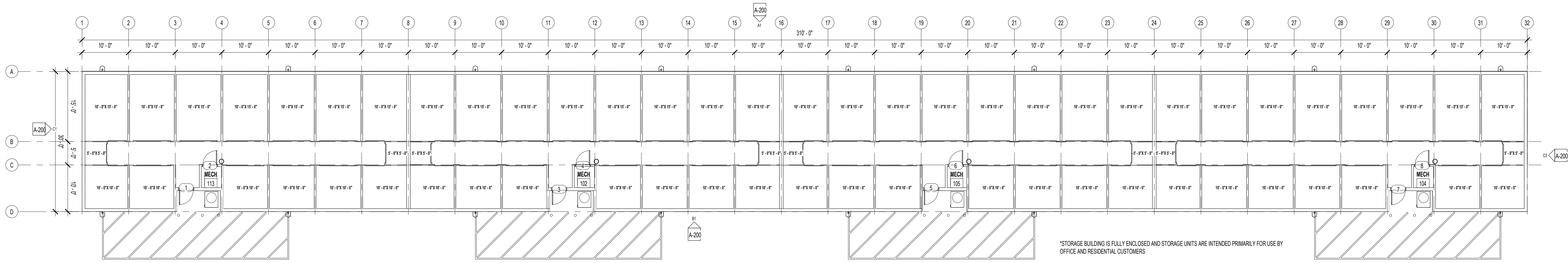
CIVIL ENGINEER:
Powell Engineering & Associates LLC
248.714.9695
4700 Cornerstone Drive
White Lake, MI 48393
powelleng.net

MEP ENGINEER:
Thorson Baker + Associates
330.669.6668
3030 W Streetsboro Road
Richfield, OH 44286
www.thorsonbaker.com

STRUCTURAL ENGINEER:
Thorson Baker + Associates
330.669.6668
3030 W Streetsboro Road
Richfield, OH 44286
www.thorsonbaker.com



B1 ROOF BEARING
3/22' = 1'-0"



A1 FIRST FLOOR
3/22' = 1'-0"

*STORAGE BUILDING IS FULLY ENCLOSED AND STORAGE UNITS ARE INTENDED PRIMARILY FOR USE BY OFFICE AND RESIDENTIAL CUSTOMERS

STORAGE RENTALS OF AMERICA - KALAMAZOO

1515 S 11TH ST
KALAMAZOO, MI 49009-1717

2 SITE PLAN REVIEW REVISION 02/02/2021
1 SITE PLAN REVIEW 01/11/2021

ISSUE DATE



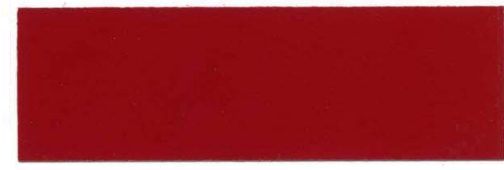
KEVIN A. OLIVER NO. 1301070410
EXPIRES ON: 12/31/2021

FLOOR PLANS

Scale: As indicated
Print Date: 1/29/2021 9:51:09
Sheet: A-100

EXTERIOR MATERIAL SAMPLES:

COLORS



BRITE RED
MP-02

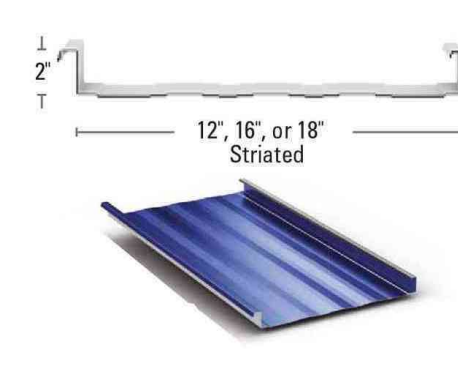


BONE WHITE
MP-01

PROFILES

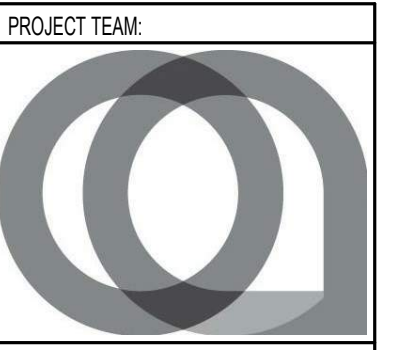


MULTI-V
MP-01



MAXIMA 2"
MP-02

| MATERIAL SCHEDULE | | | | | |
|-------------------|-----------------------------|---|---------------|------------|---|
| MARK | NAME | DESCRIPTION | MANUFACTURER | MODEL | COMMENTS |
| MP-01 | METAL PANEL - WHITE | PREFINISHED RIBBED METAL PANEL WITH EXPOSED FASTENERS | MCELROY METAL | BONE WHITE | MULTI-V SYSTEM |
| MP-02 | STANDING SEAM METAL ROOFING | STANDING SEAM METAL PANEL ROOFING, MAXIMA 2" SYSTEM | MCELROY METAL | BRITE RED | BY METAL BUILDING VENDOR, INCLUDE ALL REQUIRED TRIM AND ACCESSORIES FOR A COMPLETE INSTALLATION |

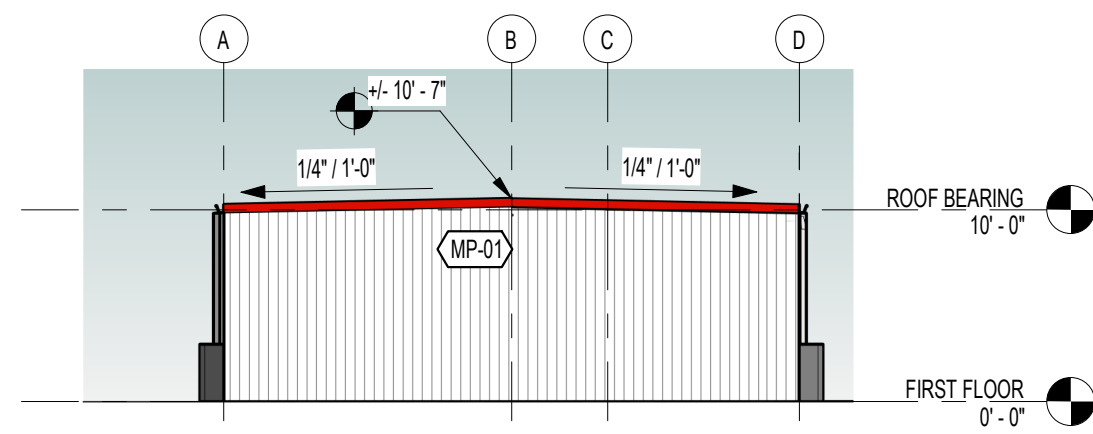


ARCHITECT:
Oliver Architecture
216.245.2661
7100 Euclid Avenue #200
Cleveland, OH 44103
www.oliverarchitect.com

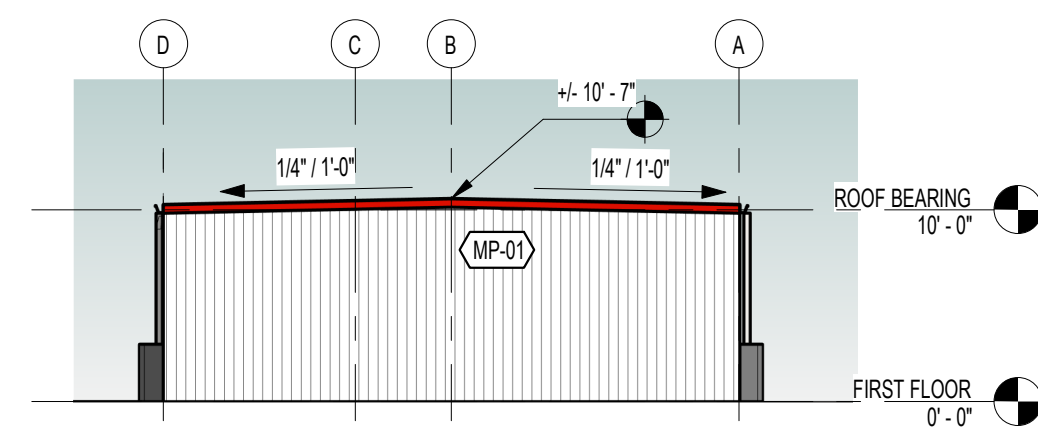
CIVIL ENGINEER:
Powell Engineering & Associates LLC
248.714.9695
4700 Cornerstone Drive
White Lake, MI 48393
powelleng.net

MEP ENGINEER:
Thorson Baker + Associates
330.669.6668
3030 W Streetsboro Road
Richfield, OH 44286
www.thorsonbaker.com

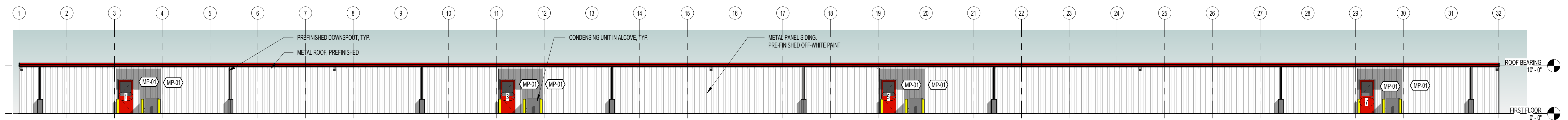
STRUCTURAL ENGINEER:
Thorson Baker + Associates
330.669.6668
3030 W Streetsboro Road
Richfield, OH 44286
www.thorsonbaker.com



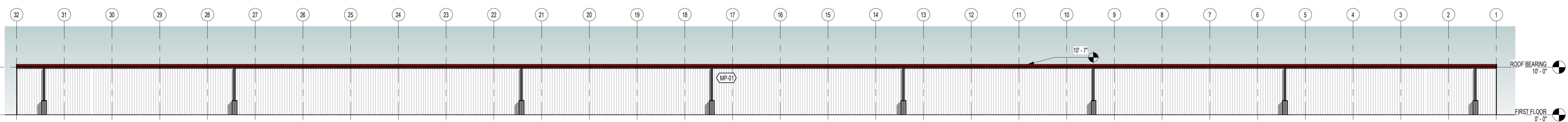
WEST ELEVATION
1" = 10'-0"



EAST ELEVATION
1" = 10'-0"



SOUTH ELEVATION
3/32" = 1'-0"



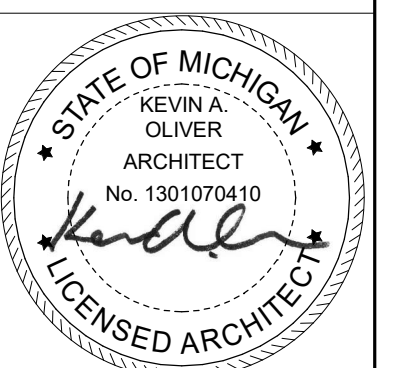
NORTH ELEVATION
3/32" = 1'-0"

STORAGE RENTALS OF AMERICA - KALAMAZOO

1515 S 11TH ST
KALAMAZOO, MI 49009-1717

2 SITE PLAN REVIEW REVISION 02/02/2021
1 SITE PLAN REVIEW 01/11/2021

ISSUE DATE



KEVIN A. OLIVER NO. 1301070410
EXPIRES ON: 12/31/2021

EXTERIOR ELEVATIONS

Scale: As indicated
Date: 1/29/2021 9:51:11
Sheet: A-200