

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

**NOTICE
OSHTEMO CHARTER TOWNSHIP
Zoning Board of Appeals**

**Tuesday,
April 24th, 2018
3:00 p.m.**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Comment on Non-Agenda Items
4. Approval of Minutes: March 27th, 2018
5. **Site Plan Review: (SMT Real Estate Development)**
Matt Welch, of SMT Real Estate Development, is requesting site plan approval for a 5,400 square foot office and interior material storage space. 1023 South 8th Street, parcel number 3905-23-305-040.
6. Any Other Business
7. ZBA Member Comments
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 to respond at a later date.
- 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.

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; it is not required unless the speaker wishes to have their comment recorded in the minutes.

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 or Citizen Comment on 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 is in contravention of any of the principles and procedures set forth herein.

(adopted 5/9/2000)
(revised 5/14/2013)

Policy for Public Comment
6:00 p.m. "Public Comment"/Portion of Township Board Meetings

At the commencement of the meeting, the Supervisor shall poll the members of the public who are present to determine how many persons wish to make comments. The Supervisor shall allocate maximum comment time among persons so identified based upon the total number of persons indicating their wish to make public comments, but no longer than ten (10) minutes per person. Special permission to extend the maximum comment time may be granted in advance by the Supervisor based upon the topic of discussion.

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 to respond at a later date.

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; it is not required unless the speaker wishes to have their comment recorded in the minutes.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 2/27/2001)
(revised 5/14/2013)

**OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

MINUTES OF A MEETING HELD MARCH 27, 2018

Agenda

SITE PLAN REVIEW: (DEVISSER LANDSCAPE ADDITION)

JOEL DEVISSER, OF DEVISSER LANDSCAPE SERVICE, WAS REQUESTING SITE PLAN APPROVAL FOR A 2,000 SQUARE FOOT OFFICE ADDITION AND A 3,000 SQUARE FOOT STORAGE BUILDING EXPANSION. THE SUBJECT PROPERTY IS AT 4014 SOUTH 9TH STREET, PARCEL NO. 3905-35-330-041.

PUBLIC HEARING: VARIANCE REQUEST (SPURR DENTAL)

APPLICANT WAS REQUESTING A VARIANCE FROM SECTION 64.300 OF THE ZONING ORDINANCE TO BE ALLOWED A TEN-FOOT REAR STRUCTURAL SETBACK WHEN 20 FEET IS TYPICALLY REQUIRED. THE SUBJECT PROPERTY IS LOCATED AT 1624 SOUTH DRAKE ROAD, PARCEL NO. 3905-25-231-010.

A meeting of the Oshtemo Charter Township Zoning Board was held on Tuesday, March 27, 2018 at approximately 3:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT:	James Sterenberg, Chair Bob Anderson Nancy Culp Neil Sikora, Vice Chair Anita Smith Bruce VanderWeele
MEMBERS ABSENT:	L. Michael Smith

Also present were Ben Clark, Zoning Administrator, James Porter, Township Attorney, Martha Coash, Meeting Transcriptionist, and four interested persons.

Call to Order and Pledge of Allegiance

Chairperson Sterenberg called the meeting to order and invited those present to join in reciting the "Pledge of Allegiance."

Chairperson Sterenberg welcomed new member Bruce VanderWeele to the ZBA. He also welcomed Planning Department Intern Natalie Bond.

Public Comment on Non-Agenda Items

There were no comments on non-agenda items.

Approval of the Minutes of August 22, 2017

Chairperson Sterenberg asked if there were any additions, deletions or corrections to the minutes of August 22, 2017. Hearing none, he asked for a motion of approval.

Mr. Sikora made a motion to approve the minutes of August 22, 2017 as presented. Mr. Anderson supported the motion. The motion was approved unanimously.

SITE PLAN REVIEW: (DEVISSER LANDSCAPE ADDITION)

JOEL DEVISSER, OF DEVISSER LANDSCAPE SERVICE, WAS REQUESTING SITE PLAN APPROVAL FOR A 2,000 SQUARE FOOT OFFICE ADDITION AND A 3,000 SQUARE FOOT STORAGE BUILDING EXPANSION. THE SUBJECT PROPERTY IS AT 4014 SOUTH 9TH STREET, PARCEL NO. 3905-35-330-041.

Chairperson Sterenberg asked Mr. Clark for his presentation on this request.

Mr. Clark indicated the subject property was granted Special Exception Use permission in 1986 by the Township Zoning Board of Appeals, but existing for some time before then, has been the site of DeVisser Landscape Service for more than three decades. It is comprised of two former single-family homes that have been converted to office use, as well as a handful of purpose-built structures that house equipment and landscaping products. Other installations present on the subject property include a cell phone tower near the south property line, and a handful of outdoor stalls for the storage of additional bulk landscaping materials. Although the property was subject to Special Exception Use when it was zoned for agricultural activity, it has since been rezoned to R-3 in the north, and I-1 in the south. All uses present on the site are now permitted by right in their respective zoning districts.

He said the applicant is seeking Zoning Board of Appeals approval to add onto the northern-most administrative office building, as well as extend the larger storage building to the west towards the back of the subject parcel. Given the size of the desired additions, section 82.000—*Site Plan Review* of the Zoning Ordinance requires approval from a reviewing body, in this case the ZBA.

Mr. Clark said based on Staff review the following required criteria for a home to be put to a non-residential use in the R-3 district are being met by the plan, which also indicates all applicable structural setbacks are being satisfied, and no new site lighting is indicated.

- a. *Any such building must remain compatible in size, height, external design, landscaping and surrounding open space as other residential buildings in the area adjacent and nearest to the proposed use within a radius not to exceed one-half mile.*

- b. *Any interior or exterior lighting shall be of a subdued character with the source not visible from the perimeters of the property and shall be reduced in intensity or eliminated during non-business hours.*
- c. *Required off-street parking and driveways shall be maintained upon the premises, appropriately landscaped and situated in locations least objectionable to adjacent premises, not closer than ten feet to such adjacent premises or within the required front setback areas.*
- d. *Landscaping shall be established in accordance with SECTION 75 between such premises and any adjacent premises utilized for single-family or two-family purposes or, if vacant, zoned for such purposes.*
- e. *Access to and from the premises by motor vehicles shall be designed to accommodate forward movement in each case and no vehicles shall be permitted to back into the abutting private or public street.*

Mr. Clark explained while some issues with the site plan need to be resolved that potentially impact public health, safety, and welfare, Township staff are generally satisfied with the general layout of the site plan as presented and are confident the lingering problems can be administratively resolved. The Staff recommendation was approval of the site plan by the ZBA, but requested the following conditions be attached, to be resolved prior to the issuance of any building permits:

1. The Township Engineer shall be provided with all information necessary to ensure that all storm water will be appropriately managed on-site, per Township standards.
2. The Township Fire Marshall shall be presented with a satisfactory site layout and surface material specifications in order to ensure adequate fire apparatus accommodation.
3. A revised site plan shall be submitted to the Township, showing a pedestrian connection between the expanded office building and the South 9th Street sidewalk.

Chairperson Sterenberg determined there were no questions from Board Members and that the applicant did not wish to speak. He moved to Board Deliberations.

Mr. Anderson confirmed the Fire Marshall will ensure there will be additional accommodation for adequate fire vehicle turn around.

In response to a question from Ms. Smith, Mr. Clark said no additional fire hydrants are required.

Hearing no further comments, Chairperson Sterenberg asked for a motion.

Mr. Anderson made a motion to allow site plan approval for DeVisser landscape service for a 2,000 square foot office addition and a 3,000 square foot storage building

expansion as recommended by Staff and including the three conditions as stated. Ms. Smith supported the motion. The motion was approved unanimously.

PUBLIC HEARING: VARIANCE REQUEST (SPURR DENTAL)

APPLICANT WAS REQUESTING A VARIANCE FROM SECTION 64.300 OF THE ZONING ORDINANCE TO BE ALLOWED A TEN-FOOT REAR STRUCTURAL SETBACK WHEN 20 FEET IS TYPICALLY REQUIRED. THE SUBJECT PROPERTY IS LOCATED AT 1624 SOUTH DRAKE ROAD, PARCEL NO. 3905-25-231-010.

Chairperson Sterenberg moved to the next item on the agenda and asked Mr. Clark for his presentation.

Mr. Clark explained the 3,127 square foot structure, constructed in 2002, located on the .72-acre subject property, currently houses the practice of John Spurr, DDS. Prior to construction of this facility, the property owners created a one-lot plat from the existing parcel, as its small area and narrow frontage yielded it unbuildable according to the Zoning Ordinance at that time. In order to be buildable, a *parcel* in the C-R zoning district would have needed 200 feet of frontage and 50,000 square feet of area. The subject property only possesses approximately 160 feet of frontage on Drake Road, and around 31,363 square feet of area. A *platted lot* in this classification, on the other hand, only requires 120 feet of width at the front setback line and 13,200 square feet of area.

He said the property owner is now looking to expand the dental practice, and wishes to enlarge the building. A number of factors make this exceptionally difficult. The unusually small property size, standard building setbacks in this zoning district, as well as the necessity for a fire truck turn around in front of the building are all factors that markedly limit where a building can be located on the lot. The current placement of the office is the most practical location. Now that there is a desire to enlarge the building, the property owner finds the majority of the available development envelope, factoring in setbacks, landscape buffers, and other site constraints, has already been exhausted.

He added in order to accommodate the desired 765 square foot office addition, which is intended to house three procedure suites and an administrative office, the applicant, on behalf of the owner, is seeking a reduced setback along the west property line, with the intention of constructing the addition approximately ten feet from that boundary whereas 20 feet is the standard minimum distance, per section 64.000: *Setback and Sideline Spacing* of the Zoning Ordinance. This arrangement, the applicant contends, is the most practical way to allow the property owner to reasonably expand the business there, while also having no material impact on adjacent property owners. Given the applicant would like relief from the minimum 20-foot structural setback, it should be noted the required ten-foot-wide landscape buffer area would be preserved.

He walked the group through the criteria for approval and summarized by presenting the following relevant findings to the Zoning Board of Appeals for consideration:

1. Staff is satisfied that reasonable expansion of the existing office building is impractical without relief from the minimum structural setback of 20 feet from the west property line.
2. The primary difficulty informing this variance request—small property size—is a factor that has been understood since the site was vacant. The parcel was platted specifically to render it buildable.
3. Other considerations aside, Staff feels granting the requested variance will *not* compromise public health, safety, and welfare. The property to the west is currently the site of a multi-unit residence, but the parcel itself is commercially zoned. Also, the nature of the use of the subject property is considered low impact.

Given the above findings, Mr. Clark said the variance request before the Zoning Board of Appeals will require careful deliberation and presented the Board with three possible courses of action:

1. Deny the variance, based on the fact that the practical hardship in this case was largely self-created.
2. Approve the variance, acknowledging there is indeed a hardship in place, regardless of provenance. Public health, safety, and welfare would be preserved if the variance is granted, and the spirit of the ordinance upheld.
3. Approve the variance with conditions, possibly requiring additional screening along the west property line. If the Zoning Board of Appeals is inclined to implement this option, staff would recommend evergreen plantings be installed along the west lot line, running 100 feet north from the southwest corner of the subject property. The density and number of plantings necessary to provide sufficient screening can be determined at the time of site plan review.

Chairperson Sterenberg thanked Mr. Clark for his presentation and asked whether Commissioners had questions.

Mr. VanderWeele asked whether additional parking would be required.

Mr. Clark said the site design would need to include some additional parking.

Chairperson Sterenberg confirmed this parcel was the only one in the plat when created, and that there will be adequate access for fire vehicles.

Mr. Clark reported three letters of support for this project were received from owners of immediately adjacent properties to the north, south and west of the property; no one objected. (Note: an additional letter of support was received subsequent to this meeting from the owner of the property immediately adjacent to the east.)

Mr. Anderson asked for clarification of what would occur if the ZBA were to require opaque vegetation screening on the west side of the property.

Mr. Clark indicated Staff would require a vegetation plan from the applicant, and that only conceptual guidance is needed from ZBA, if that body approves the variance with such a condition.

Hearing no further questions from the Board, Chairperson Sterenberg determined the applicant did not wish to speak and there were no public comments. He moved to Board Deliberations.

Mr. Sikora asked whether the dumpster and vehicle parking will encroach on the set back.

Mr. Clark said they are allowed encroach into the building setback, but not the landscape buffer.

Chairperson Sterenberg felt the spirit of the Ordinance would be observed, the public health, safety and welfare secured, and substantial justice done if the variance is granted, particularly if the Board requires vegetation screening and since the neighbor to the west, the most impacted, supports the request.

He also suggested it would be a good idea to talk with the neighbors to the west to ask for their input on screening.

Attorney Porter suggested the Board could condition approval by including direction to add landscaping in coordination with the Planning Department. Planning Department Staff could let the neighbors weigh in.

In response to a question from Ms. Smith, Mr. Clark confirmed the rezoning to commercial means this property is now legal, non-conforming.

Hearing no other comments, the Chairperson asked for a motion.

Mr. Sikora made a motion to grant the requested variance from section 64.300 of the zoning ordinance to allow a ten-foot rear structural setback when 20 feet is typically required as recommended by Staff, including Staff conditions as stated and also requiring additional screening along the west property line in coordination with the Planning Department. Mr. VanderWeele supported the motion. The motion was approved unanimously.

Any Other Business

Approval of 2018 Meeting Dates

Chairperson Sterenberg asked for a motion to approve the ZBA 2018 meeting dates: the fourth Tuesday of each month at 3:00 p.m., with the exception of December, when the meeting will be held on the third Tuesday.

Mr. VanderWeele made a motion to adopt the calendar of meetings as stated. Mr. Sikora supported the motion. The motion was approved unanimously.

2017 ZBA Officer Appointments, Chair and Vice Chair

Mr. Sikora asked if Mr. Sterenberg was willing to continue as Chair for 2018. Mr. Sterenberg indicated he was willing. Mr. Sterenberg nominated Mr. Sterenberg for that office. There were no further nominations.

Mr. Sikora made a motion to elect Mr. Sterenberg to serve as Chair for 2018. Ms. Culp supported the motion. The motion was approved unanimously.

Mr. Sterenberg asked if Mr. Sikora was willing to continue as Vice Chair for 2018. Mr. Sikora indicated he was willing to do so. Mr. Sterenberg nominated Mr. Sikora for that office. There were no further nominations.

Mr. Sterenberg made a motion to elect Mr. Sikora to serve as Vice Chair for 2018. Ms. Culp supported the motion. The motion was approved unanimously.

ZBA Member Comments

In response to a question, Mr. Clark indicated he expected there would be an agenda item for the April meeting.

Adjournment

Chairperson Sterenberg noted the Zoning Board of Appeals had exhausted its Agenda, and there being no other business, adjourned the meeting at approximately 3:35 p.m.

Minutes prepared:
March 28, 2018

Minutes approved:
_____, 2018



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

PLEASE PRINT

PROJECT NAME & ADDRESS

1023 8th STREET

PLANNING & ZONING APPLICATION

Applicant Name : SMY REAL ESTATE DEV. LLC

Company _____

Address PO Box 19217

KALAMAZOO MI 49019

MWelch.Paragon@yahoo.com

E-mail ~~ms@kalamazoo.gov~~

Telephone 269 217 5366 Fax _____

Interest in Property Owner

OWNER*:

Name SEE ABOVE

Address _____

Email _____

Phone & Fax _____

Oshtemo Charter Township
 7275 W MAIN ST
 KALAMAZOO, MI 49009
 Phone : 269-375-4260
 OSHEMOTOWNSHIP.ORG

Received From: SWT
 Date: 02/28/2018 Time: 1:57:15 PM
 Receipt: 140966
 Cashier: LPOTOK

ITEM REFERENCE	AMOUNT
1042 PLANNING ESCROW	
PLANNING ESCROW	\$1,500.00
1088 SITE PLAN REVIEW	
SPR	\$600.00
<hr/>	
SUB-TOTAL	\$2,100.00
<hr/>	
Total Tendered:	\$2,100.00
ORDER #: 41226410	
Credit Card Type Visa	
CC Processing Fee	\$63.00
CREDIT CARD XXXXXXXXXXXXX5665	
Grand Total:	\$2,163.00
Change:	\$0.00

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

- Planning Escrow-1042 \$1,500
- Site Plan Review-1088 \$600
- Administrative Site Plan Review-1086
- Special Exception Use-1085
- Zoning Variance-1092
- Site Condominium-1084
- Accessory Building Review-1083

____ La
 ____ St Signature
 ____ R
 ____ In
 ____ T
 ____ Si
 ____ Other: _____

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary):

Approval of Site Plan for office/warehouse

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

SEE Site PLAN

PARCEL NUMBER: 3905- 23-305-036

ADDRESS OF PROPERTY: 1023 8th St.

PRESENT USE OF THE PROPERTY: VACANT

PRESENT ZONING I-1 **SIZE OF PROPERTY** 1.22 AC

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

Name(s)	Address(es)
<u>FNBANK</u>	<u>348 W. Michigan Ave Kalamazoo MI</u>

SIGNATURES

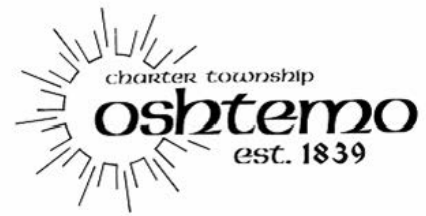
I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting 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.

<u>SMT Real Estate and Development, LLC</u>	<u>2-26-18</u>
Owner's Signature (* If different from Applicant)	Date
<u>SMT Real Estate and Development, LLC</u>	<u>2-26-18</u>
Applicant's Signature	Date
<u>Tommy Payne</u>	<u>2-26-18</u>

PLEASE ATTACH ALL REQUIRED DOCUMENTS

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

April 18th, 2018



Meeting Date: April 24th, 2018

To: Oshtemo Township Zoning Board of Appeals

From: Ben Clark, Zoning Administrator

Applicant: Matt Welch, SMT Real Estate Development

Owner: SMT Real Estate Development

Property: 1023 South 8th Street, parcel number 3905-23-305-040

Zoning: I-1: Industrial District, Manufacturing/Servicing

Request: Site plan review for a new 5,400 square foot office and materials storage facility.

Section(s): 41.000—I-1: Industrial District, Manufacturing/Servicing; 82.000—Site Plan Review

Project Name: 1023 South 8th Street

PROJECT SUMMARY

Located on the east side of South 8th Street, approximately 600 feet south of KL Avenue, the applicant is seeking site plan approval to construct a new 5,400 square foot facility on a 57,000 square foot site which will be composed of 576 square feet of office space and 4,824 square feet of materials storage and processing space. Located in the *I-1: Industrial District, Manufacturing/Servicing* both proposed uses are permitted by right, necessitating site plan review and approval from the Zoning Board of Appeals.

To the north of the project site is a multi-tenant, light industrial building, also owned by SMT; to the east is the SPCA of Southwest Michigan's shelter facility; a 151-foot wide railroad right-of-way lies to the south; and across South 8th Street to the west is a storage building and the recently-completed Meadow Run Knoll dog service facility. All adjacent properties are likewise zoned as I-1.

GENERAL ZONING COMPLIANCE

The general layout of the site satisfies all applicable requirements of the Oshtemo Township Zoning Ordinance—the building's proposed location is within the acceptable setback envelope, as illustrated on the site plan. Building-mounted exterior light fixtures are proposed, and the applicant has provided adequate documentation attesting to compliance with the applicable lighting standards detailed of the ordinance.

The I-1 zoning district does allow outdoor storage of materials—up to an area equal in size to the primary structure's footprint—but no such accommodations are illustrated on the proposed plan. If the applicant would like to establish such an ancillary use in the future, an amended site plan would be required.

SITE ACCESS, CIRCULATION, AND PARKING

The project site will be accessed using an existing driveway to South 8th Street that currently services the extant building to the north. Township staff unreservedly endorse this design consideration, as allowing multiple sites to share a single curb cut generally promotes a level of traffic safety that could be otherwise undermined by multiple connections to the public roadway. It is staff's understanding that the project site is in the process of being split off into its own parcel but that the two resultant properties will remain under common ownership for the time being. While this is feasible, staff does suggest that prior to any future sale of either or both properties, the current owners should draft and record a shared access and maintenance agreement for the two parcels, as the new property line will bisect the common driveway.

On site, vehicle parking will be located in front of the structure, with two overhead doors for deliveries and outgoing shipments in the back. Per Township staff calculations, a minimum of six parking spaces are required, per section 68.000: *Off Street Parking* of the Zoning Ordinance. Eight spaces are provided.

LANDSCAPING

Aside from a few typographical errors on the landscape plan, staff has determined that the document is satisfactory, and that all necessary perimeter buffer yards have been planned. Likewise, the required amount of interior landscaping is illustrated on the plan. Regarding necessary plantings, Township ordinance standards have been satisfied, and it is also worth noting that two existing mature maple trees along the South 8th Street frontage will be preserved.

ENGINEERING

The Township Engineer's review of the site plan is ongoing, but the stormwater management design for the site does appear to be generally acceptable. There is also some question as to how the new structure will connect to the recently-installed sanitary sewer network along South 8th Street. Staff is confident that such considerations can be administratively resolved with no meaningful impact on the site layout as presented.

FIRE DEPARTMENT

The Township Fire Marshal has reviewed the proposed site plan for both adequate water service and suitable fire truck accommodation. A hydrant is already present in the public right-of-way near the southwest corner of the site, and this single facility does provide sufficient coverage for the subject property. The Fire Marshal is also satisfied that the site, as designed, will be provide adequate space in which to maneuver fire apparatus.

RECOMMENDATION

Generally satisfied with the project site plan as presented to the Zoning Board of Appeals, staff recommends approval to the body, but does ask that the following conditions be applied, to be resolved administratively *prior* to the issuance of a building permit:

1. The Township Engineer shall be satisfied that no additional changes to the site plan are necessary to ensure proper stormwater management and utility connections.
2. Any textual errors or omissions present on the landscape plan shall be corrected, and the Township provided with a revised plan.

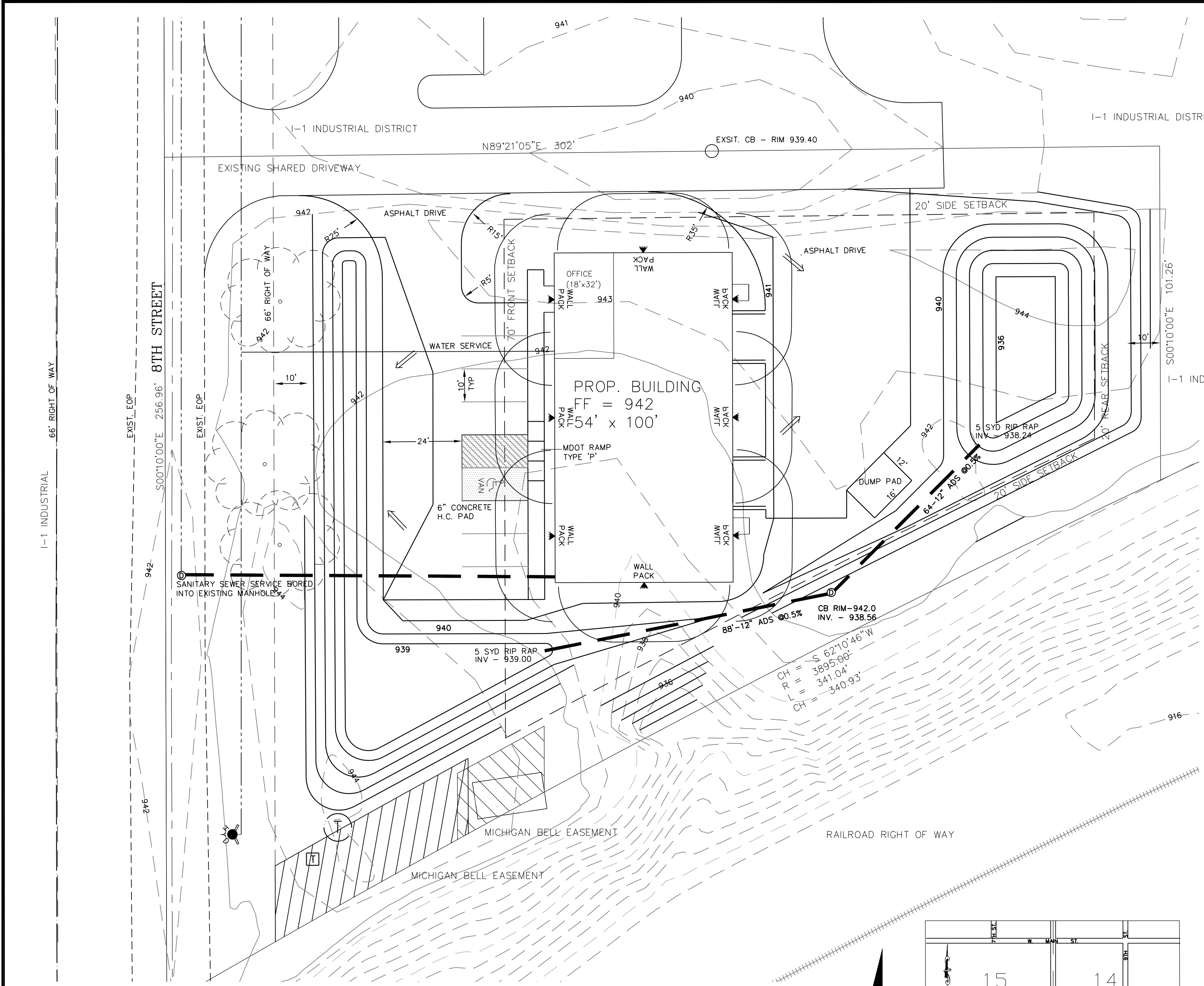
Respectfully Submitted,



Ben Clark
Zoning Administrator

Attachments:

- Application
- Site plan excerpt
- Building elevation illustration
- Aerial map



NOTES:

1. SITE BENCHMARKS (PROVIDED BY: WIGHTMAN & ASSOCIATES)
2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-482-7171.
3. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY: WIGHTMAN & ASSOCIATES
4. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH: LOCAL STANDARDS
5. SIGNS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL STANDARDS AND SPECIFICATIONS.
6. INSTALL HANDICAP PARKING, AND SIGNAGE PER ADA AND MICHIGAN BARRIER FREE STANDARDS.
7. ALL PAVEMENT MARKINGS MUST CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

SITE DATA:

SITE ZONING:	I-1 INDUSTRIAL DISTRICT
SITE USE:	OFFICE / WAREHOUSE
SITE AREA:	1.22± ACRES
BUILDING AREA (FIRST FLOOR):	5,400 SQ.FT.
BUILDING HEIGHT:	30' @ PEAK
BUILDING/PARKING AREA:	15,700 SF (IMPERMEABLE) - 41%
LAWN/GRAVEL AREA:	37,400 SF (PERMEABLE)
SITE BUILDING SETBACKS:	
FRONT:	70'
REAR:	20'
SIDE:	20'

PROPERTY OWNER:

SMT REAL ESTATE DEVELOPMENT
 6811 WEST KL AVENUE
 KALAMAZOO, MI 49009
 269-353-0666

PARKING DATA:

PARKING REQUIREMENTS:
 OFFICE - 1 SPACE PER 150 SF
 WAREHOUSE - 1 SPACE PER 1500 SF
 PARKING REQUIRED:
 680 SF OFFICE/150 SF X 70% UFA = 3 SPACES
 4720 SF WAREHOUSE/1500 SF = 3 SPACES
 1 HANDICAP SPACE PER 25 REGULAR SPACES = 1 SPACE
 PARKING PROVIDED:
 REGULAR PARKING = 7 SPACES
 HANDICAP PARKING = 1 SPACES - VAN ACCESSIBLE
 TOTAL PARKING = 8 SPACES

PAINT STRIPING LEGEND:

SYSL/4" = SINGLE YELLOW SOLID LINE / 4" WIDE EACH
 REFER TO A.D.A./MICHIGAN BARRIER FREE STANDARDS FOR HANDICAP STRIPING

SIGHT LIGHTING:

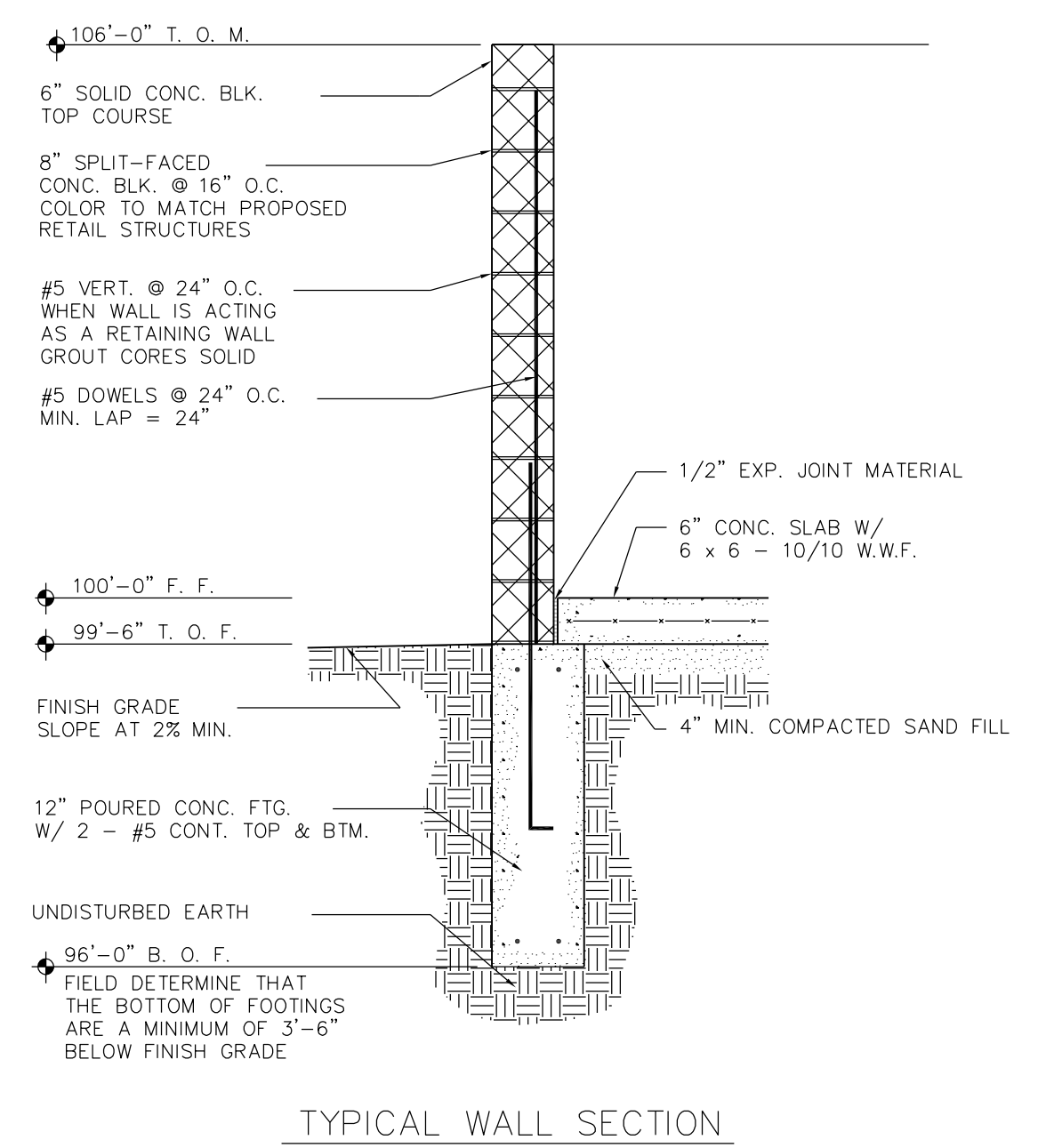
LIGHTING SPECIFICATIONS AND PHOTOMETRICS SUPPLIED
 SEE PLAN LOCATION FOR 0.1 LUMENS
 SHARP CUT OFF LIGHTS TO BE USED IN REAR

SITE DESIGN CALCULATIONS:

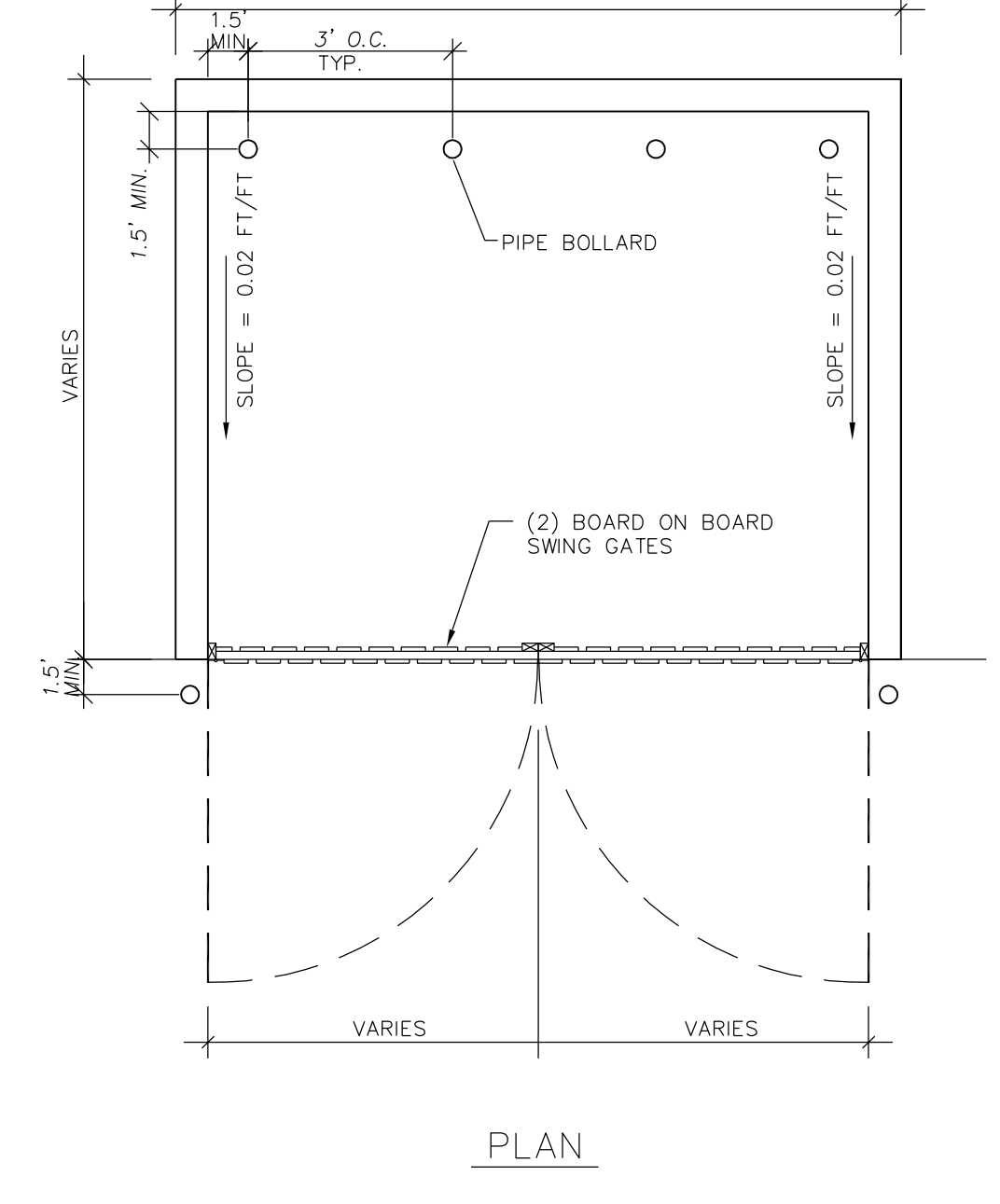
RETENTION BASIN
 15,700 SF IMPERMEABLE @ 0.9, 37,400 SF PERMEABLE @ 0.15
 25 YR / 24 HR STORM: 4.82 IN
 COMPOSITE 'C': .37
 V = 8,360 CF REQ. (SEE SPREADSHEET)
 V = 9,960 CF PROVIDED @ 940 ELEVATION
 SOILS - USGS, KALAMAZOO LOAM, 2%-6%

PROPERTY DESCRIPTION:

TAX ID: 05-23-305-036 (SEC 23-2-12)
 COMM AT W 1/4 POST TH S00°10'00"E ALG W SEC LI 510' TO POB;
 TH N89°21'05"E 302' TH S00°10'00"E 101.26' TO NLY ROW OF AMTRACK RR TH
 SWLY ALG SD ROW 341.04' ALG A CURVE TO LEFT WI A RAD OF 3895' AND
 CH BEARING S62°10'48"W TH N00°10'00"W 256.96' TO THE POB
 VARIES

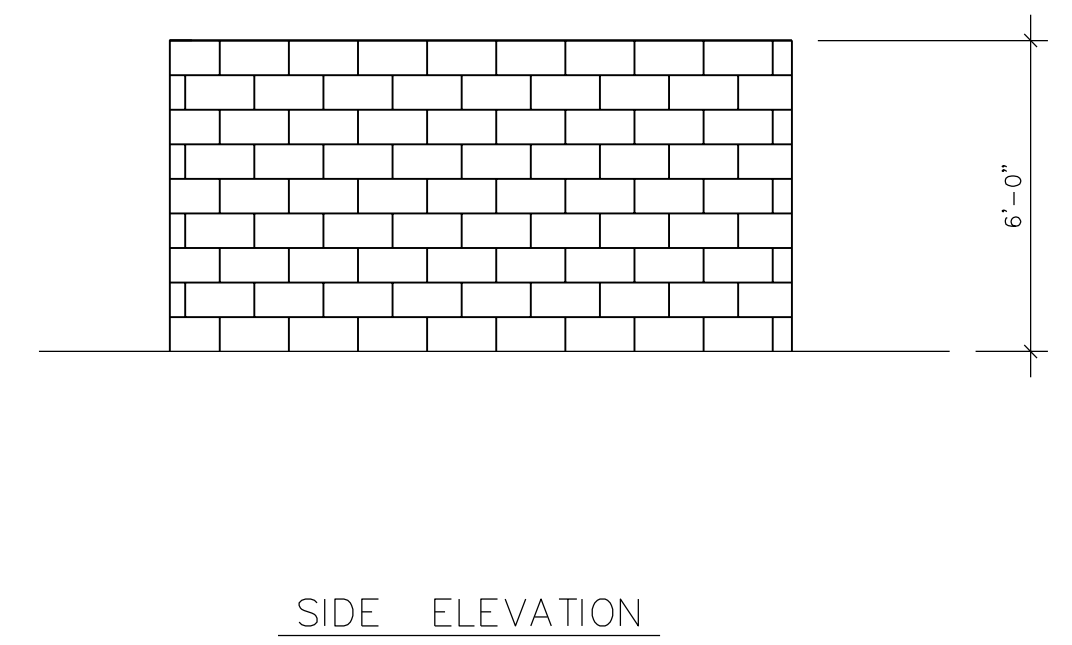


TYPICAL WALL SECTION

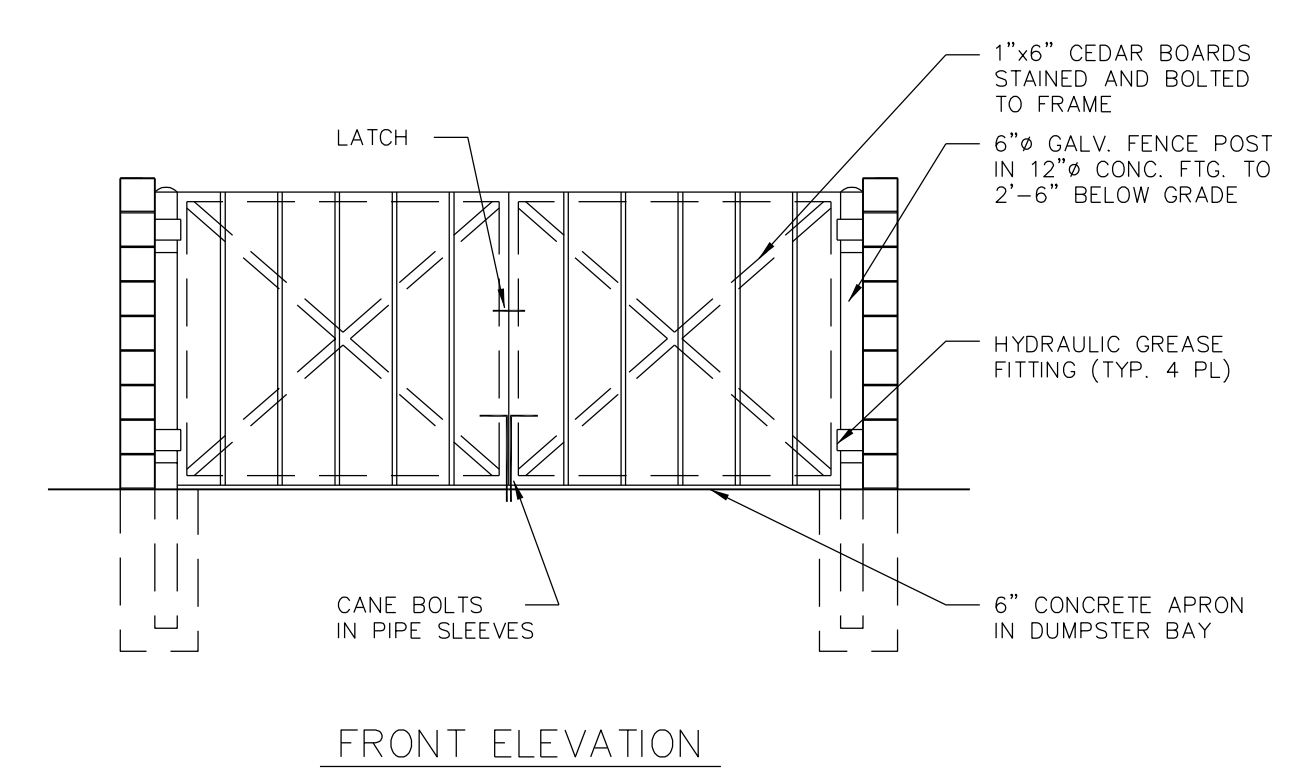


PLAN

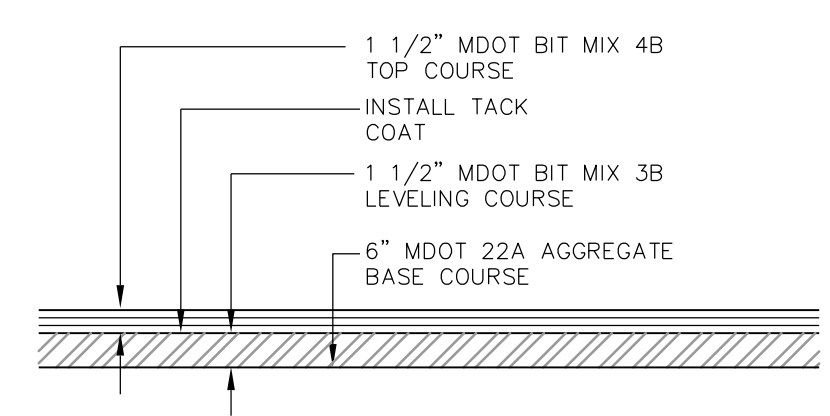
NOTE:
 COORDINATE W/ OWNER THE EXACT MASONRY BLOCK TYPE, PRIOR TO CONSTRUCTION.



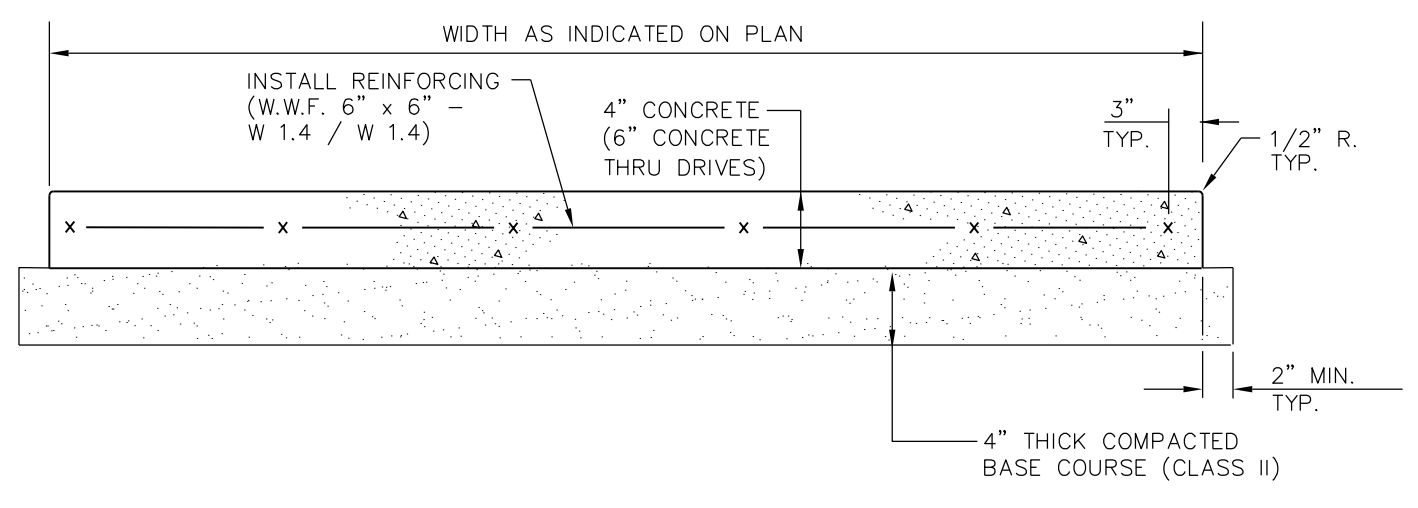
SIDE ELEVATION



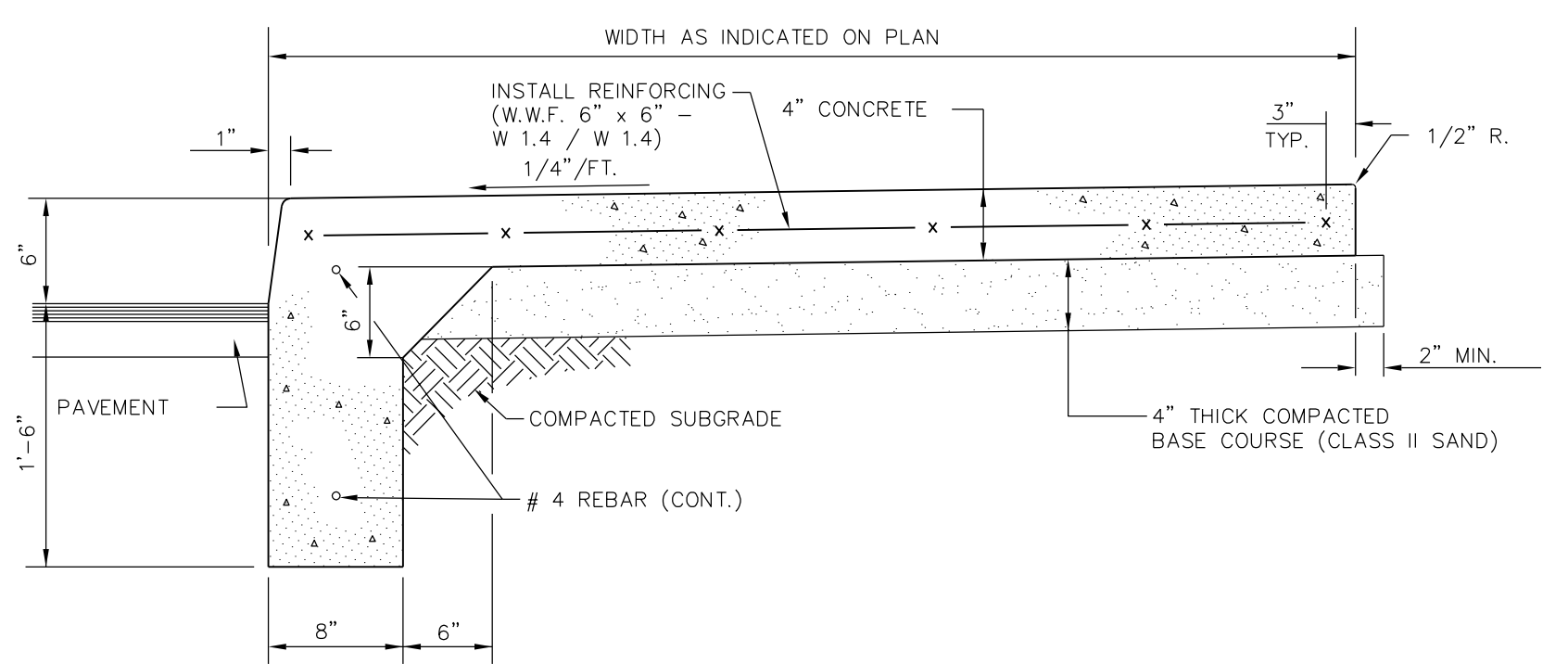
FRONT ELEVATION



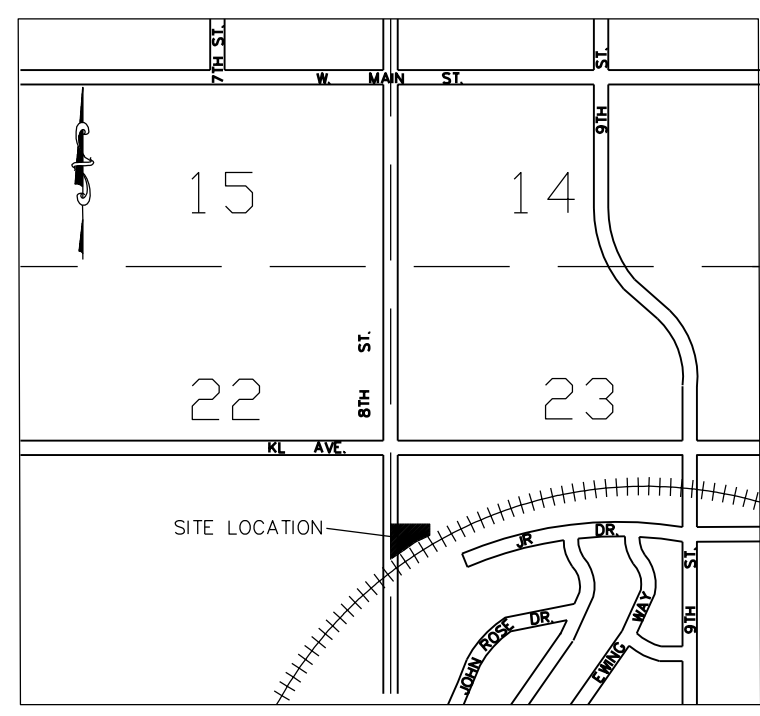
PAVEMENT SECTION



STANDARD SIDEWALK DETAIL



THICKENED EDGE SIDEWALK DETAIL



VICINITY MAP

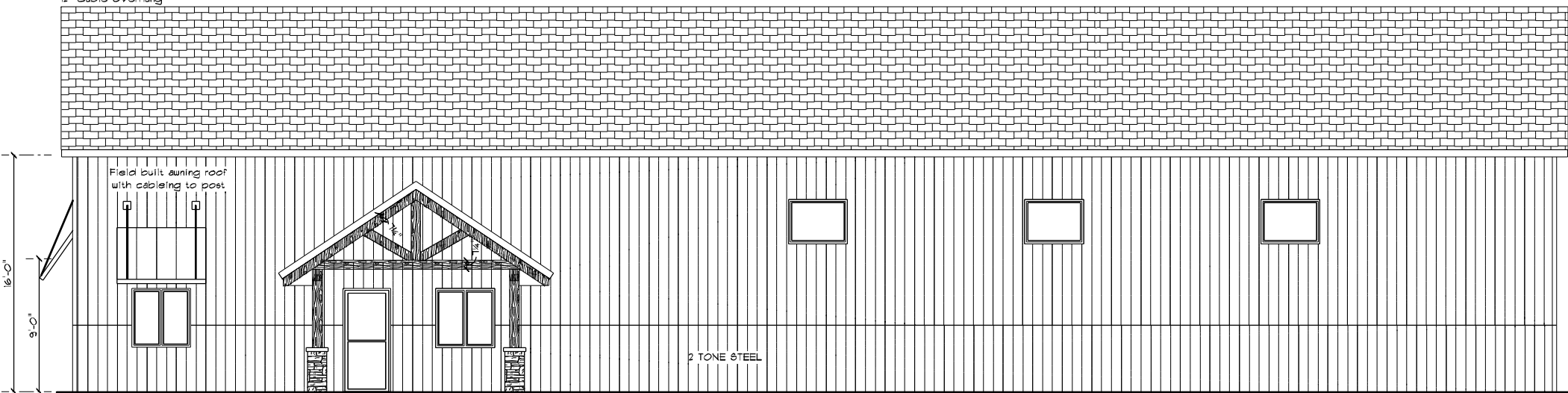
REVISIONS:	DATE:	BY:
OSHTEMO TOWNSHIP REVIEW	3/26/2018	TAW
OSHTEMO TOWNSHIP REVIEW	4/11/2018	TAW

CIVICA ENGINEERING
 1905 E. Centre Street, Ste. C • Portage, Michigan 49702
 (269) 760-6688

SITE LAYOUT AND GRADING PLAN
SMT REAL ESTATE DEV.
1023 8TH STREET
 OSHTEMO TOWNSHIP, MICHIGAN

DESIGNED BY:	TAW	DATE:	5/17/16
DRAWN BY:	TAW	DATE:	5/17/16
CHECKED BY:	TAW	DATE:	5/17/16
HORZ. SCALE:	1" = 20'		
VERT. SCALE:	N/A		
FILE:	1028-2		
SHEET NUMBER:	C-1		

24" Eave Overhang
12" Gable Overhang



2 TONE STEEL





FRONT ELEVATION

SCALE: 0.105" = 1'-0"

1023 South 8th Street

W KL AVE

S 8TH ST

-  Subject Parcel
-  Other Property Line
- Right-of-Way:*
 -  Public
 -  Railroad

0 75 150 300 Feet

