



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

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

**MEETING WILL BE HELD IN PERSON  
AT OSHTEMO TOWNSHIP HALL  
7275 W MAIN STREET**

Masks Are Optional in Oshtemo Township Buildings

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

**THURSDAY, NOVEMBER 16, 2023  
6:00 P.M.**

**AGENDA**

1. Welcome and Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes: October 26, 2023
6. 2024 Meeting Dates
7. **Public Hearing – Special Use and Site Plan – Friendship Animal Hospital**  
Hansen Building and Design Corporation, on behalf of Dr. Laura Billings, is requesting site plan and special use approval to construct a 5,614 square foot veterinary and small animal clinic at 2999 S 11<sup>th</sup> Street.
8. Work Session:
  - a. Continued Discussion: Private Street Ordinance
  - b. Continued Discussion: MU District
  - c. Introduction: 57.80 Keeping of Livestock and Honey Bees
9. Other Updates and Business
10. 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](mailto:oshtemo@oshtemo.org)), walk-in visits, or by appointment.
- b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be Board discussion prior to call for a motion. While comments that include questions are important, depending on the nature of the question, whether it can be answered without further research, and the relevance to the agenda item at hand, the questions may not be discussed during the Board deliberation which follows.

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

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

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

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

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

Questions and concerns are welcome outside of public meetings during Township Office hours through phone calls, stopping in at the front desk, by email, and by appointment. The customer service counter is open from Monday-Thursday, 8 a.m.-1 p.m. and 2-5 p.m., and on Friday, 8 a.m.–1 p.m. Additionally, questions and concerns are accepted at all hours through the website contact form found at [www.oshtemo.org](http://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](mailto:oshtemo@oshtemo.org) and it will be directed to the appropriate person.

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

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

**OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION**

**DRAFT MINUTES OF A MEETING HELD OCTOBER 26, 2023**

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**Agenda**

**PUBLIC HEARING – CONDITIONAL REZONING – 8469 STADIUM DRIVE**

**Khem Virk was requesting to conditionally rezone 8469 Stadium Drive, from its current split zoning of R-2, Residence, and C, Local Business District to C, Local Business District, to facilitate the redevelopment of the property into a 7,500 square foot, multi-tenant commercial building.**

**WORK SESSION: Private Drive/Street Ordinance Update**

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A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, October 26, 2023, commencing at approximately 6:00 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

**ALL MEMBERS**

**WERE PRESENT:**

Phil Doorlag, Chair  
Deb Everett  
Zak Ford, Township Board Liaison  
Scot Jefferies  
Micki Maxwell, Vice Chair  
Scott Makohn  
Alistair Smith

Also present: Jim Porter, Township Attorney, Leeanna Harris, Zoning Administrator, Colten Hutson, Zoning Administrator, Suzanne Schulz, representative of Progressive AE, and several members of the public.

**Call to Order and Pledge of Allegiance**

Chairperson Doorlag called the meeting to order at 6:00 p.m. and invited those present to join in the Pledge of Allegiance.

**Approval of Agenda**

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

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

**Public Comment on Non-Agenda Items**

Mr. Curt Aardema, AVB, 4200 W. Centre Avenue, said he had marked up a draft of the MU District document with comments for consideration in an effort to be efficient, distributed copies to Commissioners, and said he would provide copies to the Township office as well.

The Chair thanked him and said Commissioners would review the documents for future discussion.

**Approval of Minutes: September 14, 2023**

Chairperson Doorlag asked if there were additions, deletions, or corrections to the Minutes of the Meeting of September 14, 2023.

Hearing none, he asked for a motion.

Mr. Ford **made a motion** to approve the Minutes of the Meeting of September 14, 2023 as presented. Mr. Smith **seconded the motion**. The **motion was approved** unanimously.

Chairperson Doorlag moved to the next agenda item and asked Ms. Harris for her presentation.

**PUBLIC HEARING – CONDITIONAL REZONING – 8469 STADIUM DRIVE**

**Ms. Harris said Khem Virk was requesting to conditionally rezone 8469 Stadium Drive, Parcel No. 3905-33-402-341, from its current split zoning of R-2, Residence, and C, Local Business District to C, Local Business District, to facilitate the redevelopment of the property into a 7,500 square foot, multi-tenant commercial building.**

Ms. Harris indicated that presently, the 1.58-acre property at 8469 Stadium Drive is dual-zoned C: Local Business District on the northern section and RR: Rural Residential on the southern section. The applicant wished to rezone the entire property to C: Local Business District in order to redevelop the property.

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

**Article 66 — Conditional Rezoning Considerations**

Ms. Harris summarized the conditions the applicant was proposing for rezoning of the property at 8469 Stadium Drive:

1. The conditional rezoning will be tied to the site plan approved by the Township Planning Commission.
2. Permitted uses will be limited to the following indicated in the C - Local Business District:
  - a. Any business primarily for the retail sale of merchandise or services in which any manufacturing, assembling, or fabricating is merely incidental to and an unsubstantial part of said business.
  - b. Banks, credit unions, savings and loan offices and similar financial institutions.
  - c. Offices.
  - d. Laundromats and dry-cleaning establishments, excluding those establishments providing cleaning services for other laundromat and dry-cleaning establishments.



- e. Medical clinics.
  - f. Pet shops.
  - g. Houses of worship.
  - h. Commercial Center
  - i. Accessory buildings and uses customarily incidental to the foregoing.
3. Permitted uses with conditions and special uses will remain as allowed by the C – Local Business District.

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

1. Master Plan Designation

The Township's adopted 2017 Future land Use Map designates 8469 Stadium Drive and the properties to the north, northeast, and east as Neighborhood Commercial. The Desired Future Development Pattern for "Neighborhood Commercial" as outlined in the Master Plan are:

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

"Neighborhood Commercial" is described as low intensity commercial and retail establishments. Specifically, the Future Land Use category of Neighborhood Commercial is intended to support the Rural Preservation Strategy of the Plan. Per this strategy, locally oriented service establishments would be appropriate. She noted there is no existing zoning district within the Township Ordinance that accomplishes the goals of the Neighborhood Commercial designation. As is, the C, Local Business zoning classification allows for uses that would be well outside the desired character for the area. This is why only roughly half of the site is currently zoned straight commercial so as to limit the scale of development at this site.

A conditional rezoning for the entirety of the property is appropriate to ensure is approved is tailored to the desired goals and outcomes for the area. In their conditions the applicant has tailored the permitted uses to be more in line with the vision of the Master Plan's Neighborhood Commercial designation. In addition, by tying the rezoning to a site plan for a 7,500 square foot, three-unit building, the reviewing body is guaranteed a specific development and design for the site. In reviewing the proposed site plan, staff deemed the proposed development and building

scale compatible with adjacent land uses. The proposed rezoning conditions honor the intent and are consistent with the Master Plan's Neighborhood Commercial designation.

2. Consistency of the Zoning Classification in the General Area

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

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

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

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

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

4. Utilities and Infrastructure

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

5. Reasonable Use under Current Zoning Classification

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

is the reason for the conditional rezoning request.

6. Effects on Surrounding Property

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

Ms. Harris then walked through the staff analysis of **Section 64: Site Plan Review: General Zoning Compliance:**

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

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

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

Access and Circulation

*Access:* The property currently has an access point off Stadium Drive. To improve safety, the applicant has moved the access point to South 5<sup>th</sup> Street. Circulation aisles within the proposed site plan are approximately 24 feet wide and have safe turning radii, with a 30-foot entrance width from South 5<sup>th</sup> Street. Fire engines and other vehicles have ample space and circulation if

emergency response is needed. Oshtemo's Fire Marshal reviewed the proposed layout and had no concerns in terms of access and circulation. Ms. Harris noted all driveways will need to be reviewed and approved by the Road Commission of Kalamazoo County and that an approved driveway permit will need to be submitted prior to building permit issuance.

Additionally, she said the applicant provided a letter of intent in accordance with Article 52.140 requesting a deviation from the requirements in Article 52.60 that states loading and unloading areas shall be to the rear of the building. The applicant requested to locate the loading and unloading areas to the east side of the building with the following three provided reasons:

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

Ms. Harris indicated the requested deviation appropriate given the site's layout and location between three streets.

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

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

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

### Building Design

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

*Fencing:* No fencing was proposed.

*Lighting:* A lighting and photometric plan was provided that meets all lighting ordinance requirements.

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

#### Landscaping

A landscaping plan was submitted that meets all landscape ordinance requirements.

#### Engineering

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

#### Fire Department

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

### **RECOMMENDATION:**

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

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

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

1. Planning Commission to grant a deviation from the requirements in Article 52.60 that states that loading and unloading areas shall be to the rear of the building. Permitting loading/unloading areas to be on the east side of the building.
2. An approved driveway permit from the Road Commission of Kalamazoo County shall be submitted to the Township prior to building permit issuance.
3. The existing access point on Stadium Drive shall be closed.
4. Sidewalk connections shall be coordinated with the Oshtemo Township Public Works department

- and installed prior to occupancy.
5. Updated elevation drawings, including façade materials and colors, shall be provided to the Township prior to building permit issuance.
  6. All signage shall be reviewed separately by staff through the Township's sign permit application process after site plan approval.
  7. An approved SESC permit shall be provided to Oshtemo Township prior to building permit issuance.
  8. A 20' public utility easement is proposed and will need to be recorded and submitted to the City of Kalamazoo and Oshtemo Township.
  9. The installation of all utilities shall be coordinated with the appropriate corresponding agency.

Chairperson Doorlag thanked Ms. Harris for her presentation and asked if the easement for water was only along Stadium Drive.

She suggested he ask the applicant.

Mr. Jefferies asked how this request differs from a similar one the Commission denied recently.

Ms. Harris said this request is different in size and scale, being closer to the size of other buildings in the area as well as less intensity of use.

The Chair expanded that the previous request was for a 12,000 sq ft building for one tenant; this request is for a total of 7,500 square feet for three businesses.

Mr. Jefferies said it was desirable to retain the rural character.

Chairperson Doorlag said as this property is on two street frontages, the buffer is not as critical here. The look and feel of the parcel is different than the one that is on Stadium Drive only, and it is best practice to move the drive to 5<sup>th</sup> St.

Mr. Jefferies asked if the penetrator St. on Yucca is being abandoned.

Ms. Harris said it is still currently plotted.

Attorney Porter noted the property owner is planning to reverse that in the future.

As there were no further questions, the Chair asked if the applicant wished to speak.

Mr. Tyler Cravens, Mid-State Engineering of Delton MI, said the overall goal is to provide a better building with more goods and services for residents. He noted a 20 foot water easement is needed as two public fire hydrants will need to be installed.

Mr. Jefferies asked if there is any thought the entire building could be a larger convenience store.

Mr. Cravens said neither another convenience store nor an expansion is planned. He also confirmed the back door would be used by employees only. Customers will park in the rear and follow a sidewalk to the front door.

Mr. Jefferies asked if there might be a drive-thru in the future.

Mr. Cravens said a coffee shop or restaurant is prohibited, so there will be no drive-thru added.

Mr. Everett asked what the process would be if the applicant wishes to change an approved plan.

Attorney Porter said in such a case the applicant would have to come back to the Commission with a request to change the conditional rezoning and the site plan.

He also confirmed for Mr. Jefferies that the conditional zoning would follow the property regardless of who owns it.

Hearing no further questions, the Chair moved to a Public Hearing.

Mr. Larry Cruz spoke, indicating he lives across the Street from 5<sup>th</sup> Street. He expressed concern about septic issues, an increase in traffic noise, that people currently drink while sitting in the parking lot waiting for the store to open, that there are already many traffic accidents in that area, whether open store hours will be limited, a concern that his property taxes may be increased as a result of the new building, and a suggestion that a back-up system be provided to power the store out of concern about power outages causing spoiled food merchandise.

Ms. Denise Runge said she lives across from EZ Mart and often hears screechy tires; there are many accidents, and she is most worried about the noise from a building three times the size of the current business. She also picks up trash every day left by store customers and expects that to increase. She was also concerned about her property's value.

Hearing no further comments, Chairperson Doorlag closed the Public Hearing and moved to Board Deliberations.

Mr. Jefferies said he sees the benefits to safety and traffic concerns if the 5<sup>th</sup> Street access change is made; success of the access/use for parking lot loading and unloading will depend on the owner managing it with drivers.

Mr. Ford agreed that traffic safety should improve with the change to 5<sup>th</sup> St. access.

Chairperson Doorlag thought it might be valid to limit hours of operation, but Attorney Porter said there is no limitation on open hours in the Township's ordinance and noted that conditions requested by the applicant by law cannot be changed by the Commission.

Mr. Smith wondered if loading/unloading should be addressed in the site plan.

The Chair indicated it is up to the business owner as to how they operate their business and noted if loading/unloading is done in the rear it will interfere with customers trying to access the building.

Mr. Ford said he was sympathetic to residents' traffic concerns, but felt what is being proposed will provide improved traffic management and benefits to the Township and supported the recommendation for approval.

Chairperson Doorlag asked for a motion.

Mr. Ford **made a motion** to approve the conditional rezoning request to rezone 8469 Stadium Drive, Parcel No. 3905-33-402-341, from its current split zoning of R-2, Residence, and

C, Local Business District to C, Local Business District to facilitate the redevelopment of the property into a 7,500 square foot, multi-tenant commercial building based on the following reasons:

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

Mr. Smith **supported the motion.** The **motion was approved** unanimously.

Mr. Doorlag **made a motion** to approve the correlating site plan as requested to include the deviation for loading and unloading as listed below in the nine staff recommendations for approval:

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

## **WORK SESSION: Private Street Ordinance**

Chairperson Doorlag moved the meeting to a work session at approximately 7:00 p.m.

Suzanne Schulz, a representative from Progressive AE provided a presentation on the purpose, intent, and outcomes of a Private Street Ordinance for Oshtemo. She described how it



would be developed and organized, sought their input, and as the group was very enthusiastic about the approach, process and desired outcome, she indicated when she returns in December, she will bring a draft Ordinance for their consideration. If approved at that meeting, it will be recommended to the Township Board for approval at a January 2024 meeting.

**OTHER UPDATES AND BUSINESS**

Mr. Jefferies reported he attended the Citizen Planner program provided by MSU Extension and found it very helpful.

**ADJOURNMENT**

With there being no further business to consider, Chairperson Doorlag adjourned the meeting at approximately 7:56 p.m.

Minutes prepared:  
October 27, 2023

Minutes approved:  
\_\_\_\_\_, 2023

DRAFT

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

**Planning Commission**

**Second and Fourth Thursdays of every month @ 6PM**

**Proposed 2024 Meeting Dates**

<i>2<sup>nd</sup> Thursday of the Month</i>	<i>4<sup>th</sup> Thursday of the Month</i>
1/11	1/25
2/8	2/22
3/14	3/28
4/11	4/25
5/9	5/23
6/13	6/27
7/11	7/25
8/8	8/22
9/12	9/26
10/10	10/24
11/21*	No meeting
12/19*	No meeting
1/9/2025	1/23/2025

\*Dates shifted to avoid holidays.

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**Mtg Date:** November 16, 2023

**To:** Oshtemo Township Planning Commission

**From:** Leeanna Harris, Zoning Administrator

**Applicant:** Friendship Animal Hospital

**Owner:** Dr. Laura Billings

**Property:** 2999 South 11<sup>th</sup> Street, Parcel Number 3905-25-455-024

**Zoning:** R-3: Residence District

**Request:** The applicant is requesting Special Use and Site Plan approval in order to construct an approximately 5,600 square foot veterinary clinic at 2999 South 11th St.

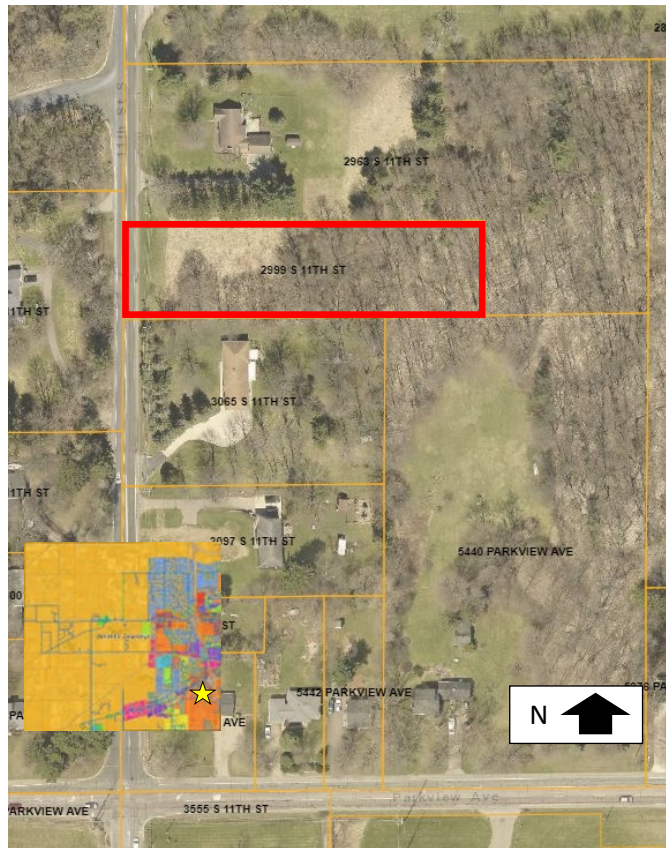
**Section(s):** Article 64 – Site Plan Review  
Article 65 – Special Uses

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**PROJECT SUMMARY:**

The applicant, Hansen Building and Design Corporation, on behalf of Dr. Laura Billings, is requesting site plan and special use approval to construct a 5,614 square foot veterinary and small animal clinic at 2999 S 11<sup>th</sup> Street. Presently, the 1.24-acre property at 2999 South 11<sup>th</sup> Street is vacant and zoned R-3: Residence District. The subject property is outlined in red on the aerial map to the right.

2999 South 11<sup>th</sup> Street is located in the southeastern quadrant of the Township, north of Parkview Avenue. Neighboring to the north, east, and a large portion (approximately ¾) to the south, there are other R-3: Residence District properties. On the remaining portion of the south, there is an abutting property zoned R-2: Residence District. Across South 11<sup>th</sup> Street, there is property conditionally rezoned to the R-3: Residence District to specifically allow for the development of office uses. Veterinary and small animal clinics are considered a special exception use within the R-3: Residence District. Any proposed special exception use is subject to review and approval from the Oshtemo Township Planning Commission.



*It should be noted that this proposed site plan is contingent on a variance being approved for the side yard setbacks. The Zoning Board of Appeals will be considering the variance request at their regular November 14<sup>th</sup> meeting. The applicant's proposed site plan and this staff report is designed and written assuming the requested variance is approved. If the Zoning Board of Appeals does not approve the variance as requested the applicant will need to redesign their site plan and this item will be removed from the November 16<sup>th</sup> Planning Commission agenda. The applicant is aware of and accepts this risk.*

**ANALYSIS:**

When reviewing this Special Use request, there are two sets of criteria that need to be considered: the general Special Use review criteria outlined in Section 65.30 and the general Site Plan review criteria outlined in Section 64. The following is an analysis of the proposal against these two Sections.

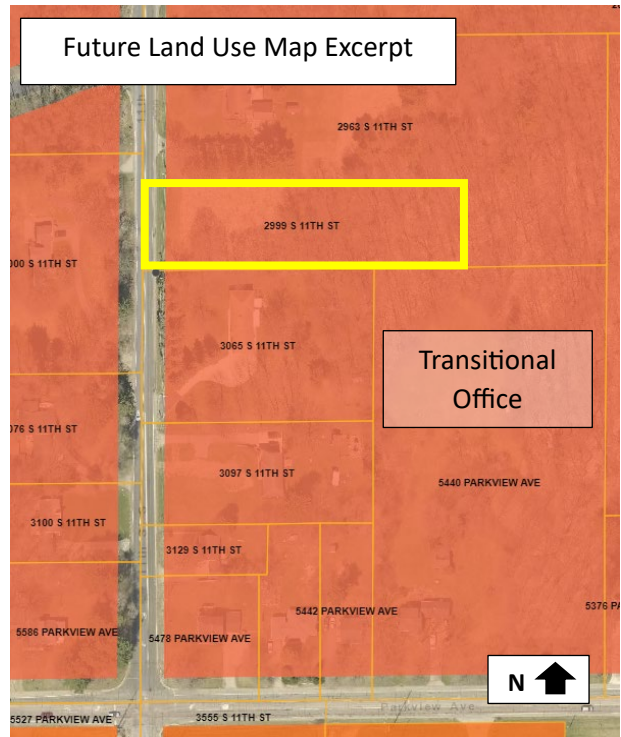
Section 65.30 – Special Use Review Criteria

- 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 site, outlined in yellow to the right, as *Transitional Office*. The intent of the *Transitional Office* land use designation is to provide primarily office and institutional uses.

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

- Office, institutional, and/or medium density residential located in well-planned developments.
- Protection of the existing character of the area in which it is located through design, layout, and operation.
- Incorporation of access management standards.
- Successful buffers and/or transitions between adjacent land uses.



This property is currently zoned R-3: Residence District. Veterinary and small animal clinic uses are special uses within the R-3: Residence District and are permissible with Special Use approval by the Planning Commission. The proposed land use is consistent with the Future Land Use Map designation 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.**

For a number of decades this portion of South 11<sup>th</sup> St has been transitioning from single-family homes to non-residential uses. To the east is a church, to the north is another church, a medical office building, a hair salon, and a handful of office buildings. Further north can be found a hotel and convention center and a sizeable office complex. A similar pattern is manifesting on the west side of South 11th St, where numerous office and medical uses are found, increasing in consistency and intensity approaching Stadium Dr. In 2020 this parcel, along with the parcel directly to the north and south, was rezoned from R-2 to R-3 with the intent to continue the desired land use pattern of buffering commercial land uses from residential in lines with the Township's future land use plan. The rezoning was approved with the knowledge that it would facilitate the southward expansion of low intensity non-residential uses. The proposed use of a veterinary small animal clinic, a special exception use within the R-3: Residence District, is compatible with the properties surrounding the site and planned character for the area.

**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.**

The proposed building will be located on the rear (or eastern) portion of the property. Adequate landscaping, fencing, screening, and setbacks have been provided, see the Site Plan Review section of this staff report. The R-3 district was designed as a "transitional zoning classification to permit residential development together with other facilities that do not generate large volumes of traffic, traffic congestion and parking problems, and are designed so as to be compatible with surrounding residential uses" (Section 8.10 Statement of Purpose). The proposed use of a Veterinary and small animal clinic has been identified as a special use within this district. As long as the conditions outlined in the ordinance area met, Staff does not foresee a significant impact of the proposed use on neighboring properties.

**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.**

See evaluation above. Staff anticipates that the proposed project will not generate such negative impacts on adjacent properties. Lighting on-site is proposed to be "off" during non-operational hours (10:00 pm to 6:00 am). Two hydrants also have been provided for fire safety.

**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.**

The site is currently undeveloped. Trees will only be removed to facilitate the development of the property. The proposed percentage of open space on this site is approximately 63%.

**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 2999 S 11th Street. Regarding the transportation network, the intersection to the north at Stadium and South 11th Street is well controlled by a traffic signal.

The intersection to the south where S 11th Street crosses Parkview Avenue is also controlled by a traffic signal. The drive into the site has received preapproval from the Kalamazoo County Road Commission and is spaced a safe distance from Crystal Lane. It should be noted that as part of their design the applicant is proposing to permit shared access for both the property to the north and south, if they were ever to develop as a nonresidential use. This shared access meets the Townships access management plan and follows best practices. If the Special Use request is granted, it will not negatively affect the area as the proposed use is not anticipated to generate noise, pollution, traffic, smoke, or odors aside from the construction of the 5,614 SF building. Impacts from this proposed use would not exceed the impacts of the nearby uses, such as the Heritage Christian Reformed Church.

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 11<sup>th</sup> Street which the applicant has provided. Bike lanes have already been established in both northbound and southbound directions in this portion of S 11th Street.

- F. Special Use Requirements: The Special Use development requirements of Article 49.**  
See evaluation under Section 49.280.

Section 49.280: Veterinary, Small Animal Clinic

- A. No outside facilities or runs shall be permitted.**

The applicant has noted that all runs are proposed indoors, as indicated in the applicant's letter of intent and shown on the provided floor plan.

- B. Subject to the conditions and limitations set forth in Section 49.180.**

These conditions and limitations are outlined below.

49.180 OFFICE BUILDINGS

- a. Shall include medical clinics and doctor's offices for the treatment of human beings.**

Not applicable.

- b. No such building shall be more than 25 feet in height.**

The building is proposed to be 25 feet in height.

- c. No such building shall be larger than 10,000 square feet in area.**

The building is proposed to be 5,614 square feet in area.

- d. The total area of all such buildings shall not occupy more than 30 percent of the ground area of the lot, parcel or building site on which they are located.**

The building is proposed to cover 9.2% of the property.

- e. No retail activity shall be carried on nor stock of goods maintained for sale upon the premises.**

No retail activity is indicated by the applicants or anticipated through the proposed use.

- f. The minimum setback distance between any building and any rear or interior side property line shall be 20 feet or the height of the abutting side of the building at its highest point as measured from the grade of the property line, whichever is greater and shall be subject to Section 50.60, where applicable.**

The proposed building is 25 feet tall. A setback of about 26 feet is proposed. It should be noted that the Township Ordinance requires a larger setback distance as the subject site is abutting properties with single-family homes per Section 50.70.E. However, the applicant has submitted a variance request which will be



considered by the Zoning Board of Appeals at their November 14<sup>th</sup> meeting. This involves requesting relief from this enhanced setback. As noted earlier in this report, this evaluation is being completed based on the condition of the variance being approved.

- g. Required off-street parking shall be maintained upon the premises but shall be prohibited in the required front and side setback areas set forth in Section 50.60.**

Requirement met.

- h. 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.**

No access around the site is proposed to allow motor vehicles to back into the abutting street.

- i. Any outdoor lighting shall be subdued in character and shall be reduced in intensity or eliminated during non-business hours. All such lighting shall comply with Sections 54.10 through 54.30.**

The applicant has submitted a lighting plan that meets the Township’s lighting ordinance. Lighting is indicated to be “off” during non-operational hours (10:00 pm to 6:00 am), shown on page C1 of the site plan.

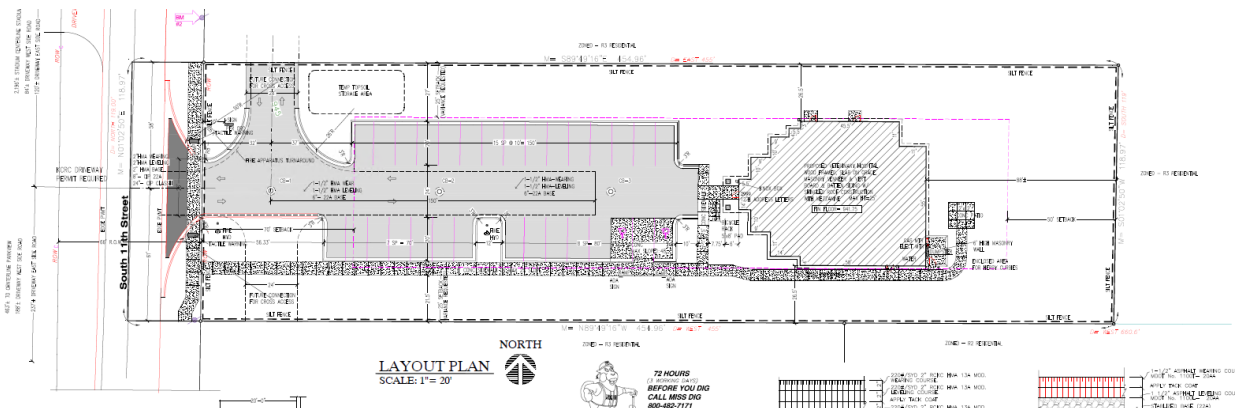
- j. Landscaping shall be provided in accordance with Article 53.**

A landscaping plan was provided. Landscaping requirements will be discussed under Article 64 – General Site Plan Review.

- k. The Planning Commission shall have the right and authority to impose additional restrictions and conditions as may be necessary for the protection of the health, safety, and welfare of adjoining property owners and to ensure that any noise, odors, traffic, or other incidental activities incident thereto have a minimum impact upon the neighborhood in which the same is located, including but not limited to hours of operation.**

Article 64 – General Site Plan Review  
**General Zoning Compliance**

*Zoning:* The subject site is zoned R-3: Residence District and the proposed use is a permitted special use within the R-3 district. As detailed in the other sections of this staff report, general zoning requirements have been met. A snapshot of the proposed site plan is provided below.



*Parcel Dimensions:* This property dimensions for this site are legal non-conforming. The site under consideration is approximately 1.24 acres and has 119 feet of frontage on South 11<sup>th</sup> Street. The zoning ordinance requires that all parcels within the R-3 district have a minimum property area of 50,000 SF and minimum frontage of 200 feet. The parcel meets area requirements but not frontage requirements.

*Setbacks:* The ordinance requires a 70-foot front yard setback from the street right-of-way on 11<sup>th</sup> Street. The proposed building is over 200 feet away from the street right-of-way. Ordinarily, the minimum setback distance required between any building and any rear or interior side property line is 20 feet or the height of the building, whichever is greater. The building is proposed to be 25 feet tall and setback approximately 26 feet from the side property lines and is over 88 feet from the rear property line.

As previously noted, the Township Ordinance requires a larger side yard setback distance (50 feet) as the subject site abuts properties with single-family homes per Section 50.70.E. However, the applicant has submitted a variance request which will be considered by the Zoning Board of Appeals at their November 14<sup>th</sup> meeting. This involves requesting relief from this enhanced setback. As noted earlier in this report, this evaluation is being completed based on the condition of the variance being approved.

### **Access and Circulation**

*Access:* The applicants have proposed an access point from South 11<sup>th</sup> Street in the center of the property. This location has been preliminarily approved by the Kalamazoo County Road Commission. A formal approval and permit from the Kalamazoo County Road Commission will need to be submitted for this access point prior to building permit issuance. Circulation aisles within the proposed site are approximately 24 feet wide and have safe turning radii, with a 26-foot entrance width from South 11<sup>th</sup> Street. There are also proposed cross access points to the north and to the south. The cross-access easements for both the owner to the north and south should be submitted and ultimately recorded for these cross-access points to be recognized and enforceable in the future. The proposed cross access is in line with the Township's access management plan and best practices. Oshtemo's Fire Marshal reviewed the proposed layout and has no concerns in terms of access and circulation. It should be noted that all driveways will need to be reviewed and approved by the Road Commission of Kalamazoo County.

*Parking:* The proposed structure on this site will be a veterinary/small animal clinic. Section 52.100 of the Zoning Ordinance stipulates that uses of this nature require 1 parking space per each 150 square feet of net floor area excluding boarding areas. A 5,614 SF building with 4,322 usable floor area is proposed. As such, 29 parking spaces are required. The proposed site plan provides a total of 29 parking spaces, two of which are ADA. All parking requirements have been met.

*Shared Use Path:* The Township's Non-Motorized Transportation Plan does identify a 6-foot wide Shared Use Path along the frontage of this property along South 11<sup>th</sup> Street. The applicant has shown this path on their plan, along with ramps and detectable warning plates on both sides of the driveway and will be coordinating its design and installation with the Township's Public Works Department.

*Internal Sidewalk Network:* Per Section 57.90 of the Ordinance, an internal sidewalk network is required. The proposed site plan has a sidewalk on the southern side of the site abutting parking and includes a connection from the building to the proposed sidewalk network on South 11<sup>th</sup> Street. It should be noted that the Township Engineering noted the presence of a 1:3 slope on the southern portion of the property directly adjacent to the internal sidewalk network which could pose as a safety issue for those using the sidewalk and from the ADA accessible spots. Mediation is highly recommended.

## Building Design

**Building Information:** The proposed 5,614 SF building will have a height of 25 feet. The proposed trash location is to the southeast of the building but will be utilized by herby curbies rather than a traditional dumpster. The applicant has provided elevations, the image of the front elevation is provided below. The exterior material for the proposed building is board and batten siding, stone sill and stone veneer accenting, and wood fascia and dimensional shingle roofing. It should be noted that the elevations do not include color. Updated elevation drawings including this detail will be required.



WEST ELEVATION

**Fencing:** No fencing is being proposed on the site plan.

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

**Signs:** The applicant is proposing one monument sign near the northwest corner of the property, near the entrance. All signage shall be reviewed separately by Township Staff through the Township's sign permit application process after site plan approval. The location of the sign is satisfactory.

## Landscaping

A landscaping plan has been submitted and reviewed by Oshtemo Township's consultant Wightman. The following comments were provided:

- A. The plan requires 44 shrubs (1.5 shrubs per 1 parking space; 29 parking spaces = 44 shrubs required), only 34 shrubs are provided. Please provide an additional 10 shrubs according to Section 53.60-C.
- B. Confirm that trees are not planted on water, gas and/or fiber line(s).
- C. The landscape plan needs to be stamped by a registered landscape architect according to Section 53.30-B2. This is required because screening is required between non-residential uses and residential zoned properties.

Additionally, the applicants provided a letter of intent in accordance with Section 53.160 requesting that the Township Staff allow a deviation from the requirements in Section 53.40.B that states that screening between land uses shall be a minimum of 30 feet in width. The applicants requested a deviation to reduce the buffering requirement to a width of 25 feet. The applicants' reasoning for this request is summarized below as well as the full letter to the Planning Commission attached.

The property in question will support a modest-sized professional building, but due to the greenspace requirement, is unable to accommodate adequate, double load parking as well as

the mandatory fire truck turn around area. If approved, Dr. Billings proposes to provide heavy evergreen screening on both the north and south sides of her property.

Staff finds the requested deviation appropriate given the site's width and the additional provided landscape buffering on the north, south, and east property lines.

Landscaping between uses: If the variance is approved by the Zoning Board of Appeals, it will most likely have a condition that the Planning Commission should consider additional landscape buffering between the neighboring properties with single-family homes. This would mean increased buffering from the north, south, and west property lines. To help with this discussion staff provides the following evaluation:

- Total property depth is 455 feet (property line starts at the center of the road; roughly 33 feet within ROW). Side yard buffering would start roughly behind the required street right-of-way greenbelt (20 feet wide). Leaves a depth of 402 feet that needs screening.
- Ordinance requires 6 evergreen trees for every 100 feet. This means that 24.12 trees are required along the side property lines. 30 evergreens (white spruce) are proposed along the north property line. 31 evergreens (white spruce) are proposed along the south property line. Property width is 119 feet. 7.14 trees are needed along the rear property line. 10 evergreens (white spruce) are proposed along the rear. Overall, about 12 evergreens are proposed per 100 feet.
- The proposed evergreens will be 8' tall when planted. This exceeds the minimum 6' tall opaque visual barrier requirement of the ordinance.
- For reference, type F landscaping from the previous landscaping ordinance requires for every 100 feet: 6 evergreens, 18 shrubs. 2 understory trees and 4 canopy trees (ordinance allows evergreens to replace other trees 1:1).

Overall, the proposed number of trees exceeds current ordinance standards for buffering between uses. In addition, the proposed buffering, aside from the shrubs, aligns the ordinances previous type F landscaping requirements which was designed to provide enhanced screening between uses.

### **Engineering**

Grading, stormwater, and utility plans have been submitted and reviewed by Oshtemo Township's consultant Wightman. The following comments pertaining to stormwater management and grading were provided:

#### **Stormwater Management**

- a. The storm water calculations have been updated and indicate there are two distinct stormwater zones with two different areas for retention (Zone A & B). Please address the following:
  - i. Remove the old stormwater calculations from sheet C6.
  - ii. The roof water identified in Zone B should be added to the storm water in Zone A as the stormwater summary indicates this roof water is being conveyed into CB #3.
  - iii. The volume of the proposed stormwater retention pond proposed to accommodate the design for Zone B indicates 261 cft of storage and the stormwater calculations indicate the volume of stormwater flowing into the pond as 1,415 cft. Please revise the retention pond for Zone B.
  - iv. Identify the overland flow route for retention pond "B" in the event of an extreme rain event to ensure no adverse impacts offsite or internal to the site.

- b. Provide stormwater calculations which show the post development discharge from the site does not exceed the existing discharge rate. Also, verify the post development discharge doesn't cause adverse impact to offsite property due to ponded water of greater height, area, and duration.
- c. Provide soil boring in area of the underground retention area to verify adequate soils and the bottom of the retention stone meets the required minimum depth of 4 feet to groundwater.
- d. Identify the emergency overflow for the underground retention area. The current plan indicates that with an extreme rain event the stormwater will pond in the parking lot to the 941.00 elevation and then overflow toward and pond onto the adjacent properties to the north and south.
- e. The storm water summary identifies a 6" roof drain will be connected to CB #3. Please show the 6" roof drain on the plans.

#### Grading

- a. Appears to be a drainage/ponding issue on the north and south property lines. The proposed grading indicates ponding will occur on the neighboring properties with each rain event. Please identify there are no off-site impacts which result from the required design storm event.
- b. The revised grading plan shows contour elevations at the southeast corner of the proposed building that seem to be unbuildable. Please revise the grading in this area or indicate a retaining wall.
- c. The revised grading plan appears to have incorrect spot elevations in the vicinity of the proposed concrete patio east of the proposed building. Please verify.

#### Fire Department

The Township Fire Marshal is satisfied with the overall design of the site. Two fire hydrants are required to be placed on-site. The subject fire hydrants have been provided in the site plan.

#### **RECOMMENDATION:**

Planning Department staff recommend that the Planning Commission approve the proposed Special Use and Site Plan at 2999 South 11<sup>th</sup> Street to the Township Board with the following conditions:

1. Approval subject to the side yard setback variance being approved by the Zoning Board of Appeals.
  - a. Planning Commission to add any other conditions per direction of the Zoning Board of Appeals.
2. Planning Commission to grant a deviation from the requirements in Section 53.40 that states that screening between land uses shall be a minimum of 30 feet in width to allow a 25-foot landscaping buffer.
3. Cross-access easements to be submitted and recorded with the City of Kalamazoo and Oshtemo Township.
4. Approved driveway permit from the Road Commission of Kalamazoo County will need to be submitted prior to building permit issuance.
5. All signage shall be reviewed separately by staff through the Township's sign permit application process.
6. A 20' wide city water easement is provided and will need to be recorded and submitted to the City of Kalamazoo and Oshtemo Township.

7. Sidewalk connections shall be coordinated with the Oshtemo Township Public Works department and installed prior to occupancy.
8. The installation of all utilities shall be coordinated with the appropriate corresponding agency.
9. An updated landscaping plan is submitted meeting the following:
  - a. The plan requires 44 shrubs (1.5 shrubs per 1 parking space; 29 parking spaces = 44 shrubs required), only 34 shrubs are provided. Please provide an additional 10 shrubs according to Section 53.60-C.
  - b. Confirm that trees are not planted on water, gas and/or fiber line(s).
  - c. The landscape plan needs to be stamped by a registered landscape architect according to Section 53.30-B2. This is required because screening is required between non-residential uses and residential zoned properties.
10. Site plan shall be resubmitted meeting the following engineering requirements:
  - a. The storm water calculations have been updated and indicate there are two distinct stormwater zones with two different areas for retention (Zone A & B). Please address the following:
    - i. Remove the old stormwater calculations from sheet C6.
    - ii. The roof water identified in Zone B should be added to the storm water in Zone A as the stormwater summary indicates this roof water is being conveyed into CB #3.
    - iii. The volume of the proposed stormwater retention pond proposed to accommodate the design for Zone B indicates 261 cft of storage and the stormwater calculations indicate the volume of stormwater flowing into the pond as 1,415 cft. Please revise the retention pond for Zone B.
    - iv. iv. Identify the overland flow route for retention pond "B" in the event of an extreme rain event to ensure no adverse impacts offsite or internal to the site.
  - b. Provide stormwater calculations which show the post development discharge from the site does not exceed the existing discharge rate. Also, verify the post development discharge doesn't cause adverse impact to offsite property due to ponded water of greater height, area, and duration.
  - c. Provide soil boring in area of the underground retention area to verify adequate soils and the bottom of the retention stone meets the required minimum depth of 4 feet to groundwater.
  - d. Identify the emergency overflow for the underground retention area. The current plan indicates that with an extreme rain event the stormwater will pond in the parking lot to the 941.00 elevation and then overflow toward and pond onto the adjacent properties to the north and south.
  - e. The storm water summary identifies a 6" roof drain will be connected to CB #3. Please show the 6" roof drain on the plans.
  - f. Identify there are no off-site impacts which result from the required design storm event.
  - g. The revised grading plan shows contour elevations at the southeast corner of the proposed building that seem to be unbuildable. Please revise the grading in this area or indicate a retaining wall.
  - h. The revised grading plan appears to have incorrect spot elevations in the vicinity of the proposed concrete patio east of the proposed building. Please verify.

Attachments: Application, Site Plan, Exterior Elevations, Applicant's Letter of Intent



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

**PLEASE PRINT**

PROJECT NAME & ADDRESS FRIENDSHIP ANIMAL HOSPITAL, 2999 S. 11TH STREET

**PLANNING & ZONING APPLICATION**

Applicant Name: WALTER R. HANSEN, PRESIDENT  
 Company: HANSEN BUILDING AND DESIGN CORPORATION  
 Address: 3027 WOODHAMS AVENUE  
PORTAGE, MICHIGAN 49002  
 E-mail: wwrhansen@aol.com  
 Telephone: 269-599-4212 Fax: N/A  
 Interest in Property: DEVELOPER

THIS  
SPACE  
FOR  
TOWNSHIP  
USE  
ONLY

Fee Amount \$2,093.75  
 Escrow Amount \$1,000.00

OWNER\*:  
 Name: WAYBRIDGE LLC  
 Address: 7049 TURKEY GLEN  
KALAMAZOO, MICHIGAN 49009  
 E-mail: waym@bronsonhg.org  
 Phone & Fax: 269-599-4503

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

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

**BRIEFLY DESCRIBE YOUR REQUEST** (Use Attachments if Necessary): \_\_\_\_\_  
APPROVAL OF A NEW VETERINARY CLINIC TO BE BUILT AT 2999 S. 11TH STREET  
 \_\_\_\_\_  
 \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

SEE ATTACHED

PARCEL NUMBER: 3905- 25-455-024

ADDRESS OF PROPERTY: 2999 S. 11TH STREET

PRESENT USE OF THE PROPERTY: VACANT LAND


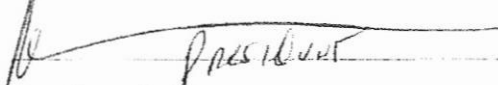
PRESENT ZONING: R-3 SIZE OF PROPERTY: 120X452.6

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

Name(s)	Address(es)
AUS ENTERPRISE LLC	6058 S. 12TH STREET, KAL,MI 49009
(purchaser 630-432-5402)	

**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>8/27/23</u>
Owner's Signature (*If different from Applicant)	Date
	<u>8.29.23</u>
Applicant's Signature	Date

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

\*\*\*\*

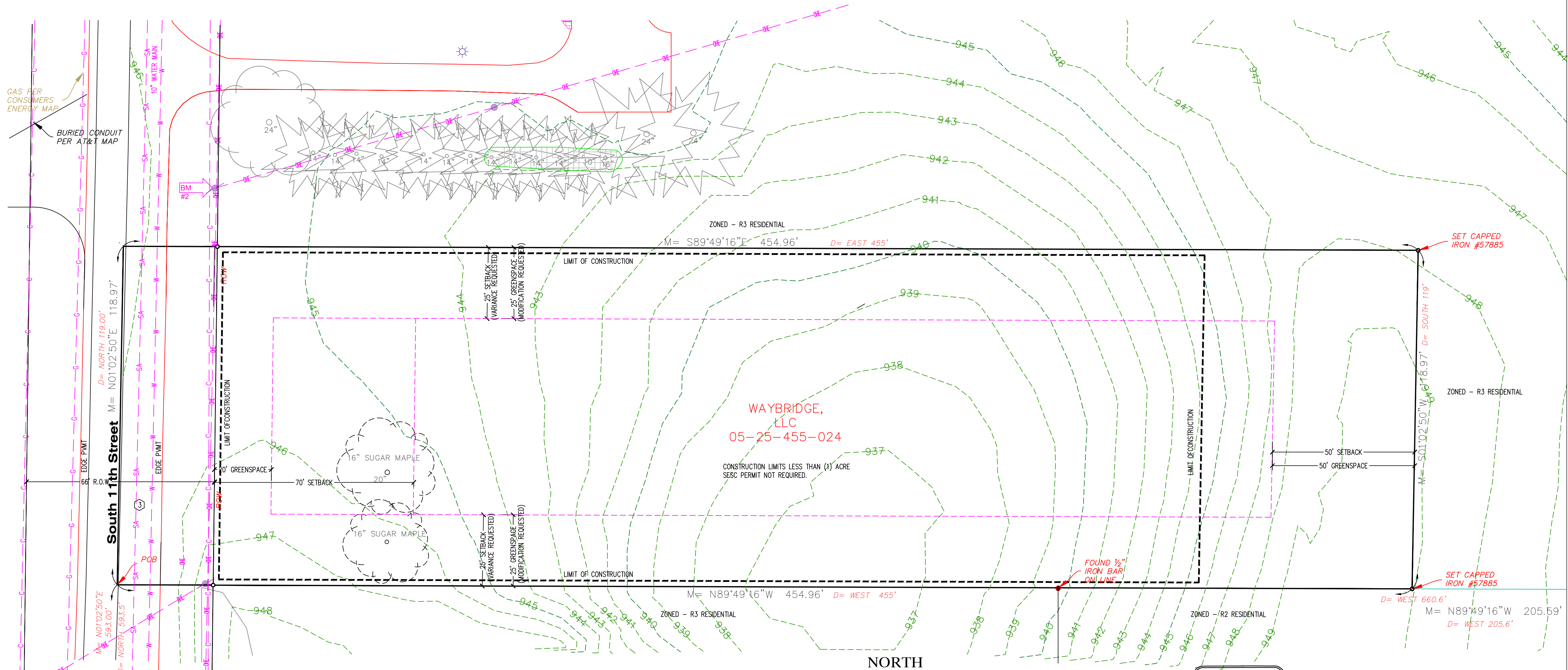
**PLEASE ATTACH ALL REQUIRED DOCUMENTS**



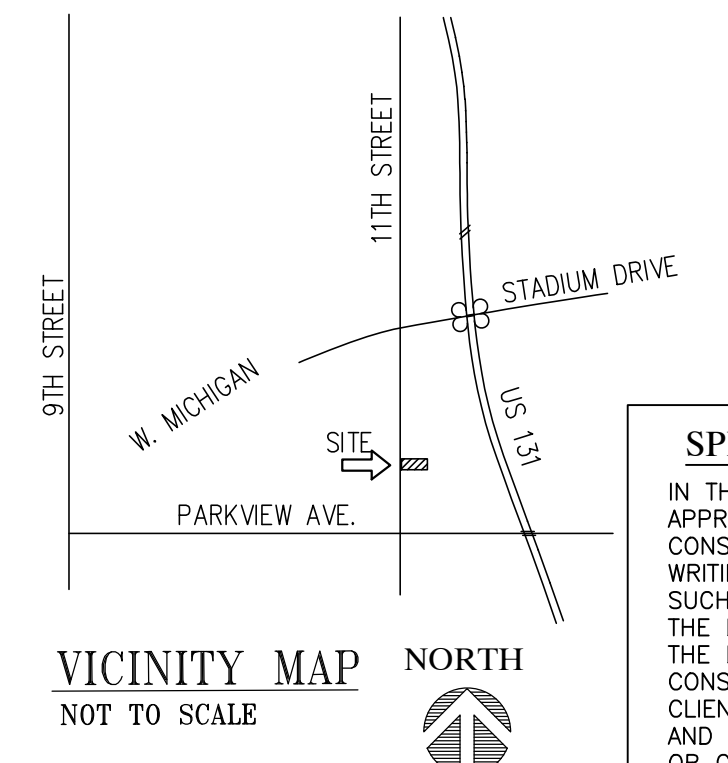
# PROPOSED FRIENDSHIP ANIMAL HOSPITAL

## Dr. Laura Billings, DVM

### 2999 South 11th Street Kalamazoo, Michigan



**EXISTING SITE PLAN**  
SCALE: 1" = 20'

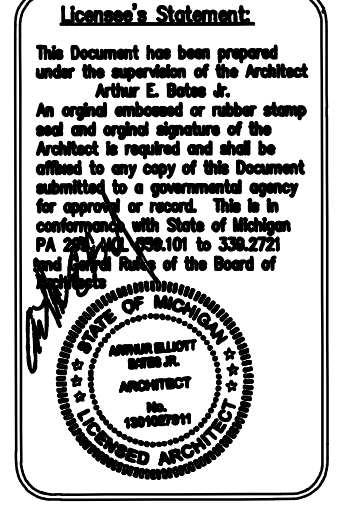


THE OWNER WILL SUBMIT REQUIRED LANDSCAPE PLAN PRIOR TO ISSUANCE OF BUILDING PERMIT. LANDSCAPE REQUIREMENTS TO FOLLOW SECTION 1280.05 OF THE PLANNING AND ZONING CODE OSHTEMO TOWNSHIP.

APPROPRIATE PERMITS TO BE OBTAINED FROM OSHTEMO TOWNSHIP.

AN EMERGENCY KEY BOX FOR FIRE DEPARTMENT ACCESS WILL BE PROVIDED. KEY BOX LOCATION TO BE DETERMINED UPON SUBMITTAL OF BUILDING PLANS.

A FIREFIGHTER RIGHT-TO-KNOW AND HAZARDOUS MATERIALS RIGHT-TO-KNOW FORMS TO BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.



**72 HOURS**  
(3 WORKING DAYS)  
**BEFORE YOU DIG**  
CALL MISS DIG  
800-482-7171  
(TOLL-FREE)

DRAWING INDEX	
C1	TOPO-BOUNDARY PLAN
C2	SESC PLAN
C3	DEMOLITION PLAN
C4	SITE LAYOUT
C5	GRADING PLAN
C6	STORMWATER
C7	UTILITY PLAN
C8	LANDSCAPE PLAN
C9	PHOTOMETRICS
A1	EXTERIOR ELEVATIONS
A2	FLOOR PLAN

**SPECIAL NOTE:**

IN THE EVENT THE CLIENT CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES CHANGES TO ANY PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE DESIGN PROFESSIONAL, THE CLIENT RECOGNIZES THAT SUCH CHANGES AND THE RESULT THEREOF ARE NOT THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL. THEREFORE, THE CLIENT AGREES TO RELEASE THE DESIGN PROFESSIONAL FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION, USE OR RESULT OF SUCH CHANGES. IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO IDENTIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY DAMAGE, LIABILITY OR COST ARISING FROM SUCH CHANGES.

- #### SITE DATA
- Property Owner: Waybridge, L.L.C.  
7049 Turkey Glen trail  
Kalamazoo, Michigan 49009
  - Property Address: 2999 South 11th Street  
Kalamazoo, MI 49009
  - Developer: HANSEN BUILDING & DESIGN CORP.  
3027 Woodhams  
Portage, Michigan 49002  
Tel: 269-599-4212
  - Architect: BATES/ ARCHITECTS  
8793 Western Woods Drive  
Kalamazoo, Michigan 49009  
Tel: 269-349-3314
  - Parcel Number: 05-25-455-024
  - Legal Description:  
Part of the Southeast Quarter of Section 25, Town 02 South, Range 12 West, Township of Oshtemo, County of Kalamazoo, State of Michigan, and more particularly described as follows:  
Commencing at the South Quarter corner of Section 25, Town 02 South, Range 12 West; thence along the North and South Quarter line of Section 25, North 01°02'50" East 583.00 feet to the Point of Beginning; thence continuing along said North and South Quarter line, North 01°02'50" East 118.97 feet; thence South 89°49'16" East 454.96 feet; thence North 89°49'16" West 454.96 feet to said North and South Quarter line and the point of beginning. Subject to Easements and Restrictions apparent and of Record.
  - Property Size: 54,122± sq. ft. = 1.24± Acres.
  - Present Land Use: Undeveloped
  - Present Zoning: R3 Residential
  - Proposed Land Use: Veterinary Clinic (small animals) (Special Use Requested)
  - Proposed Building Type Construction:  
Type "SB" - Single story wood frame, slab on grade. Partial Stone Veneer with Board & batten siding and shingled roof.  
First Fl. = 4,864 SF + Mezz. 750 SF = 5,614 SF.
  - Building Mean Roof Height: 24'-0"±
  - Minimum spacing between buildings: N/A
  - Setbacks: Front/road - 30 feet  
Sides - 25 feet (Variance Requested)  
Rear - 50 feet
  - Land Usage: 50,213.4 Sq. ft. = 1.2 Acres  
Building = 9.2%  
Pavement = 27.7%  
Green Space = 63.1%
  - Parking Requirements: Veterinary Clinic  
(1) space per 150 sq. ft. Net Floor Area.  
1st Floor = 4,864 SF + Mezz 750 SF = 5,614  
5,614 @ 77% usable sq. ft. / 150 = 29  
Total Parking Spaces Required = 29 spaces  
One Barrier Free Min per 25 req. spaces (2 space).
  - Parking Spaces Provided:  
27 Sp. @ 10'x 20'  
2 B.F. Sp @ 10'x 20' + 8' Aisle  
29 Total Spaces provided.
  - Loading Area: Sec 21.08 Off-Street Loading Load/Unload Space 10'x50'x14'H (Not required)
  - All Storm Water to remain on site.
  - All floor drains to be connected to Sanitary Sewer.
  - Erosion & Sediment Control (SESC) work shall comply with Standards and Specifications of Kalamazoo County Drain Commission.
  - Hazardous Materials Right-to-Know Form shall be submitted with Building Plans.
  - All Pavement markings & Traffic Signs shall conform to "MMUTCO", Current Ed.
  - Building Code: Michigan 2015 Building Code.
  - Occupancy Use Group: "B" Business
  - This Site is not located in a Flood Plain.
  - Signs: All Signs shall conform to Oshtemo Township Zoning Code & be submitted for separate permits.
  - Site Lighting:  
a. Parking Lot Lighting shall be "Off" during non-operational hours - 10:00 P.M. TH 06:00 A.M.  
b. All exterior lighting shall be sharp cut-off controlled by Photocell & Timer.  
c. Soft Downlights shall be 75W maximum.  
d. All outdoor lighting will be installed and maintained consistent with Oshtemo Township Code. All exterior lights shall be shielded (sharp cut-off style) Light levels shall not exceed 0.1 footcandles along the East, North & South property lines where abutting residential land use/zoning.
  - Landscaping: As shown on drawings, & at minimum conform to Oshtemo Township Zoning requirements for type of Use.  
a. Parking Lot Islands: Min 25 sf per park space  
29 park space x 25 sf = 725 sf.  
(1) Canopy per 200 sf = 5  
(2) Shrub per 200 sf = 10  
b. Road frontage; 20 ft Greenbelt- trees per 100 ft.  
(2) Canopy = 2  
(2) Evergreen = 2  
(2) Understory = 2
  - Trash enclosure: Enclosed Courtyard  
Owner to use Herbie-Curbys.
  - Appropriate Permits to be obtained from Oshtemo Township, Kalamazoo County, Michigan prior to commencing construction.

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**REVISIONS**  
RESUBMIT 10/22/23 PER PLAN REVIEW

**BATES/ARCHITECTS**  
BATES/ARCHITECTS  
8793 WESTERN WOODS DRIVE, KALAMAZOO, MI 49009  
TELEPHONE 269/349-3314    [arb@bates-arch.com](mailto:arb@bates-arch.com)

**TOPO-BOUNDARY SURVEY**

**PROPOSED FRIENDSHIP ANIMAL HOSPITAL**  
**Dr. Laura Billings DVM**  
2999 South 11th Street  
Kalamazoo, Michigan

**HANSEN BUILDING AND DESIGN CORPORATION**  
3027 WOODHAMS  
PORTAGE, MI 49002

09/23/23

**C1**

2324



**SITE DRAINAGE NOTE:**  
ALL STORM WATER SHALL REMAIN ON SITE. NO ADDITIONAL STORM WATER WILL BE DIVERTED TO THE RIGHT-OF-WAY

SOIL EROSION AND SEDIMENTATION CONTROL (SESC) MUST BE IN ACCORDANCE WITH SECTION V11.D, ROADSIDE SOIL/GROUND COVER DISTURBANCES, OF THE KRCO'S CONSTRUCT, OPERATE, MAINTAIN, USE AND/OR REMOVE WITH COUNTY ROAD RIGHT-OF-WAY POLICY. \*ALL WORK MUST COMPLY WITH THE PROVISIONS OF PART 91 OF THE EROSION AND SEDIMENTATION CONTROL ACT OF THE NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT P.A. 451 OF 1994, AS AMENDED BY THE DULY AUTHORIZED AGENT.

DRAINAGE STRUCTURES SHALL BE PROTECTED FROM DAMAGE AND SEDIMENTATION.

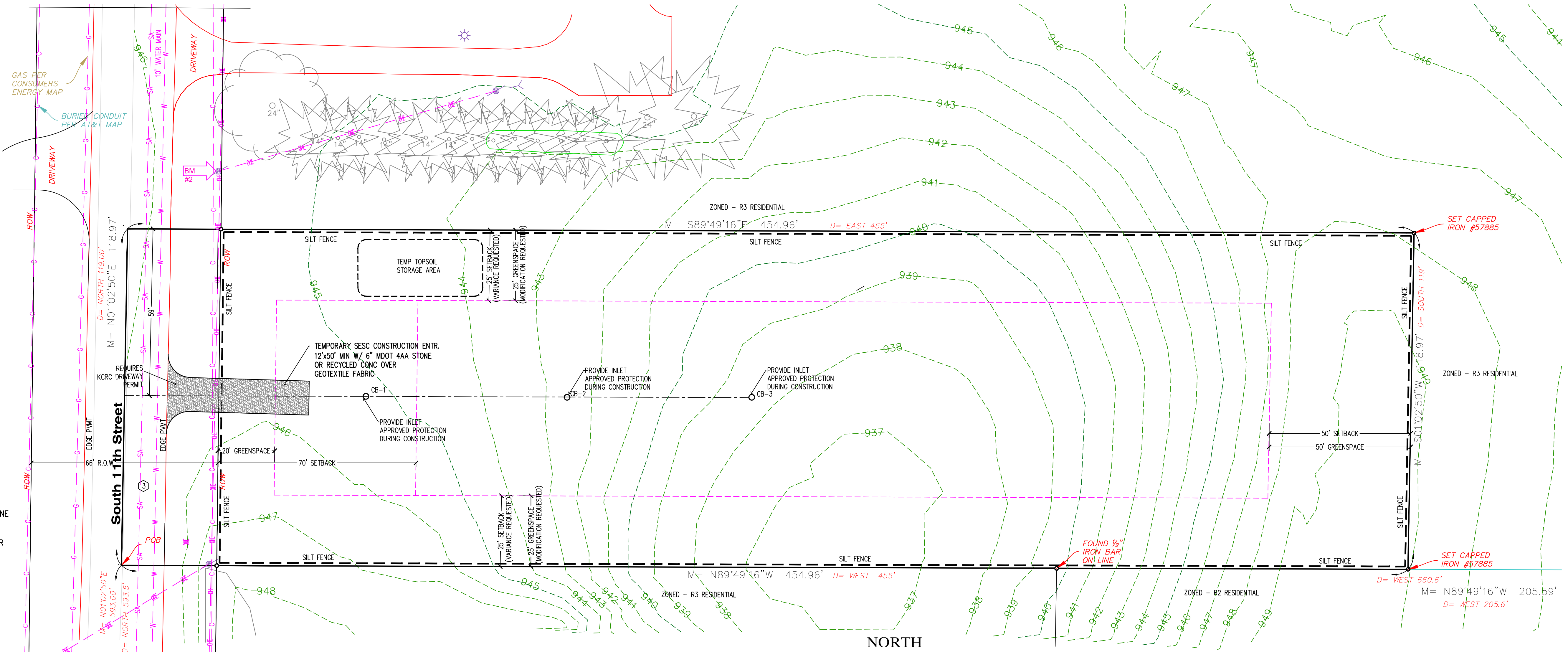
**TEMPORARY SESC CONSTRUCTION ENTRANCE MAINTENANCE:**  
1. TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS  
2. MUD SPILLED, DROPPED, WASHED OR OR TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY.

**MAINTENANCE SCHEDULE - STORM WATER SYSTEM**

1. OWNER SHALL BE RESPONSIBLE FOR MAINTAINING STORM WATER SYSTEM IN COMPLIANCE WITH STORM WATER MAINTENANCE AGREEMENT AND BMP REQUIREMENTS.
2. MINIMUM VISUAL INSPECTION MONTHLY.
3. SEDIMENT SHALL BE REMOVED FROM BASIN WHEN VISIBLE AND WHEN INFILTRATION IS REDUCED.
4. ERODED AND BARREN AREAS SHALL BE REVEGETATED AS SOON AS POSSIBLE.
5. TRASH AND DEBRIS SHALL BE REMOVED MINIMUM EVERY MONTH OR SOONER AS MAY BE NECESSARY TO MAINTAIN CLEAN BASIN.

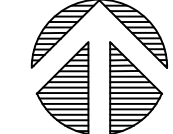
TEMPORARY SESC CONSTRUCTION ENTR. 12'x50' MIN W/ 6" MDOT 4AA STONE OR RECYCLED CONC OVER GEOTEXTILE FABRIC

**TEMPORARY SESC CONSTRUCTION ENTRANCE MAINTENANCE:**  
1. TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS  
2. MUD SPILLED, DROPPED, WASHED OR OR TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY.



**MAINTENANCE OF PERMANENT SOIL EROSION CONTROL MEASURES (RESPONSIBILITY OF PROPERTY OWNER):**  
1). NORMAL LAWN MAINTENANCE - AS NECESSARY.  
2). INSPECT AND CLEAN OUT STORM SEWER PIPES AND CATCHBASINS - AS NECESSARY (CHECKED TWICE A YEAR FOR SEDIMENT)

**DEMOLITION PLAN**  
SCALE: 1" = 20'

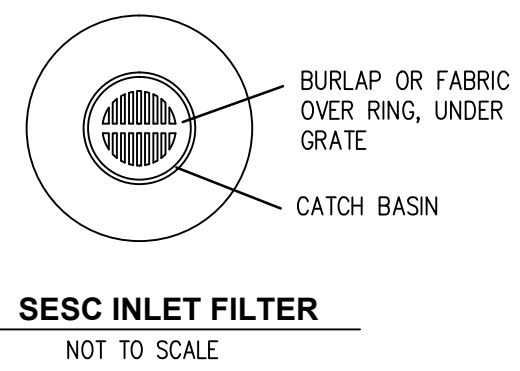
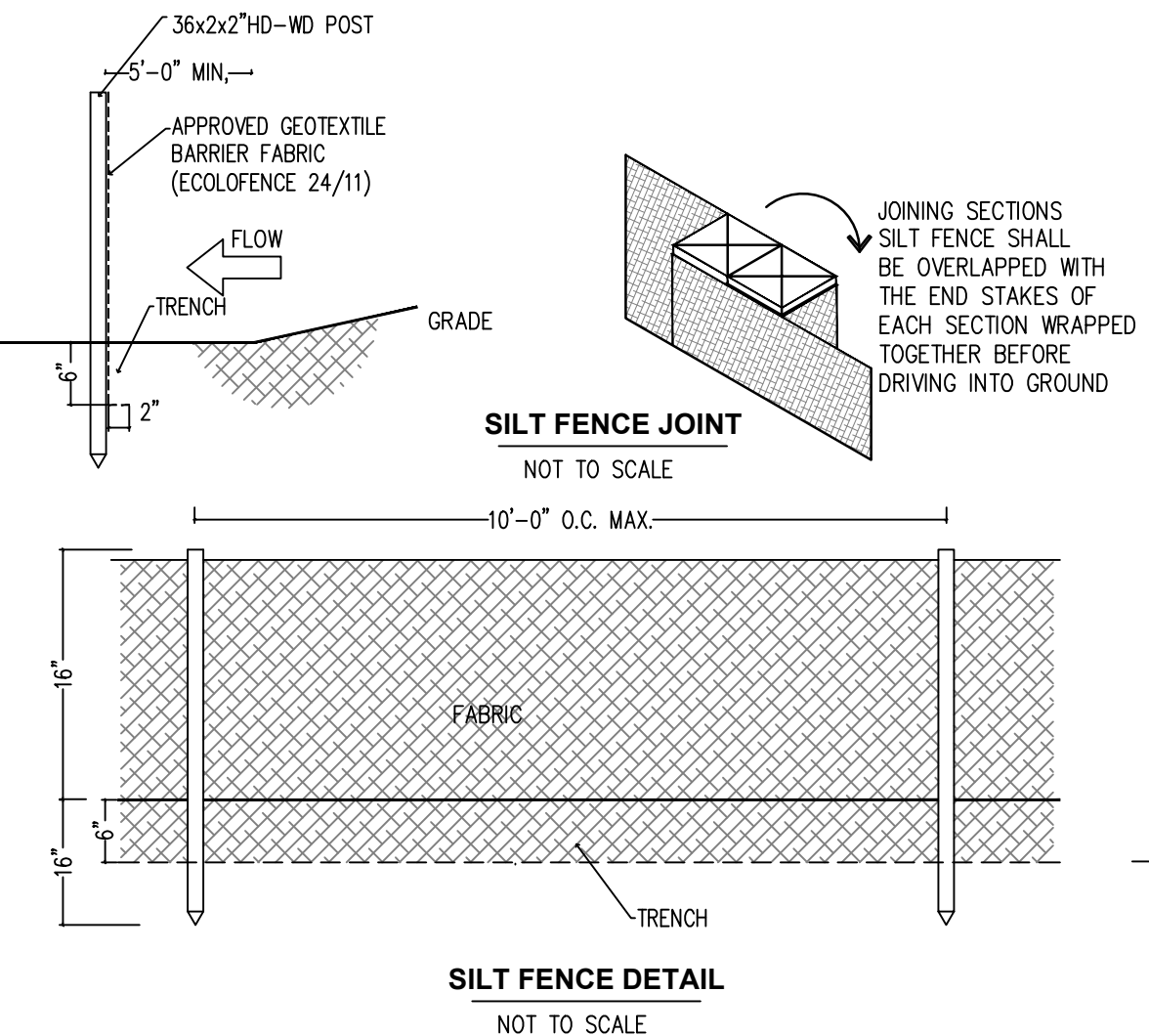


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800-482-7171  
(TOLL-FREE)

NOTE:  
All utilities shown are approximate locations should not be interpreted as exact locations nor should they be assumed to be the only utilities in the area.

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES:**

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS OF KALAMAZOO COUNTY DRAIN COMMISSION.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. EROSION AND SEDIMENT CONTROL MEASURES ARE NOT TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
5. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED.
6. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROLS ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND ESTABLISHED BEFORE CERTIFICATE OCCUPANCY IS ISSUED.
7. ALL MUD AND DIRT TRACKED OR SPILLED ON PAVED ROAD SURFACES FROM THIS SITE SHALL BE PROMPTLY REMOVED BY CONTRACTOR OR BUILDER WITHIN 24 HOURS.
8. INLET FILTER SHALL BE PROVIDED ON ALL DRAINAGE STRUCTURES.
9. INSTALL SILT FENCE AROUND ANY AND ALL EARTHWORK OPERATIONS.



SOIL EROSION CONTROL SCHEDULE	2023	2024
PLACE SILT FENCE & EROSION CONTROL STRIP & STOCKPILE TOPSOIL		
ROUGH GRADE SITE		
BUILDING CONSTRUCTION		
CONSTRUCT UTILITIES		
FINISH GRADE SITE/COMPACTION		
ASPHALT PAVING		
RESPREAD TOPSOIL/COMPACTION		
SEED DISTURBED AREAS		
SITE RESTORATION/CLEAN UP		
SITE STABILIZED-REMOVE SILT FENCE		

**MAINTENANCE OF PERMANENT SOIL EROSION CONTROL MEASURES (RESPONSIBILITY OF PROPERTY OWNER):**  
1). NORMAL LAWN MAINTENANCE - AS NECESSARY.  
2). INSPECT AND CLEAN OUT STORM SEWER PIPES AND CATCHBASINS - AS NECESSARY (CHECKED TWICE A YEAR FOR SEDIMENT)

**GENERAL NOTES**

1. NO EARTHCHANGE MAY COMMENCE UNTIL A SOIL EROSION CONTROL PLAN AND APPLICATION HAVE BEEN APPROVED & A PERMIT ISSUED.
2. PROVIDE ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH LOCAL RULES AND REGULATIONS. ALL SUCH MEASURES WHETHER OR NOT SHOWN ON THE DRAWINGS SHALL BE MAINTAINED IN GOOD FUNCTIONAL CONDITIONS, AND WILL BE SUBJECT TO PERIODIC INSPECTIONS BY THE GOVERNING AGENCIES. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES UPON COMPLETION OF WORK AND AFTER PROVIDING PERMANENT GROUND COVER.
3. ALL CONSTRUCTION MUST CONFORM TO THE CURRENT STANDARDS & SPECIFICATIONS ADOPTED BY OSHTEMO TOWNSHIP.
4. UTILITY LOCATIONS ARE FROM THE BEST INFORMATION AVAILABLE. FOR PROTECTION OF UNDERGROUND UTILITIES, CONTRACTOR SHALL CALL "MISS DIG", 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" SYSTEM. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.

REVISIONS  
RESUBMIT 10/22/23 PER PLAN REVIEW

**BATES ARCHITECTS**  
 BATES ARCHITECTS  
 8793 WESTERN WOODS DRIVE, KALAMAZOO, MI 49009  
 TELEPHONE: 269/349-3314    [office@bates-arch.com](mailto:office@bates-arch.com)

**SESC PLAN**

**PROPOSED FRIENDSHIP ANIMAL HOSPITAL**  
**Dr. LAURA BILLINGS DVM**  
 2999 SOUTH 11th STREET  
 KALAMAZOO, MICHIGAN

**HANSEN BUILDING AND DESIGN CORPORATION**  
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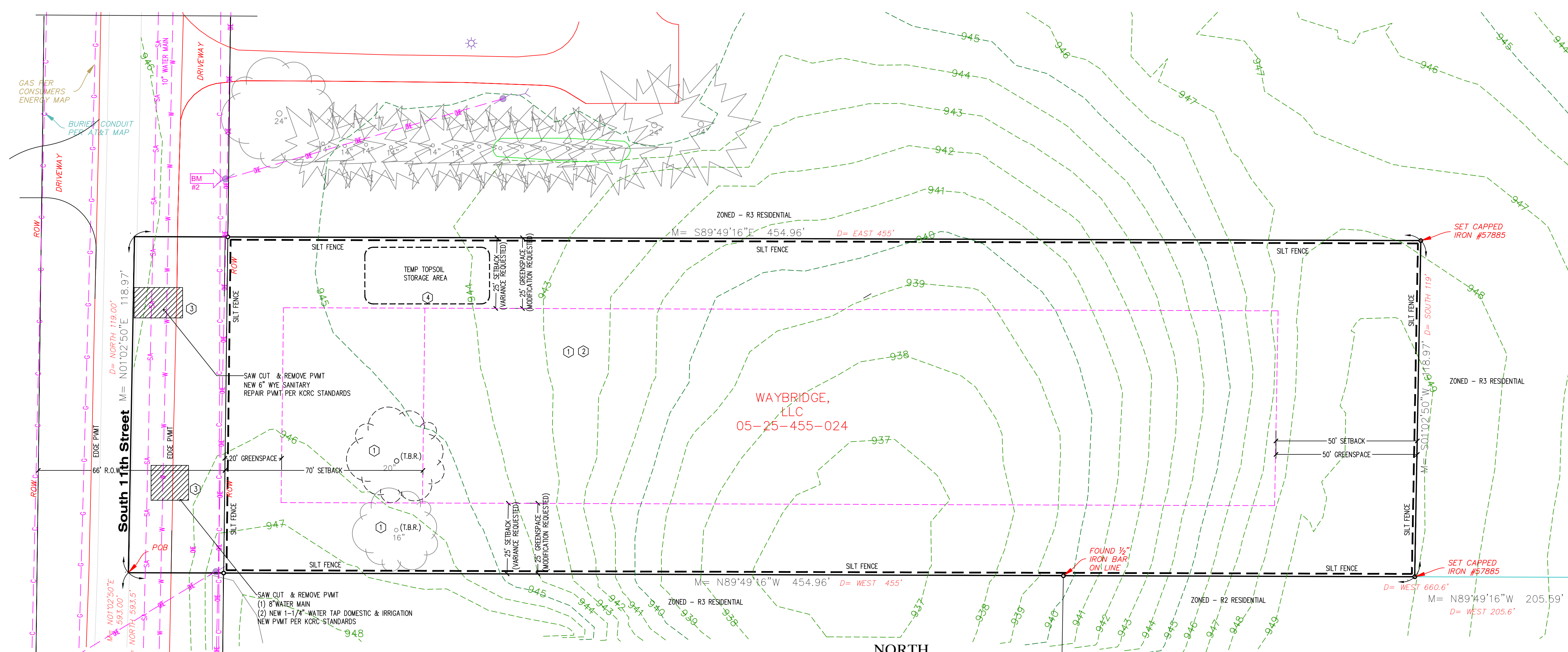
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**GENERAL NOTES**

1. ALL UTILITY LOCATIONS ARE APPROXIMATE. CALL "MISS DIG" AND VERIFY ALL UNDERGROUND UTILITIES BEFORE COMMENCING EXCAVATION AT THE SITE. ANY UTILITIES DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE. USE PRIVATE UTILITY LOCATOR SERVICE FOR ANY UTILITIES MISS DIG WILL NOT LOCATE.
2. SOUTH 11th STREET SHALL BE PROMPTLY REMOVED.
3. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION.
4. EROSION SHALL BE CONTROLLED AS SPECIFIED, AND AS REQUIRED BY LOCAL, STATE OR FEDERAL AUTHORITIES HAVING JURISDICTION.
5. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM 4" TOPSOIL, SEED AND MULCH (UNLESS OTHER LANDSCAPING IS SHOWN).
6. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH VARIOUS AGENCIES FOR WATER AND SEWER CONNECTIONS.
7. PROTECT ALL BENCHMARKS DURING CONSTRUCTION. ANY BENCHMARKS DISTURBED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
8. ALL WORK WITHIN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF OSHTOMO TOWNSHIP. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.
9. PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
10. VERIFY LOCATIONS OF ALL BELOW-GRADE UTILITIES PRIOR TO BEGINNING WORK, 72 HOURS BEFORE YOU CALL MISS DIG.

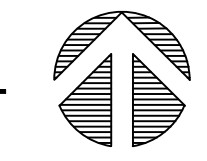
**DEMOLITION NOTES**

1. INSTALL TREE PROTECTION FENCING PRIOR TO COMMENCING ANY SITE WORK.
2. INSTALL SOIL EROSION MEASURES PRIOR TO THE START OF CONSTRUCTION. (SEE SESC PLAN) FOR SOIL EROSION CONTROL PLAN.
3. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AT THE CONTRACTORS EXPENSE.
4. ALL MUD, DIRT AND DEBRIS TRACKED OR SPILLED ON SOUTH 11th STREET SHALL BE PROMPTLY REMOVED.
5. EXISTING LANDSCAPING AND TREES, INCLUDING ROOT SYSTEM SHALL BE REMOVED TO ACCOMMODATE NEW CONSTRUCTION.
6. WORK IN 11th STREET SHALL CONDUCTED IN THE MONTHS OF NOVEMBER 1 OF THE SAME YEAR IN WHICH WORK WAS STARTED. MAY THROUGH OCTOBER WITH WORK BEING COMPLETED BEFORE.
7. SAW CUT LEAST AREA NEEDED FOR UTILITY CONNECTIONS.

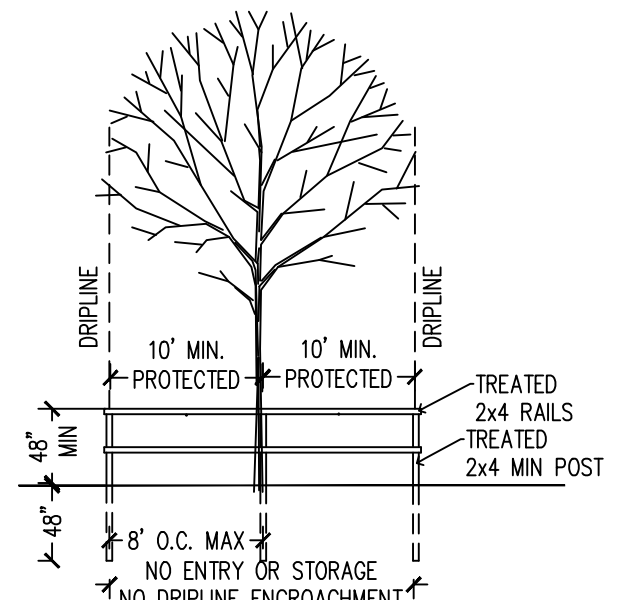
**DEMOLITION LEGEND**

KEY	DESCRIPTION
①	REMOVE EXISTING INTERIOR TREES AND ROOT SYSTEMS. PROTECT AND PRESERVE TREES NOT AFFECTED BY CONSTRUCTION.
②	REMOVE ALL SURFACE IMPROVEMENTS.
③	SEE UTILITY PLAN FOR STREET & R.O.W. DEMOLITION FOR WATER SERVICE, SANITARY CONNECTIONS, FIRE HYDRANT INSTALLATION.
④	TEMPORARY TOPSOIL STOCKPILE AREA.

**DEMOLITION PLAN**  
SCALE: 1"= 20'



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**TYP. TREE PROTECTION**  
SCALE: N.T.S.

- TREE PROTECTION NOTES:**
1. TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ON SITE. FENCING MINIMUM 10 FT FROM TRUNK OF TREE.
  2. TREE PROTECTION FENCING SHALL BE MAINTAINED DURING CONSTRUCTION AND ALL CONSTRUCTION MATERIALS, SUPPLIES, AND EQUIPMENT SHALL BE KEPT OUT OF PROTECTED AREA.
  3. EXISTING GRADE LEVEL AROUND TREE SHALL BE MAINTAINED. NO SIGNS, WIRES, OR ANY OTHER OBJECT SHALL BE ATTACHED TO TREE.
  4. TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.

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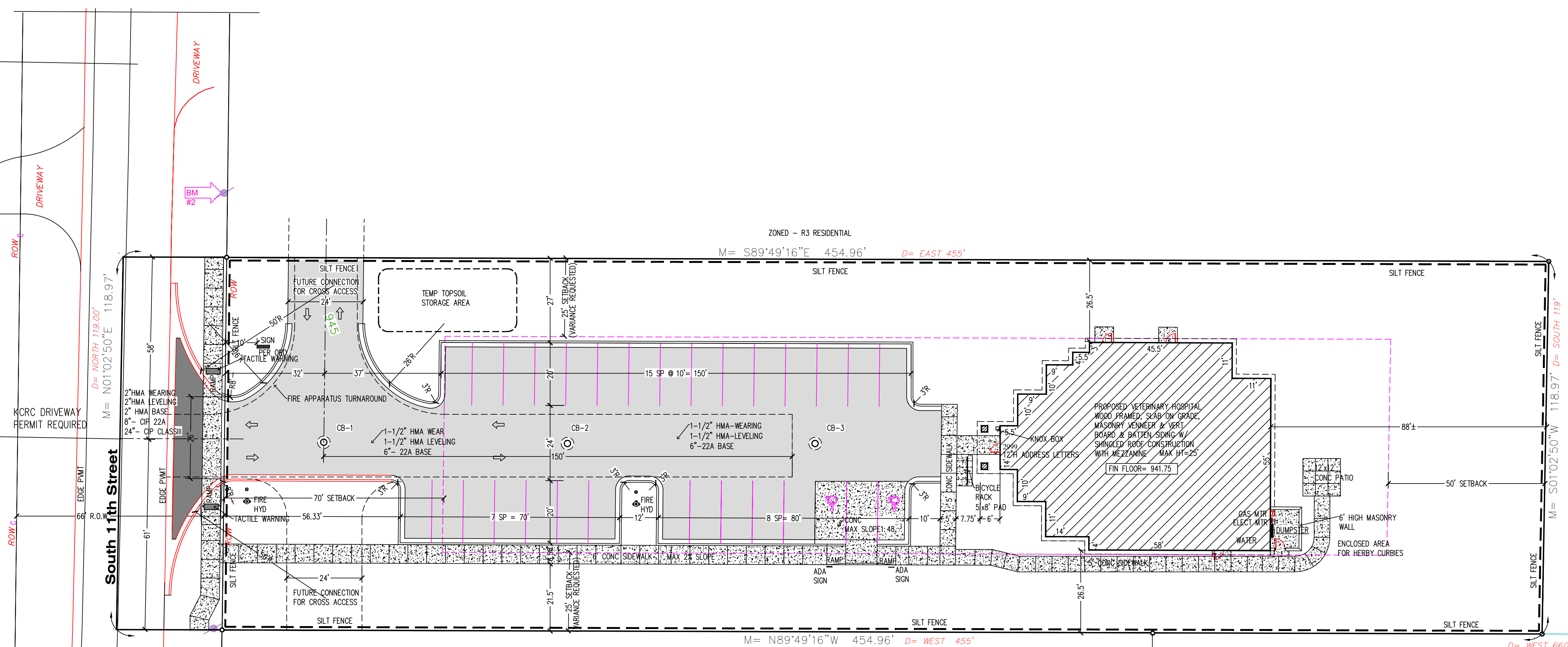
**DEMOLITION PLAN**

**BATES ARCHITECTS**  
 8793 WESTERN WOODS DRIVE, KALAMAZOO, MI 49009  
 TELEPHONE 269/349-3314 or@bates-arch.com

**REVISIONS**  
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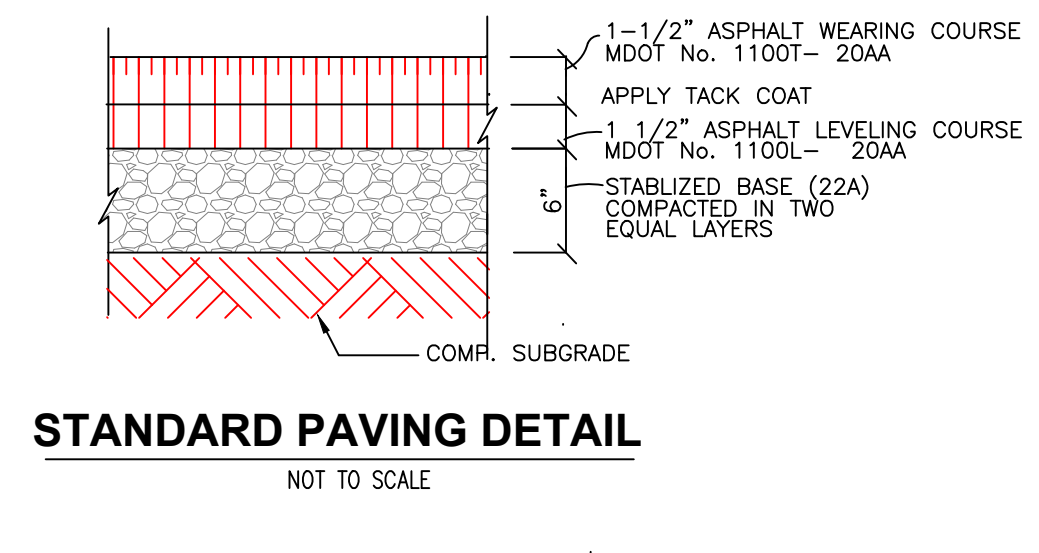
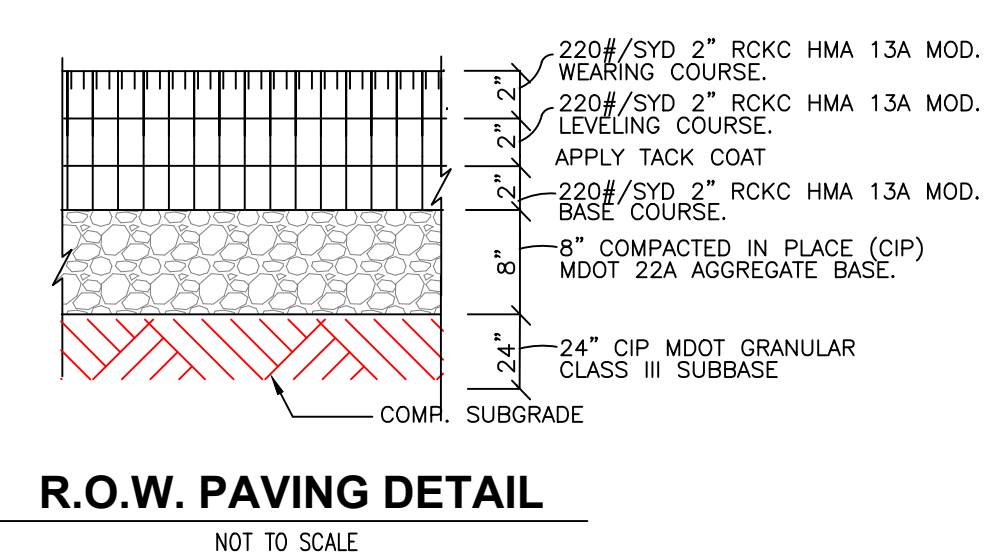




**LAYOUT PLAN**  
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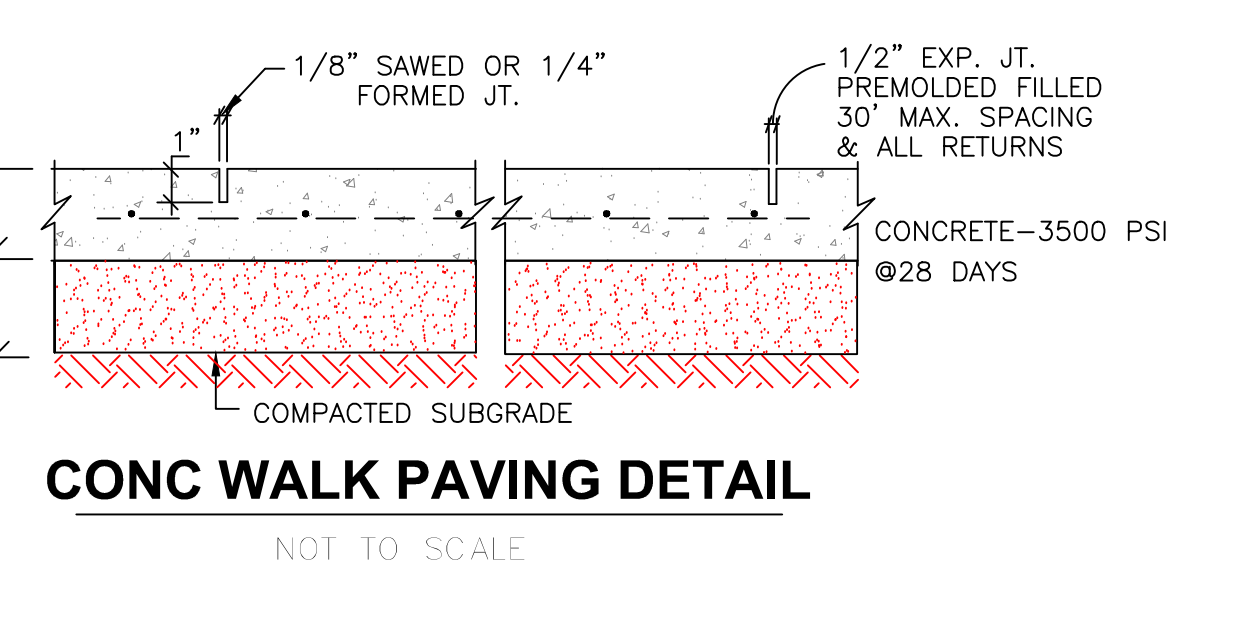
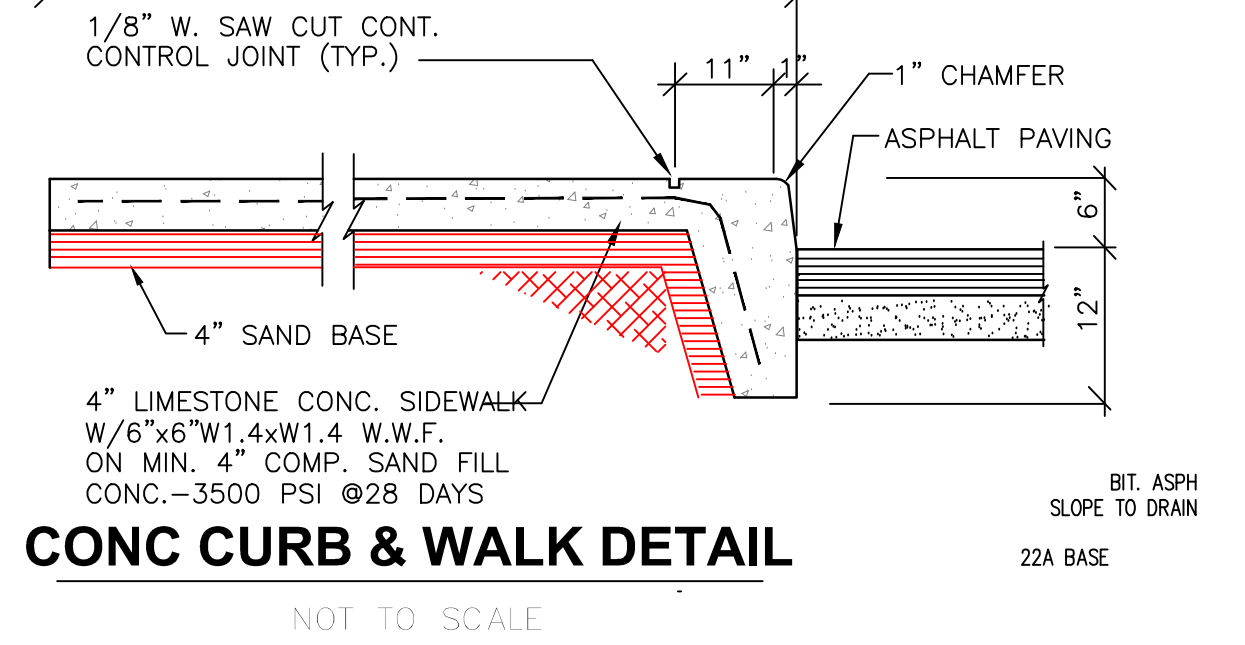
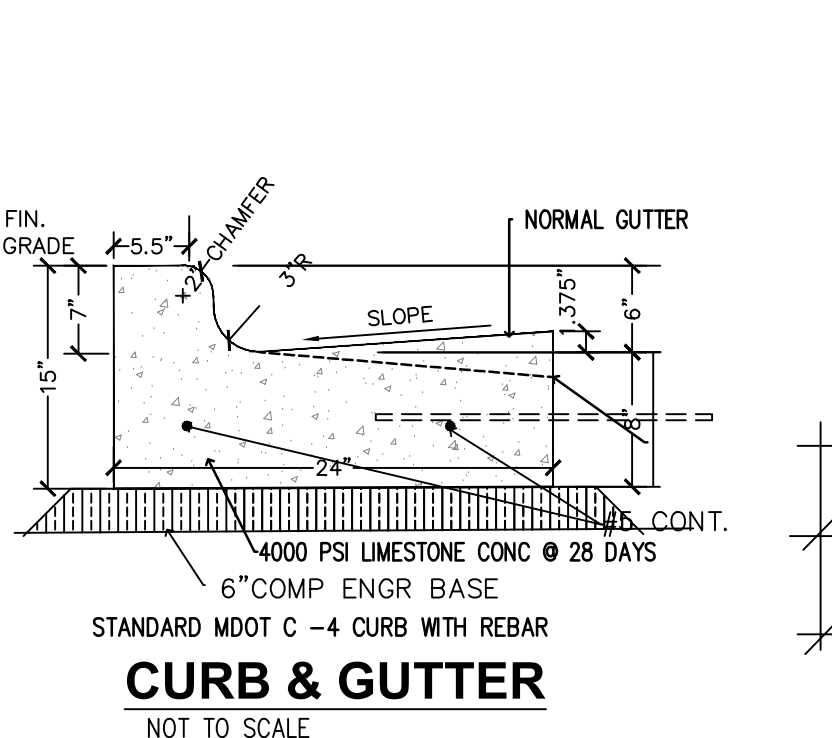
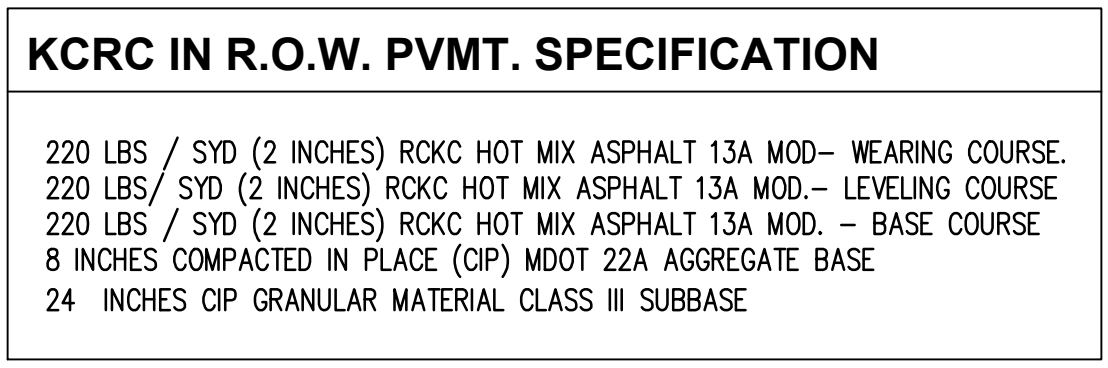
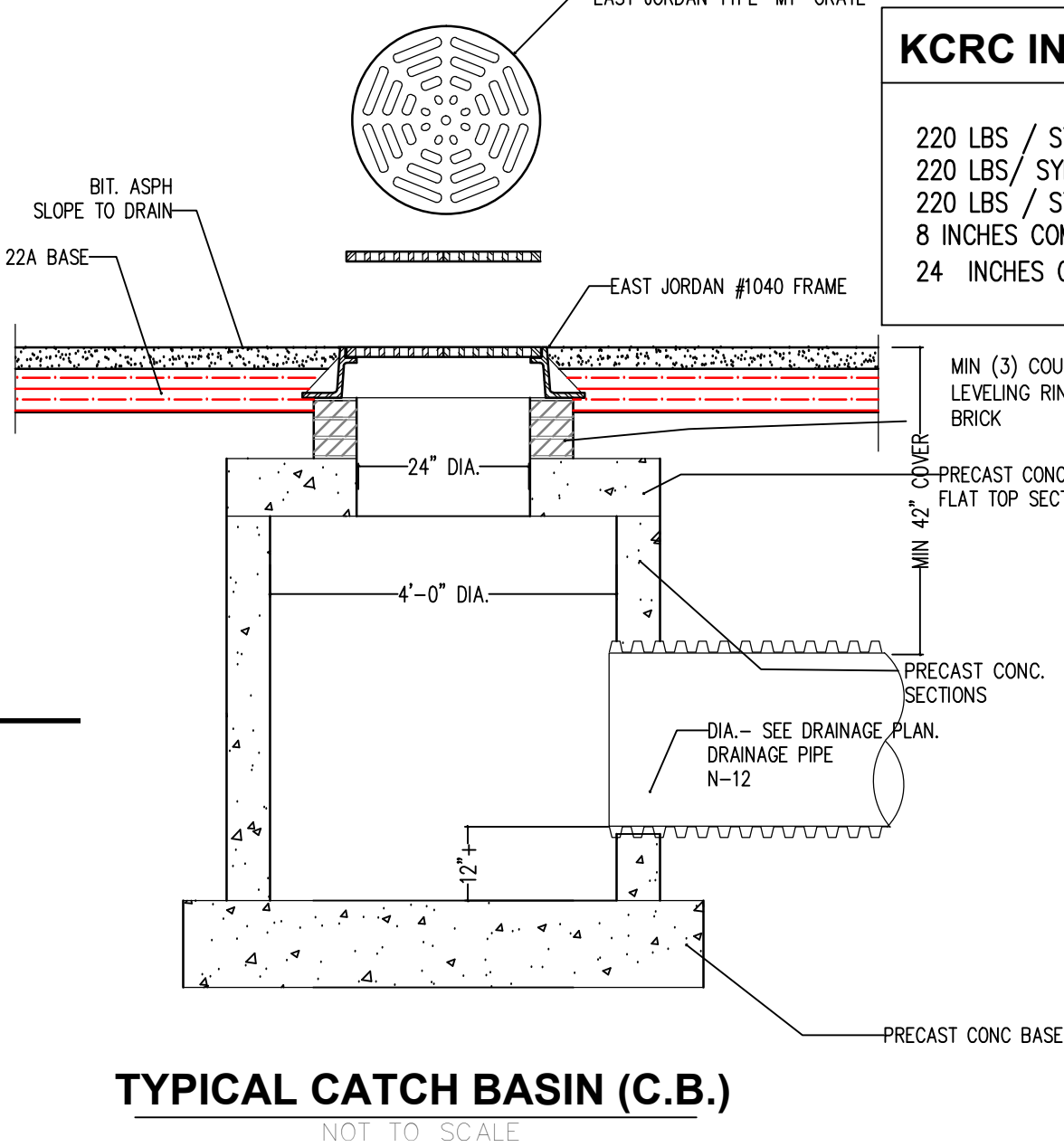
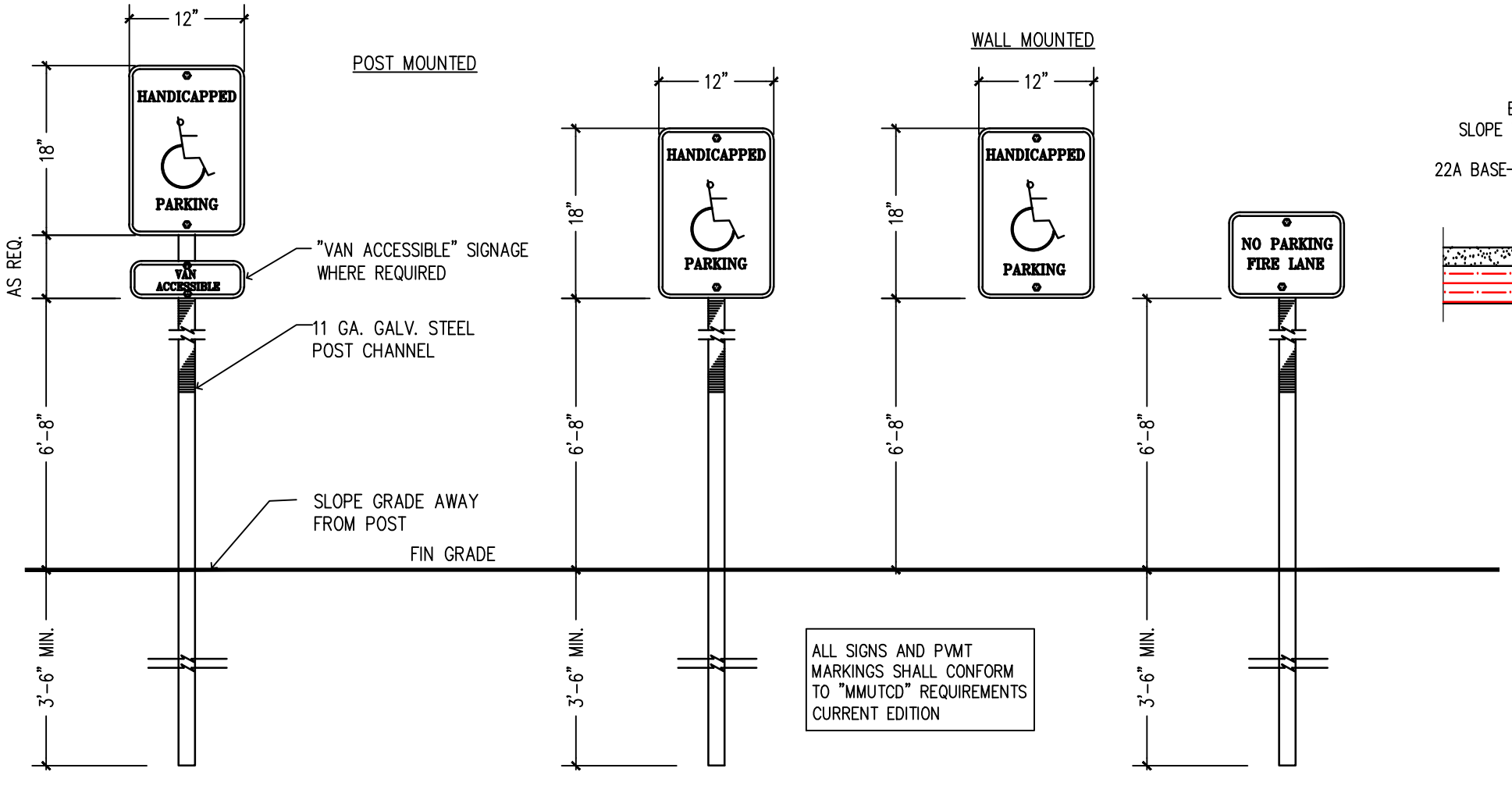
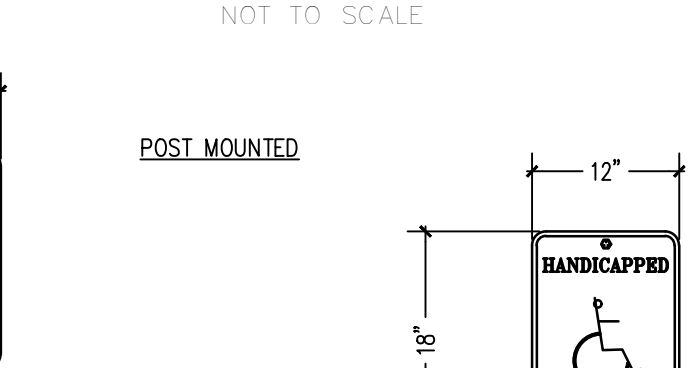
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- ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM 4 TOPSOIL, SEED AND MULCH (UNLESS OTHER LANDSCAPING IS SHOWN).
- IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH VARIOUS AGENCIES FOR WATER AND SEWER CONNECTIONS.
- PROTECT ALL BENCHMARKS DURING CONSTRUCTION. ANY BENCHMARKS DISTURBED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
- ALL WORK WITHIN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF OSHTOMO TOWNSHIP. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.
- PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
- VERIFY LOCATIONS OF ALL BELOW-GRADE UTILITIES PRIOR TO BEGINNING WORK, 72 HOURS BEFORE YOU CALL MISS DIG.

**LAYOUT NOTES**

- BARRIER FREE PARKING AND ACCESSIBLE ROUTES MUST COMPLY WITH THE AMERICAN WITH DISABILITIES ACT (ADA) INCLUDING, BUT LIMITED TO THE FOLLOWING:  
 1:50 (2%) MAXIMUM CROSS-SLOPE ON ACCESSIBLE ROUTE.  
 NO CHANGES IN ELEVATION GREATER THAN 1/2" ALONG ACCESSIBLE ROUTE, EXCEPT WHERE RAMPS ARE PROVIDED.  
 1:50 (2%) MAXIMUM SLOPE (IN ANY DIRECTION) IN B.F. PARLING AND ACCESS ASILES.
- CURB RADIUS DIMENSIONS ARE TO BACK OF CURB.
- THICKENED EDGE CROSS SECTION SHALL BE USED WHERE SIDEWALK ABUT PAVEMENT.
- FREE STANDING SIGN SHALL COMPLY WITH OSHTOMO TOWNSHIP SIGN ORDINANCE AND SHALL BE SUBMITTED SEPARATELY BY OTHERS.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- DUMPSTER ENCLOSURE TO BE MASONRY MATCHING BUILDING 5'-8" ABOVE FINISH GRADE WITH GATE.

**AUTO PARKING STRIPING**  
 NOT TO SCALE



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**REVISIONS**  
 RESUBMIT 10/27/23 PER PLAN REVIEW

**BATES ARCHITECTS**  
 8793 WESTERN WOODS DRIVE, KALAMAZOO, MI 49009  
 TELEPHONE: 268/349-3314  
 orb@bates-arch.com

**SITE LAYOUT PLAN**

**PROPOSED FRIENDSHIP ANIMAL HOSPITAL**  
 Dr. LAURA BILLINGS DVM  
 2999 SOUTH 11th STREET  
 KALAMAZOO, MICHIGAN

**HANSEN BUILDING AND DESIGN CORPORATION**  
 3027 WOODHAMS  
 PORTAGE, MI 49002

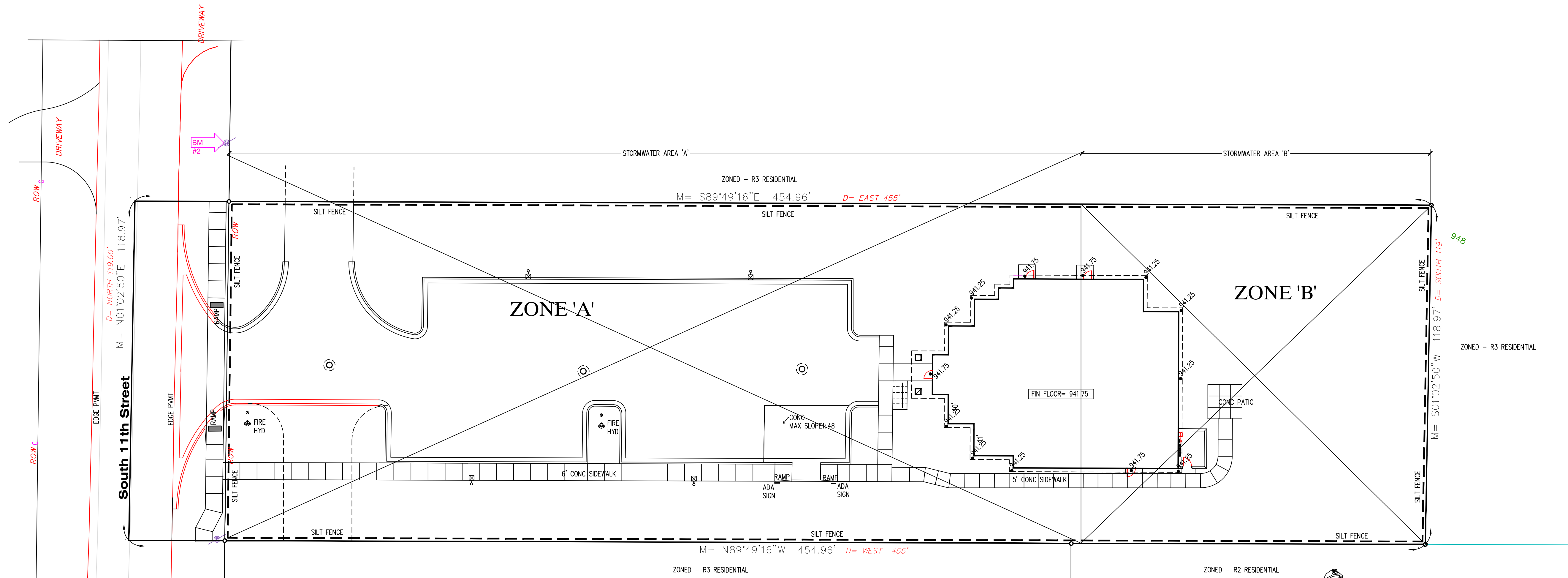
09/23/23

**C4**  
 2324









**72 HOURS**  
(3 WORKING DAYS)  
**BEFORE YOU DIG**  
CALL MISS DIG  
800-482-7171  
(TOLL-FREE)

NOTE:  
All utilities shown are approximate locations  
should not be interpreted as exact locations  
nor should they be assumed to be the only  
utilities in the area.

**STORMWATER**  
SCALE: 1" = 20'

SEE SHT C5 FOR GRADING & STORMWATER LAYOUT

**STORAGE: VOLUME STORM WATER REQUIRED.**

**STORMWATER AREA 'A'**  
300 FT x 119 FT = 35,700 SQ. FT.  
BUILDING = 2,733 SQ. FT.  
PAVEMENT = 15,296 SQ. FT.  
GREEN SPACE = 17,671 SQ. FT.  
V=CAP  
V = VOLUME CU FT.  
C = BUILDING - 0.95 0.95(0.06)x4 x 3630 = 827.64 CU FT.  
C = PAVEMENT - 0.95 0.95(0.35)x4 x 3630 = 4,827.0 CU FT.  
C = GRASS - 0.15 0.15(0.41)x4 x 3630 = 134 CU FT.  
P = 4.0 INCHES RAINFALL TOTAL = 5,789.50 CU FT.

**STORMWATER AREA 'B'**  
120 FT x 119 FT = 14,280 SQ. FT.  
BUILDING = 2,135 SQ. FT.  
PAVEMENT = 584 SQ. FT.  
GREEN SPACE = 11,561 SQ. FT.  
V=CAP  
V = VOLUME CU FT.  
C = BUILDING - 0.95 0.95(0.05)x4 x 3630 = 689.7 CU FT.  
C = PAVEMENT - 0.95 0.95(0.01)x4 x 3630 = 138.0 CU FT.  
C = GRASS - 0.15 0.15(0.27)x4 x 3630 = 588.0 CU FT.  
P = 4.0 INCHES RAINFALL TOTAL = 1,415.7 CU FT.

**TOTAL SITE RETAIN = 7,204.5 CU. FT.**

**METHOD: STORMTECH MC-3500 CHAMBERS**  
(6) ROWS x 7 CHAMBERS + END CAPS  
90"x77"x45"H @ 175.0 C.F. x 42 = 7,350 C.F. (END CAPS NOT INCLUDED).  
(12) END CAPS @ 45 C.F. = 540 C.F.  
TOTAL STORED CAPACITY = 7,890 C.F.  
MFR: ADS StormTech - odsipipe.com, 800-821-6710  
MINIMUM 12" STONE - BELOW SIDEWALLS & OVER TOP COVER  
INSTALL IN STRICT ACCORDANCE W/ MFR WRITTEN INSTRUCTIONS.

**STORMWATER MANAGEMENT:**  
ZONE 'A' ENTIRELY TO UNDERGROUND STORAGE VAULTS.  
ZONE 'B' ROOF HAS GUTTERS & D.S. TO PERIMETER  
6" UNDERGROUND STORM TO CB#3  
ZONE 'B' ALL GRASS AREAS DRAIN TO RETENTION AREA  
BEHIND BLDG.

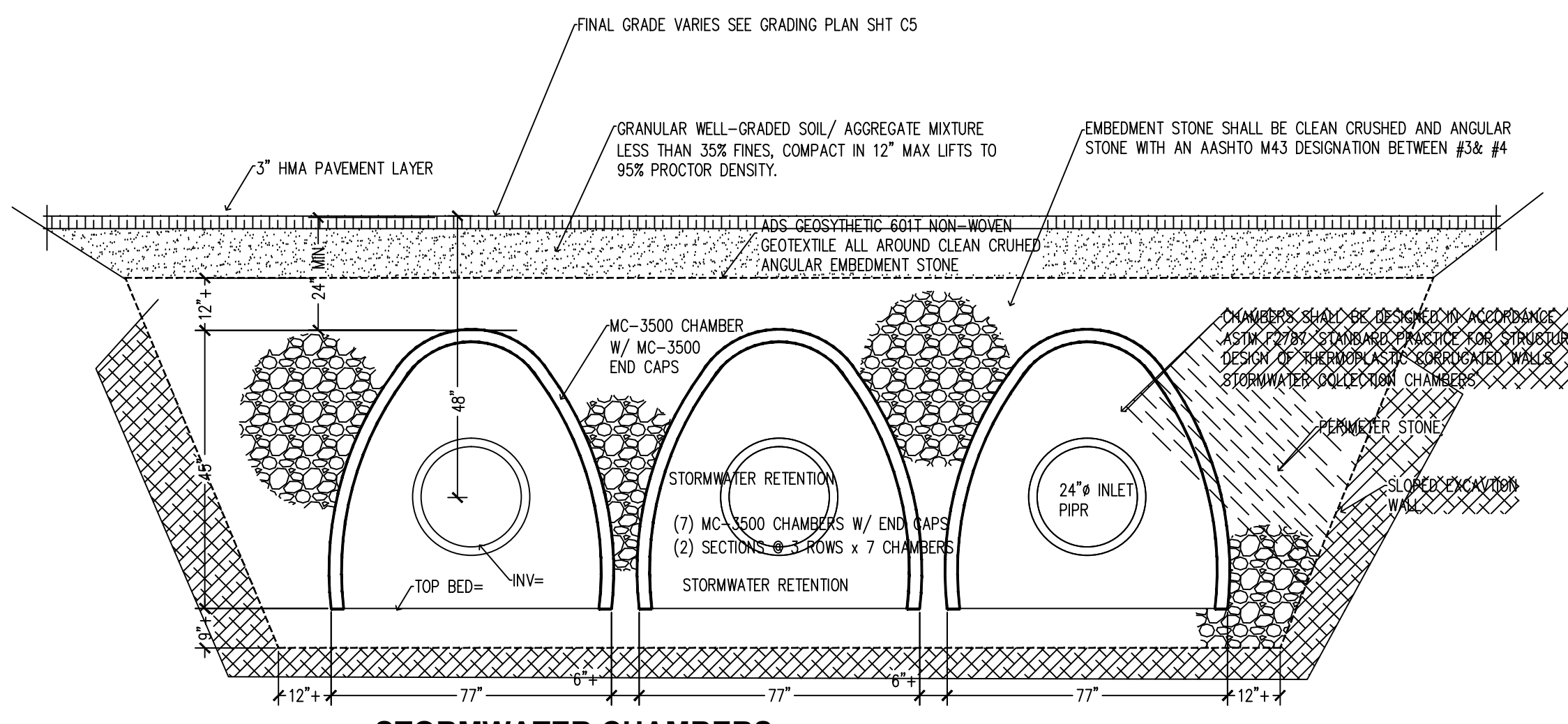
SOUTH SIDE GRASS AREAS SLOPE TO LOW SPOT WITH 12" SWALE  
LOCATED ALONG PROPERTY LINE INLOW SPOT.

**STORM WATER DESIGN CRITERIA**

**STORM WATER CALCULATIONS**

- RISK AREA: 'B' - LOW RISK (OFFICE)
- DISCHARGE STRATEGIES:  
GROUND WATER DISCHARGE "INFILTRATION"
- SITE USE COVERAGE:
- STORAGE: VOLUME STORM WATER REQUIRED.  
V=CAP  
V = VOLUME CU FT. AREAS:  
C = BUILDING - 0.95 BUILDING - 4,964 SQ. FT. = 0.11 AC  
C = PAVEMENT - 0.95 PAVEMENT = 15,194 SQ. FT. = 0.35 AC  
C = GRASS - 0.15 GRASS - 41650 SQ. FT. = 0.5 AC (CONSTRUCTION AREA)  
P = 4.0 INCHES RAINFALL  
SITE AREA = 50,213 SF.  
PVMT - V=0.95 (0.35) 4 x 3630 = 4,828 C.F.  
BLDG - V=0.95(0.11) 4 x 3630 = 1,518 C.F.  
GRASS - V=0.15(0.5) 4 x 3600 = 1,089 C.F.  
TOTAL = 7,435 C.F. STORMWATER

**METHOD: STORMTECH MC-3500 CHAMBERS**  
(6) ROWS x 7 CHAMBERS + END CAPS  
90"x77"x45"H @ 175.0 C.F. x 42 = 7,350 C.F. (END CAPS NOT INCLUDED).  
(12) END CAPS @ 45 C.F. = 540 C.F.  
TOTAL STORED CAPACITY = 7,890 C.F.  
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MINIMUM 12" STONE - BELOW SIDEWALLS & OVER TOP COVER  
INSTALL IN STRICT ACCORDANCE W/ MFR WRITTEN INSTRUCTIONS.



**STORMWATER CHAMBERS**  
NOT TO SCALE

**GENERAL NOTES:**

- REMOVAL ALL SITE SURFACE FEATURES WHICH ARE NOT SPECIFICALLY NOTED, BUT ARE REQUIRED TO BE DEMOLISHED TO COMPLETE THE CONTRACT WORK.
- DISPOSE OF ALL REMOVED MATERIALS OFF SITE IN ACCORDANCE WITH GOVERNING CODES.
- PROVIDE ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH LOCAL RULES AND REGULATIONS. ALL SUCH MEASURES WHETHER OR NOT SHOWN ON THE DRAWINGS SHALL BE MAINTAINED IN GOOD FUNCTIONAL CONDITIONS, AND WILL BE SUBJECT TO PERIODIC INSPECTIONS BY THE GOVERNING AGENCIES. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES UPON COMPLETION OF WORK AND AFTER PROVIDING PERMANENT GROUND COVER.
- FINISH GRADES REFER TO TOP OF SOD, TOPSOIL, PAVEMENTS, WALKS. ALLOW FOR THICKNESS OF SOD, TOPSOIL, PAVEMENTS, ETS. AS APPLICABLE.
- SLOPE SMOOTHLY BETWEEN INDICATED ELEVATIONS TO PROVIDE POSITIVE DRAINAGE.
- SUBCONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF EXIST UTILITIES AND SHALL TAKE NECESSARY PRECAUTIONS (SHORING, BRACING) TO PROTECT EXIST UTILITIES. ANY DAMAGE SHALL BE RESTORED AT HIS COST.

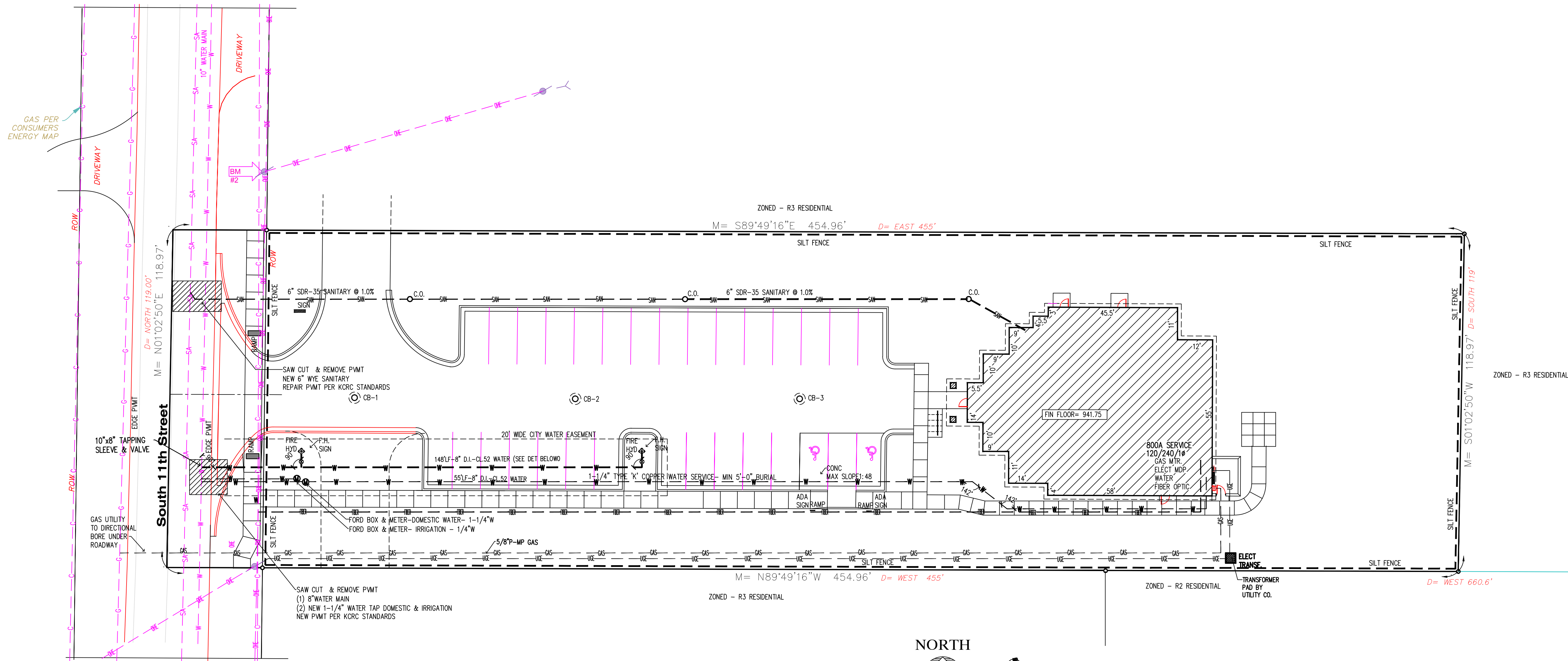
**GENERAL NOTES**

- NO EARTHCHANGE MAY COMMENCE UNTIL A SOIL EROSION CONTROL PLAN AND APPLICATION HAVE BEEN APPROVED & A PERMIT ISSUED.
- PROVIDE ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH LOCAL RULES AND REGULATIONS. ALL SUCH MEASURES WHETHER OR NOT SHOWN ON THE DRAWINGS SHALL BE MAINTAINED IN GOOD FUNCTIONAL CONDITIONS, AND WILL BE SUBJECT TO PERIODIC INSPECTIONS BY THE GOVERNING AGENCIES. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES UPON COMPLETION OF WORK AND AFTER PROVIDING PERMANENT GROUND COVER.
- ALL CONSTRUCTION MUST CONFORM TO THE CURRENT STANDARDS & SPECIFICATIONS ADOPTED BY KALAMAZOO COUNTY AND COMSTOCK TOWNSHIP.
- UTILITY LOCATIONS ARE FROM THE BEST INFORMATION AVAILABLE. FOR PROTECTION OF UNDERGROUND UTILITIES, CONTRACTOR SHALL CALL "MISS DIG", 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" SYSTEM. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- REMOVAL ALL SITE SURFACE FEATURES WHICH ARE NOT SPECIFICALLY NOTED, BUT ARE REQUIRED TO BE DEMOLISHED TO COMPLETE THE CONTRACT WORK.
- DISPOSE OF ALL REMOVED MATERIALS OFF SITE IN ACCORDANCE WITH GOVERNING CODES.
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- DISPOSE OF ALL REMOVED MATERIALS OFF SITE IN ACCORDANCE WITH GOVERNING CODES.

**ADDITIONAL GENERAL NOTES:**

- REMOVAL ALL SITE SURFACE FEATURES WHICH ARE NOT SPECIFICALLY NOTED, BUT ARE REQUIRED TO BE DEMOLISHED TO COMPLETE THE CONTRACT WORK.
- DISPOSE OF ALL REMOVED MATERIALS OFF SITE IN ACCORDANCE WITH GOVERNING CODES.
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- SUBCONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF EXIST UTILITIES AND SHALL TAKE NECESSARY PRECAUTIONS (SHORING, BRACING) TO PROTECT EXIST UTILITIES. ANY DAMAGE SHALL BE RESTORED AT HIS COST.

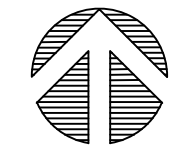




ALL WATER MAIN AND WATER SERVICE INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY KALAMAZOO STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE INSTALLATION 2021.

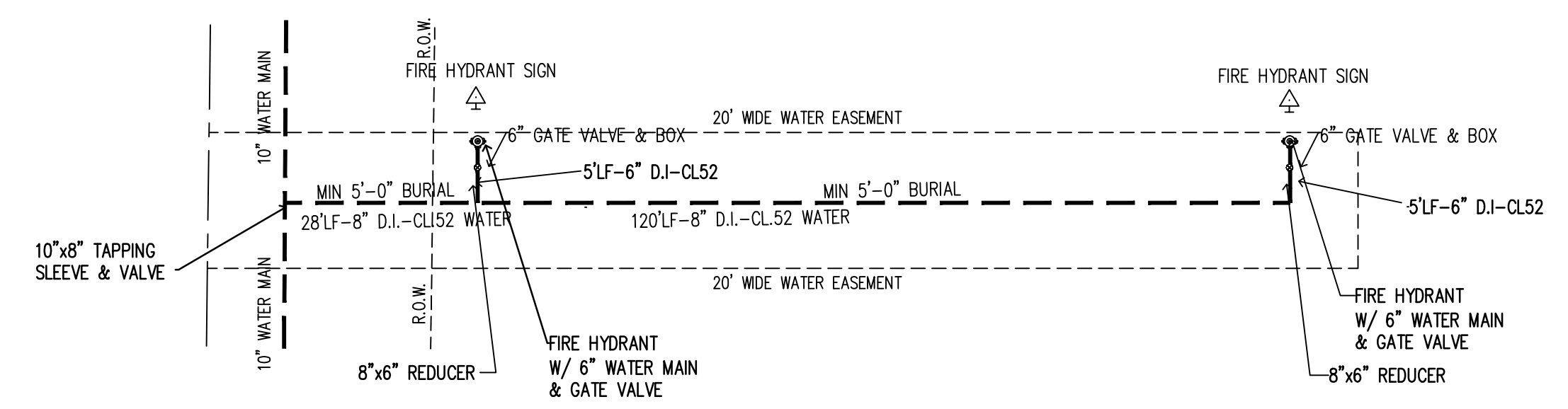
**UTILITY PLAN**  
SCALE: 1" = 20'

NORTH



**72 HOURS**  
(3 WORKING DAYS)  
**BEFORE YOU DIG**  
CALL MISS DIG  
800-482-7171  
(TOLL-FREE)

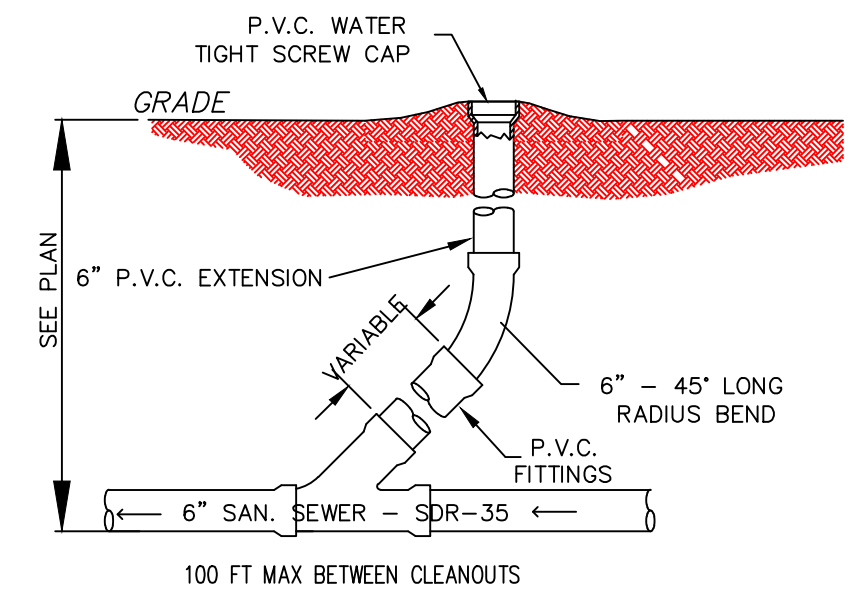
NOTE:  
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**FIRE HYDRANT DETAIL**  
SCALE: N.T.S.

**UTILITY SERVICES**

- WATER - CITY KALAMAZOO
- SEWER - CITY OF KALAMAZOO
- GAS - CONSUMERS ENERGY
- ELECTRICITY - CONSUMERS ENERGY
- FIBER OPTICS - T.B.D.
- ROADWAY - ROAD COMMISSION KALAMAZOO COUNTY



**SANITARY SEWER CLEANOUT**  
SCALE: NO SCALE

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**BATES**  
BATES/ARCHITECTS  
8793 WESTERN WOODS DRIVE, KALAMAZOO, MI 49009  
TELEPHONE: 268/349-3314 [art@bates-arch.com](mailto:art@bates-arch.com)

**UTILITY PLAN**

PROPOSED FRIENDSHIP ANIMAL HOSPITAL  
**Dr. LAURA BILLINGS DVM**  
2999 SOUTH 11th STREET  
KALAMAZOO, MICHIGAN

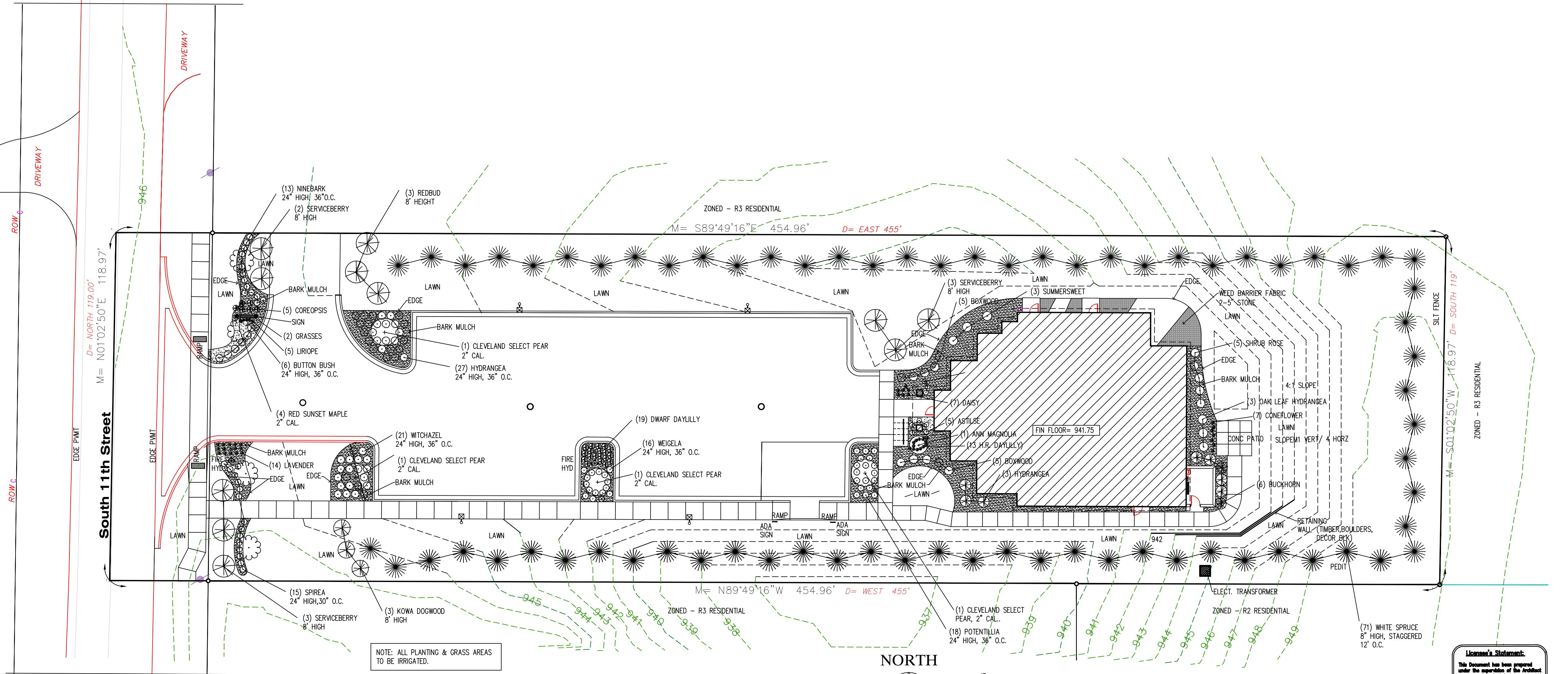
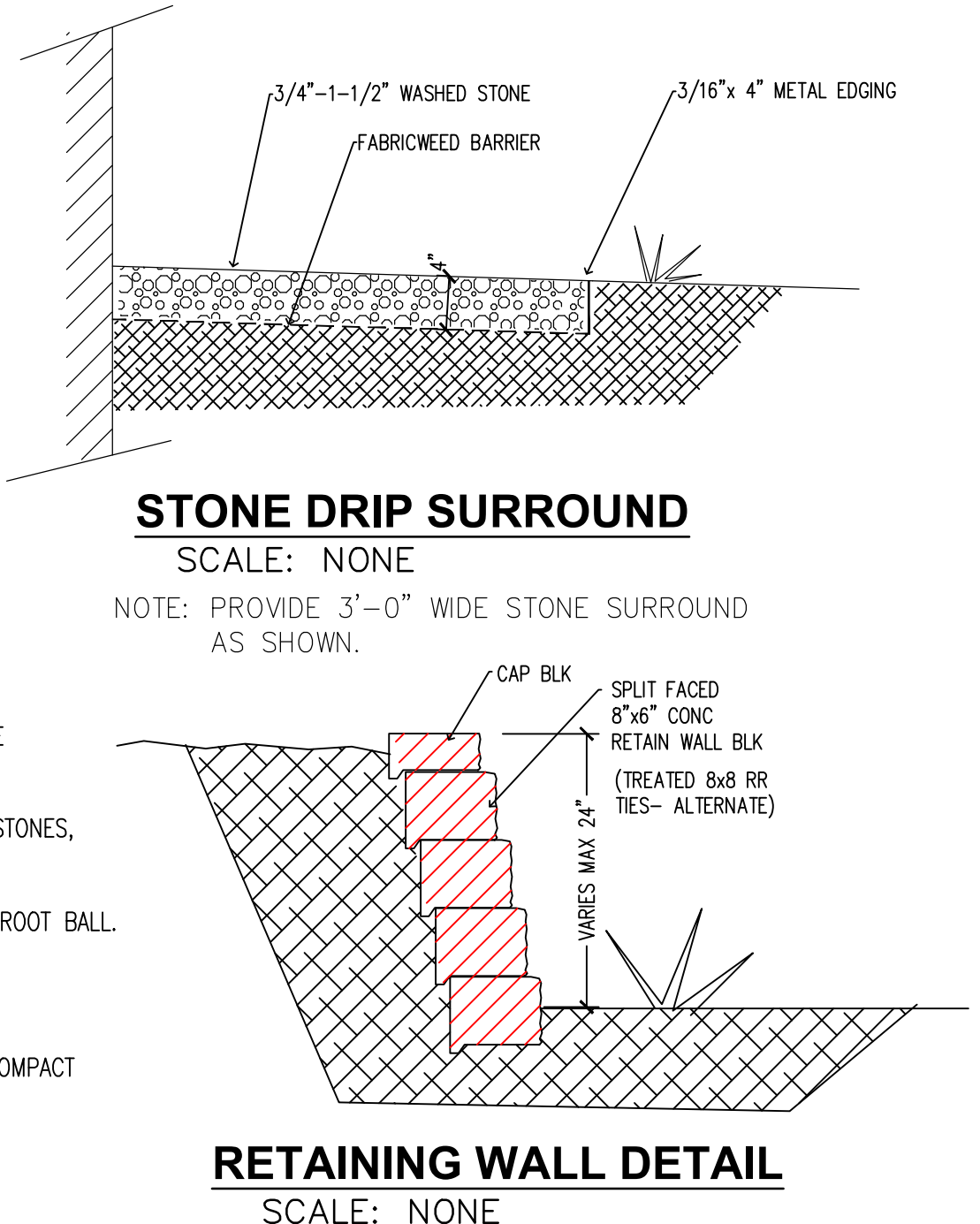
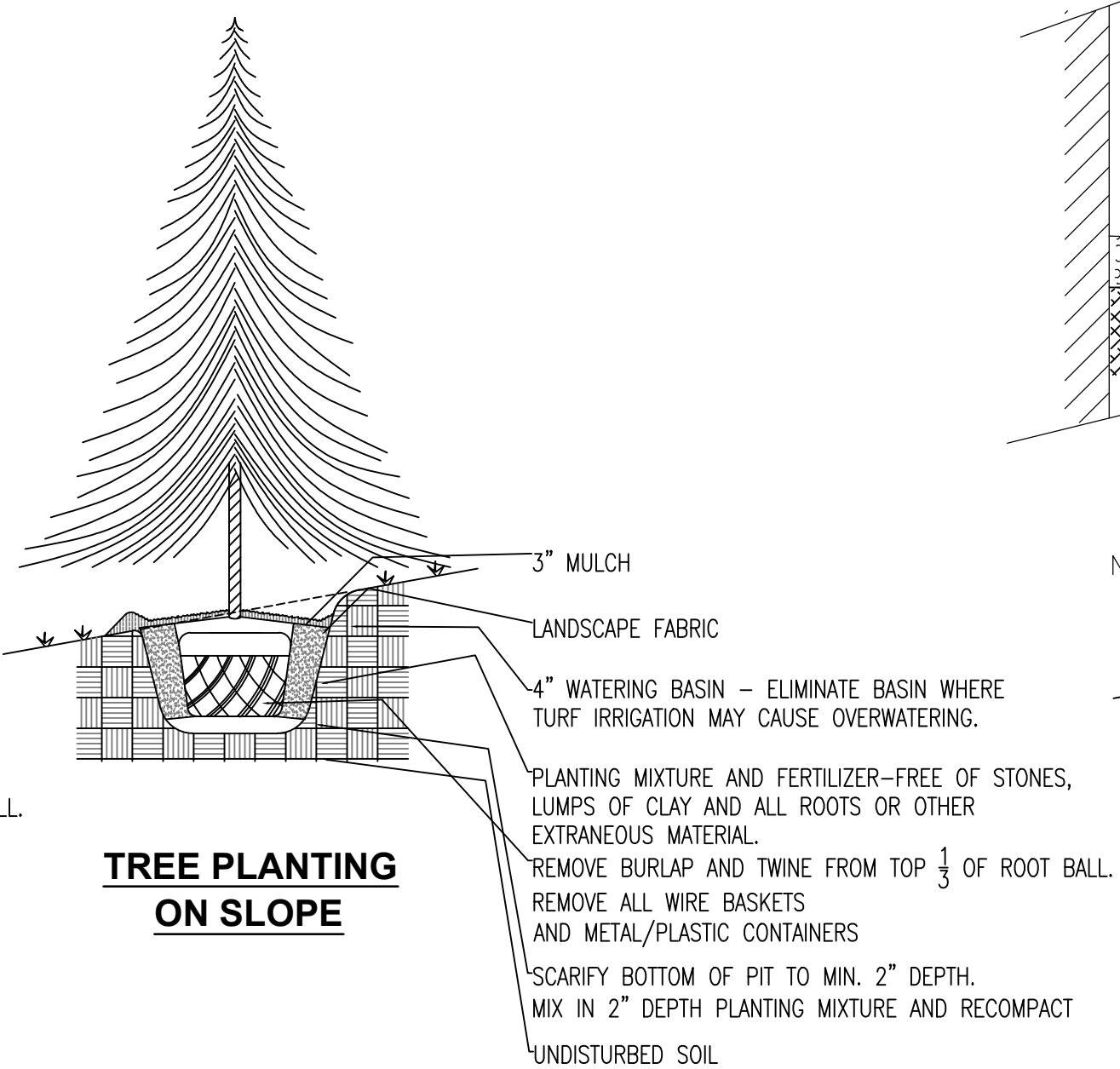
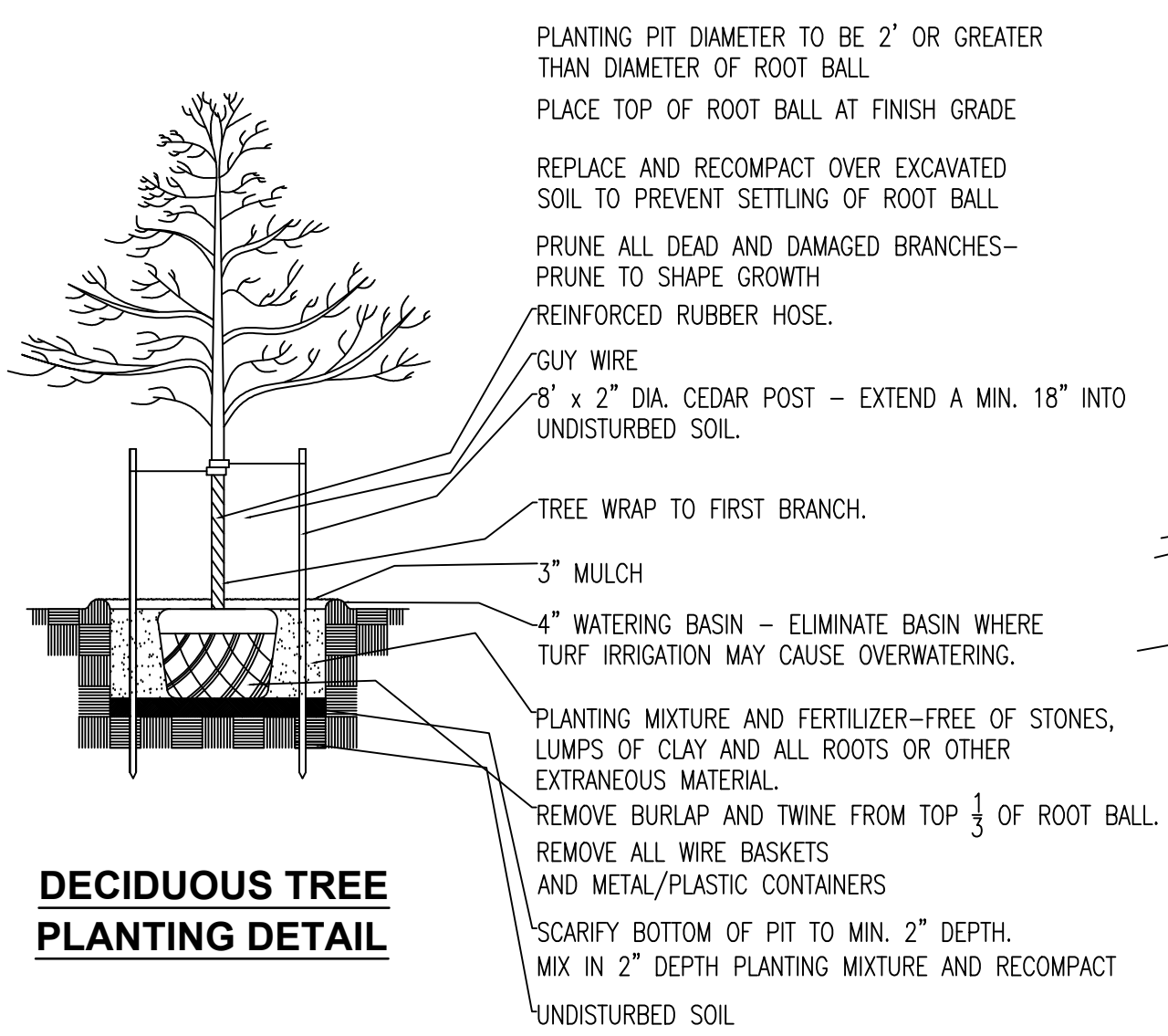
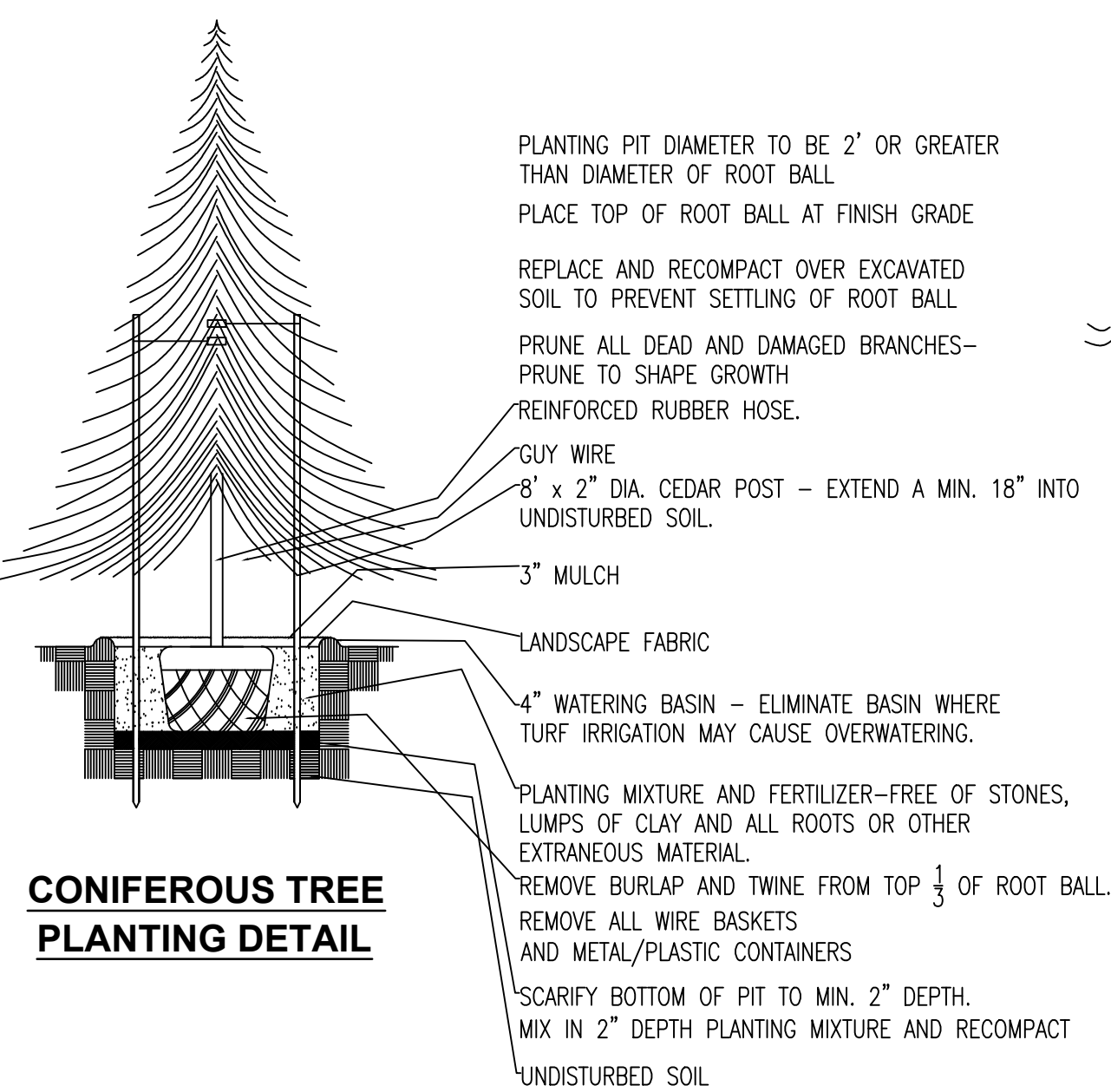
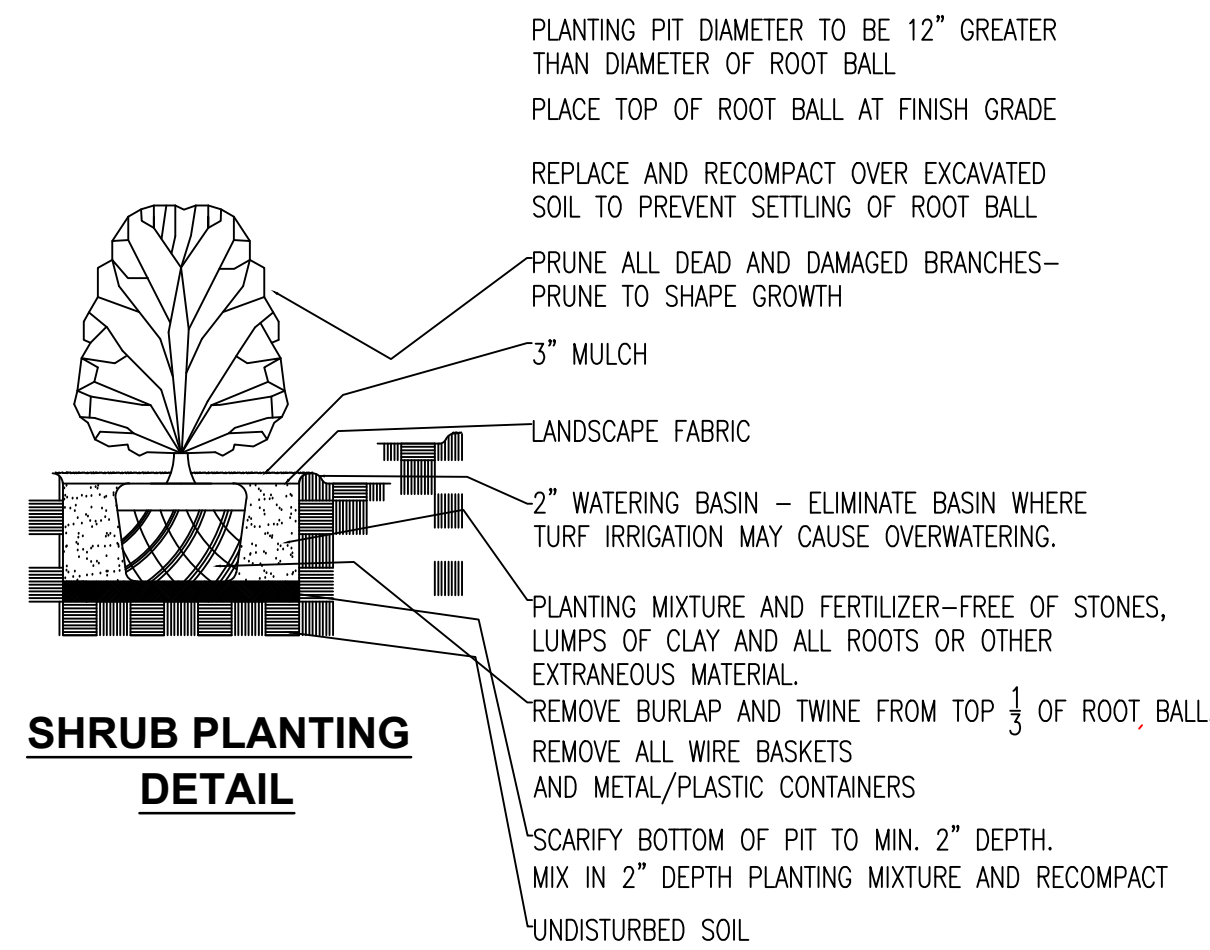
**HANSEN BUILDING AND DESIGN CORPORATION**  
3027 WOODHAMS  
PORTAGE, MI 49002

09/23/23

C7

2324





- LANDSCAPE REQUIREMENTS**
- GREEN BUFFER: - ADJACENT TO R3 ZONING
    - PROVIDE 6 FT OPAQUE VISUAL BUFFER.
    - TALL WHITE SPRUCE @ 12 FT O.C.
    - 76' 8" WHITE SPRUCE
  - PARKING LOT
    - PROVIDE 25 SF LANDSCAPE PER PARK SPACE
    - 29 SP x 25 SF = 725 SQ. FT. MIN.
    - (1) CANOPY TREE PER 200 SQ. FT.
    - (2) LOW GROWING SHRUB PER 200 SQ. FT.
    - ISLAND AREA (2) @ 200 SQ. FT. = 400 SQ. FT. CANOPY TREE = (1)x400/200 = (2) LOW GROWING SHRUB = (2)x400/200 = (4)
  - R.O.W. GREEN SPACE
    - 20 FT GREEN SPACE x 119 LF.
    - (1) CANOPY TREE PER 100 LF. = (2) CANOPY
    - (2) UNDERSTORY TREE PER 100 LF. = (4) UNDERSTORY
    - (1.5) SHRUB PER PARK SPACE (29 SP) = (44) SHRUBS
  - INTERIOR
    - MINIMUM 10% SITE LANDSCAPED
    - INTERIOR LANDSCAPING EXCEEDS 10%
    - (1) CANOPY TREE PER 1,500 SQ FT BLDG 4,684 SQ. FT / 1500 = (4)
    - (1) CANOPY TREE PER 2,500 SQ FT BLDG 4,684 SQ. FT / 2500 = (2)
  - ELEMENTS
    - CANOPY TREE: SINGLE STEM - 2" CALIPER MULTI STEM - 10 FT HEIGHT
    - UNDERSTORY TREE: 8-10 FT HEIGHT
    - EVERGREEN: 6 FT HEIGHT
    - SHRUB: DEODIOUS - 24" HEIGHT EVERGREEN - 24" HEIGHT LOW GROW - (2) GAL POT
- LANDSCAPING NOTES**
- ALL LANDSCAPING LANDSCAPE ELEMENTS SHALL BE PLANTED, AND EARTH MOVING OR GRADING PERFORMED, IN A SOUND WORKMANLIKE MANNER, ACCORDING TO ACCEPTED PLANTING AND GRADING PROCEDURES.
  - LANDSCAPING SHALL BE MAINTAINED IN A REASONABLY HEALTHY CONDITION, FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIALS SHALL BE REPLACED WITHIN ONE (1) YEAR OF DAMAGE OR DEATH OR THE APPROPRIATE PLANTING PERIOD.
  - INSTALL CONSTRUCTION FENCE AROUND DRIP LINES OF EXISTING TREES TO REMAIN. NO COMPACTION OR INCREASED DEPTH OF SOIL OVER THE ROOT SYSTEM AREA PRIOR TO AND DURING CONSTRUCTION.
  - ALL LAWN AREAS SHALL BE SEEDED AND MULCHED WITH THE FOLLOWING MIXTURE: SUN & SHADE PARK BLEND 32.65 PROLINE ST PERENNIAL RYEGRASS 32.59 SHAMROCK KENTUCKY BLUEGRASS 32.56 ORACLE KENTUCKY BLUEGRASS USE EROSION CONTROL BLANKETS ON SLOPE SOUTH PROPERTY LINE. AS REQ. 4" TOPSOIL ALL AREAS RECEIVING GRASS
  - ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 1/8" x 4", ROLLED EDGE FABRICATED IN SECTIONS OF STANDARD LENGTHS WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD GREEN FINISH OR GREEN PAINT.
  - PROVIDE QUALITY, SIZE, GENUS SPECIES AND VARIETY OF EXTERIOR PLANTS INDICATED COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z601 'AMERICAN STANDARD FOR NURSERY STOCK'.
  - MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
  - PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENT, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
  - REMOVE STONES LARGER THAN 1" IN ANY DIRECTION AND STICK, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER FROM SITE.
  - MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED.

**TREE PLANTING SCHEDULE**

QTY	LATIN NAME	COMMON NAME	SIZE	CONTAINER TYPE	COMMENTS
4	ACER RUBRUM	REDSUNSET MAPLE	2"	B&B - NATIVE	CANOPY
8	AMELANCHIER LAEVIS	SERVICEBERRY	8 FT	B&B - NATIVE	UNDERSTORY
3	CERCIS CANADENSIS	REDBUD	8 FT	B&B - NATIVE	UNDERSTORY
4	PYRUS CALLERYANA	CLEVELAND SELECT PEAR	2"	B&B - NON-NATIVE	CANOPY
71	PICEA GLAUCA	WHITE SPRUCE	8 FT	B&B - NATIVE	EVERGREEN
13	PHYSOCARPUS	NINEBARK	24"	NATIVE	SHRUB
6	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	24"	NATIVE	SHRUB
15	SPIRAEA	SPIREA	24"	B&B - NON-NATIVE	SHRUB
27	HYDRANGEA	FIRELIGHT TINBIT	24"	B&B - NON-NATIVE	SHRUB
21	HAMAMELIS VIRGINIANA	WITCHAZEL	24"	B&B - NATIVE	SHRUB
16	WEIGELA	WEIGELA	24"	B&B - NON-NATIVE	SHRUB
18	POTENTILLA	POTENTILLA	24"	CONT - NON-NATIVE	SHRUB
3	CORNUS KOUSA CHINENSIS	KOWA DOGWOOD	8 FT	B&B - NON-NATIVE	UNDERSTORY

**LANDSCAPE PLAN**  
SCALE: 1" = 20'

**72 HOURS**  
(3 WORKING DAYS)  
**BEFORE YOU DIG**  
CALL MISS DIG  
800-482-7171  
(TOLL-FREE)

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**Landscape Design by**  
**LAMONS LANDSCAPE**  
269 - TREE  
10-18-23

REVISIONS  
RESUBMIT 10/22/23 PER PLAN REVIEW

**BATES ARCHITECTS**  
8793 WESTERN WOODS DRIVE, KALAMAZOO, MI 49009  
tel@bates-arch.com

**LANDSCAPE PLAN**

**PROPOSED FRIENDSHIP ANIMAL HOSPITAL**  
**Dr. LAURA BILLINGS DVM**  
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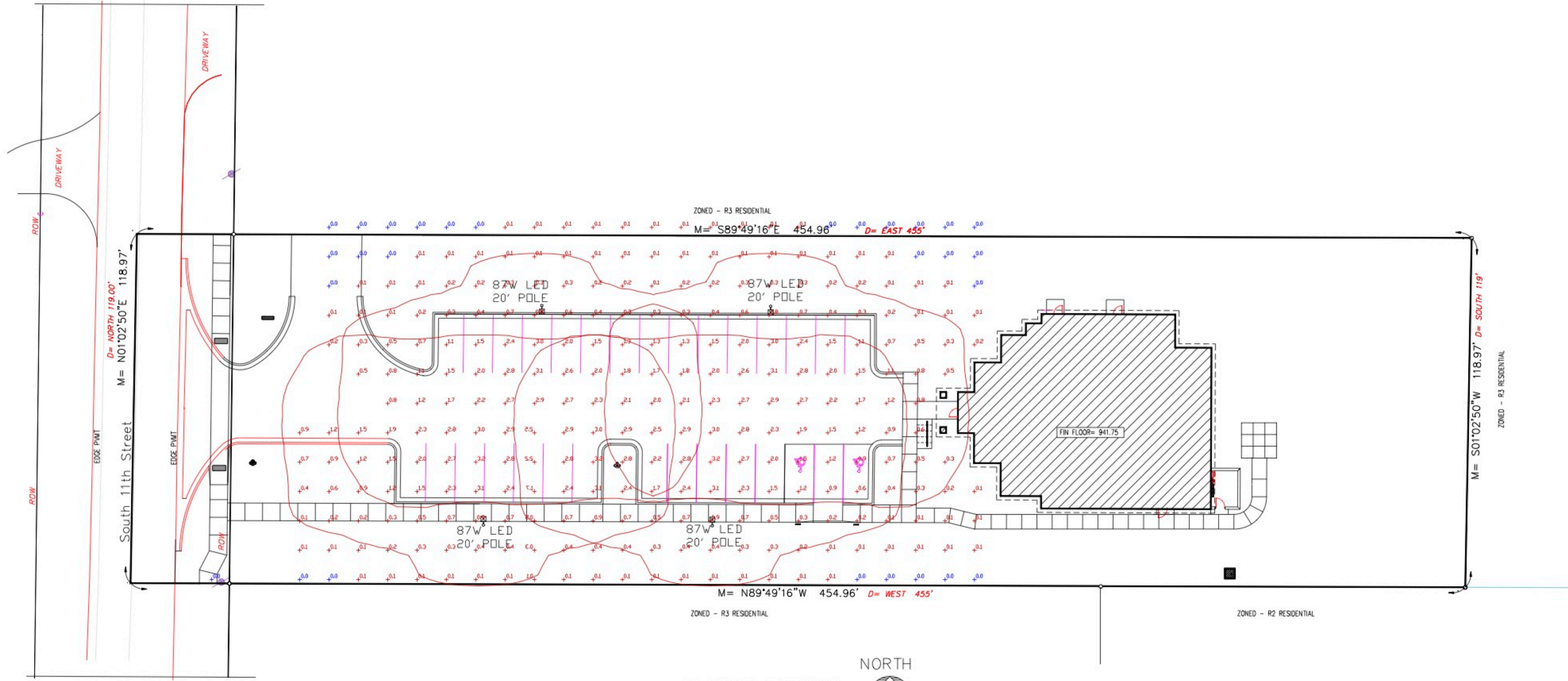
09/23/23

**C8**

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	3.2 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		4	Lithonia Lighting	DSX0 LED P5 40K 80CRI T4M HS	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	1	9685	1	90.12	

PHOTOMETRICS  
SCALE: 1" = 20'

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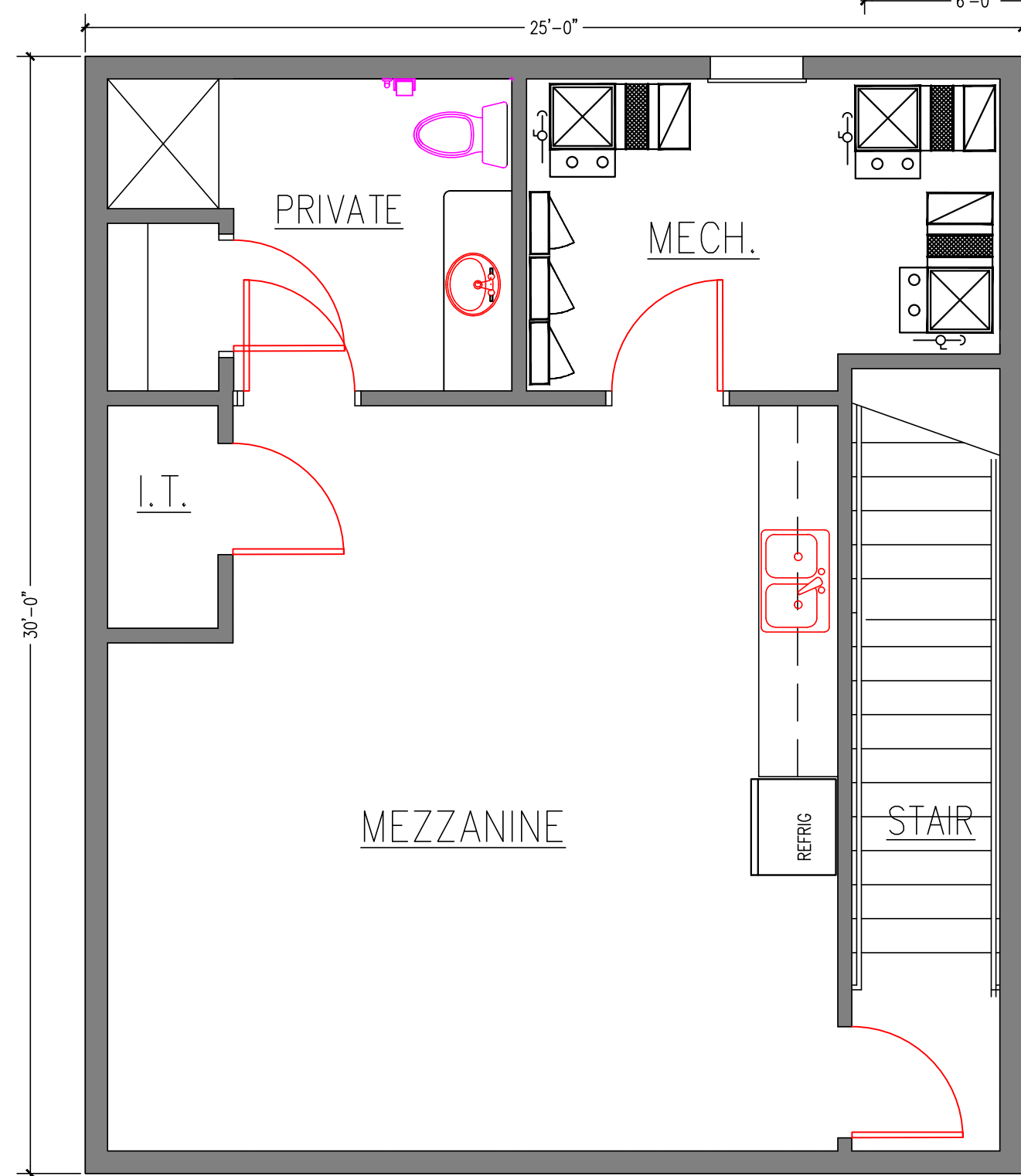
PROPOSED FRIENDSHIP ANIMAL HOSPITAL  
Dr. LAURA BILLINGS DVM  
2999 SOUTH 11th STREET  
KALAMAZOO, MICHIGAN

PHOTOMETRICS

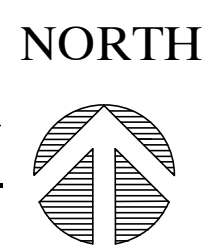
BATES ARCHITECTS  
8793 WESTERN WOODS DRIVE, KALAMAZOO, MI 49009  
TELEPHONE 269/349-3314 or@bates-arch.com

REVISIONS



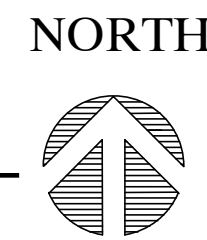


**MEZZ. FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



1 ST FLOOR = 4,864 SQ. FT.  
MEZZANINE = 750± SQ. FT.  
TOTAL = 5,614 SQ. FT.

**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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HANSEN BUILDING  
AND DESIGN CORPORATION  
3027 WOODHAMS  
PORTAGE, MI 49002

09/23/23

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PROPOSED FRIENDSHIP ANIMAL HOSPITAL  
DR. LAURA BILLINGS, DVM  
2999 SOUTH 11th STREET  
KALAMAZOO, MICHIGAN

PROPOSED FLOOR PLAN

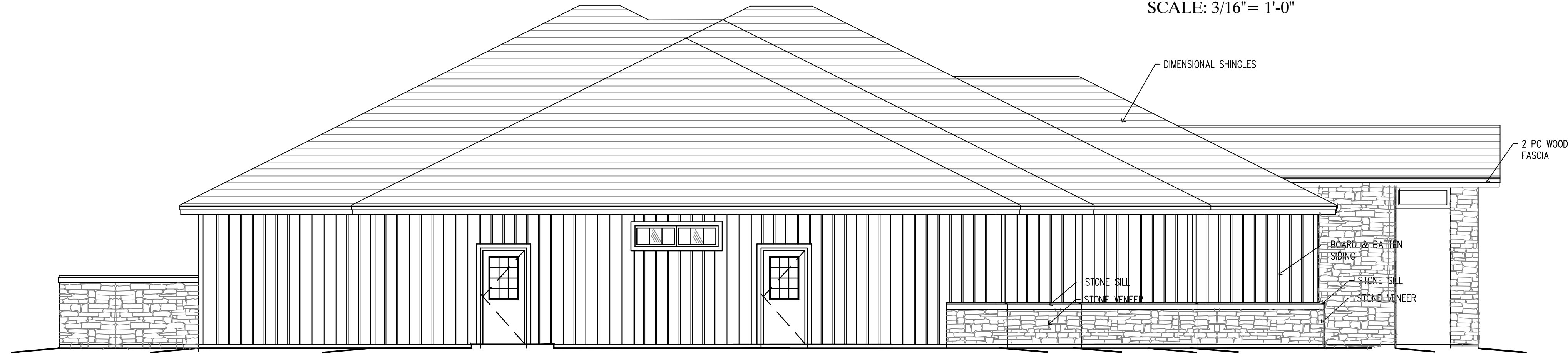
**BATES**  
BATES/ARCHITECTS  
8793 WESTERN WOODS DRIVE, KALAMAZOO, MI 49009  
TELEPHONE 269/749-3314 or@bates-arch.com

REVISIONS

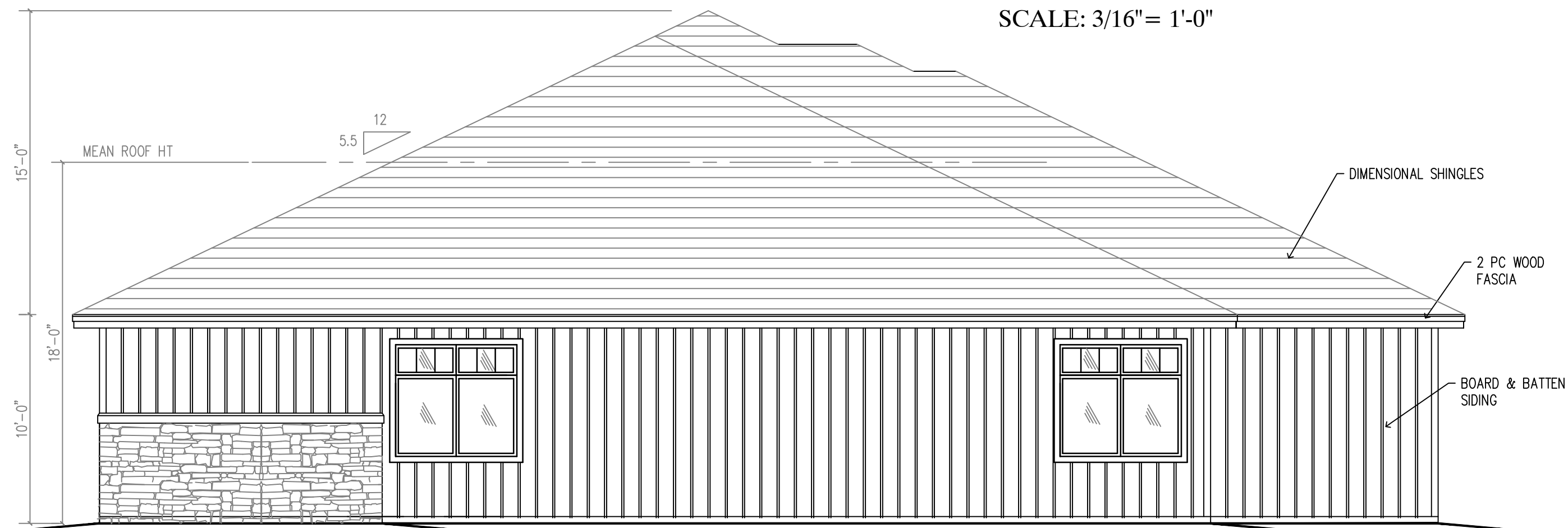
RESUBMIT 10/23/23 PER PLAN REVIEW



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



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



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



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

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**REVISIONS**  
 RESUBMIT 10/22/23 PER PLAN REVIEW

**BATES ARCHITECTS**  
 8793 WESTERN WOODS DRIVE, KALAMAZOO, MI 49009  
 TELEPHONE: 267/349-3314    [info@bates-arch.com](mailto:info@bates-arch.com)

**EXTERIOR ELEVATIONS**

**PROPOSED FRIENDSHIP ANIMAL HOSPITAL**  
**DR. LAURA BILLINGS, DVM**  
 2999 SOUTH 11th STREET  
 KALAMAZOO, MICHIGAN

**HANSEN BUILDING AND DESIGN CORPORATION**  
 3027 WOODHAMS  
 PORTAGE, MI 49002

09/23/23

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2324B





September 25, 2023

Planning Commission  
Oshtemo Charter Township  
7275 West Main Street  
Kalamazoo, Michigan 49009

Dear Commissioners:

My client, Dr. Laura Billings of Friendship Animal Hospital, is seeking approval of her site plan for the property she is purchasing at 2999 S. 11<sup>th</sup> Street.

Dr. Billings is requesting a modification of the side lot greenspace requirement for the R-3 zoned property to be changed from 30 feet as referenced in Section 53.40 (screening between land uses) to 25 feet, per Section 53.160 which allows for modifications or reductions.

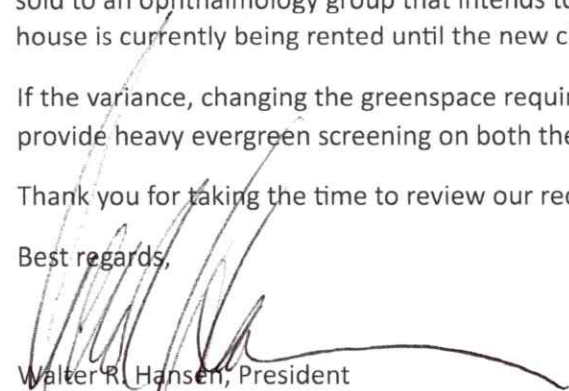
The property in question will support a modest-sized professional building but, due to the 30-foot greenspace requirement, is unable to accommodate adequate, double load parking as well as the mandatory fire truck turn around area. As you know, a parking space is 20 feet deep when combined with the 24-foot-wide access lane, makes the total depth for double load parking 64 feet. On this 120-foot-wide lot, 64 feet, combined with a 30-foot greenspace, precludes any ability for double load parking.

The property is zoned R-3 as are the surrounding parcels. The property to the North and East has been sold to an ophthalmology group that intends to build a clinic as well as a surgery center. The existing house is currently being rented until the new clinic is started.

If the variance, changing the greenspace requirement to 25 feet is approved, Dr. Billings proposes to provide heavy evergreen screening on both the North and South sides of her property.

Thank you for taking the time to review our request.

Best regards,

  
Walter R. Hansen, President  
Hansen Building and Design Corporation

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November 9, 2023

**Mtg Date:** November 16, 2023  
**To:** Planning Commission  
**From:** Iris Lubbert, AICP, Planning Director  
**Subject:** Work Session – Private Street Ordinance

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Suzanne Schulz, a representative from Progressive AE, will present a updated draft of the Private Street Ordinance to the Planning Commission at their regular November 16<sup>th</sup> meeting.

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October 5, 2023

**Mtg Date:** November 16, 2023  
**To:** Planning Commission  
**From:** Iris Lubbert, AICP, Planning Director  
**Subject:** Continued Discussion: MU District

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Comments and text suggestions have been received from the Michigan Department of Transportation, the Kalamazoo Area Transportation Study, and the Kalamazoo County Road Commission; their feedback has been incorporated into this latest version of the proposed MU district text. For readability, as there were numerous changes, the corresponding transportation sections have been highlighted in their entirety. In addition, based on Planning Commission feedback, staff has amended the density bonus section of the MU District Ordinance to be more objective and have tiers. The newly proposed density bonus section and other small, recommended tweaks are in red.

The Planning Commission is asked to review the proposed MU District Ordinance language, provide feedback, and if deemed appropriate set a public hearing for the formal consideration of the text.

Attachments: DRAFT MU District

ARTICLE 30

30 – MU: MIXED USE DISTRICT

Contents:

30.10 STATEMENT OF PURPOSE

30.20 ESTABLISHING A MIXED USE DISTRICT

30.30 DEVELOPING WITHIN A MIXED USE DISTRICT

**30.10 STATEMENT OF PURPOSE**

The Mixed Use District is established for the purposes of implementing Oshtemo Township’s adopted Sub Area Plans and encouraging a mix of uses in the planned redevelopment of existing commercial areas into mixed use. The Mixed Use District designation is designed to accommodate, through comprehensive planning, zoning, and project review, integrated residential, commercial, office, technology, and public uses on larger parcels of land. The mixed-use district strives to encourage innovative development that incorporates high-quality building design, compatibility with adjacent uses, preservation of unique environmental features, and the creation of open spaces and amenities that enhance the quality of life of residents.

**30.20 ESTABLISHING A MIXED-USE DISTRICT**

**A. LOCATION AND SIZE CRITERIA**

Mixed Use Districts may be established in areas of the Township with an adopted Sub Area Plan or within a C: Local Business District. A minimum contiguous site area of twenty (20) acres shall be required.

The proposal shall show all contiguous holdings of the owner or option purchaser and how it is integrated into the overall comprehensive development plan, unless specifically waived by the Planning Commission.

**B. DEVELOPMENT OWNERSHIP**

The proposed Mixed-Use District shall be under common ownership or control while being constructed, such that there is a unified responsibility for the completion of the project. Sufficient documentation of ownership or control, such as a development agreement, shall be submitted with the application for approval. Land divisions within the district and property transfers may be made once Section 30.30 A, CONDITIONS FOR DEVELOPMENT, is met.

**C. APPLICATION REQUIREMENTS**

The owner or option purchaser of a tract of land shall seek approval of a Mixed Use District zoning designation with the simultaneous submittal of a comprehensive development plan. The comprehensive development plan shall include:

- (1) **Plan Area.** All contiguous holdings of the owner or option purchaser and how it’s integrated into the overall comprehensive development plan, unless specifically waived by the Planning Commission.
- (2) **Letter of Intent.** A letter of intent that includes a full description as to how the proposed comprehensive development plan satisfies the eligibility requirements and design principles of this Section and, if applicable, evidence of how the proposed plan meets the criteria for qualifying for a density bonus.

- (3) **Development Schematic Plan.** A development schematic plan illustrating the proposed streets and the areas designated for residential, commercial, or mixed uses. Potential specific uses proposed in each area shall be outlined; see Section 30.30 for a list of uses permitted in the district. The development schematic plan shall include the proposed acreage for each use category and the proposed residential densities for each identified residential and mixed-use area.
- (4) **Site Circulation.** A circulation and access management plan for the project, including proposed street names and phasing (if any for development purposes), proposed non-motorized connections, and connectivity to the surrounding transportation network.
- i. The arrangement of streets shall provide for a continuation of streets between adjoining properties and seek to implement the Master Plan.
    1. Where adjoining property is undeveloped and the street must temporarily be a dead-end, the right-of-way shall be extended to the property line to make provision for the future projection of the street. Additional temporary right-of-way may be required to facilitate any temporary cul-de-sacs or turnarounds.
    2. Where a street is not intended to extend beyond the boundaries of the district and its continuation is not required for the continuation of streets between adjoining properties, its terminus shall be at least 50 feet from the property line.
    3. A cul-de-sac turnaround shall be provided at the end of a permanent dead-end street or a temporary dead end street (and associated temporary right-of-way) in accordance with County Road Commission standards.
  - ii. Interior streets that do not serve as a connecting link between different land ownerships or different public roads may be designated private streets subject to Township approval.
    1. Both public and private streets shall be designed to the cross-section standards of the Road Commission of Kalamazoo County (Appendix E of the Construction Guidelines),
    2. Both public and private streets shall meet the best practices of Article 51: Access Management Guidelines of the Township Zoning Ordinance and Township Master Plan.
    3. Reserved for Private Street Design Templates
  - iii. Streets shall be laid out in an orthogonal manor to intersect as nearly as possible to 90 degrees.
  - iv. Streets shall be interconnected with each other and with streets on abutting properties in a systematic pattern to promote connectivity, accessibility, reliability, efficiency, sustainability, safety, and logic for all users, unless otherwise approved by the Planning Commission.
  - v. Prioritize design and internal circulation to minimize new access points on Arterials and Major Collectors and instead channelize traffic flow via adjacent streets or service roads to dedicated access points and signalized intersections that function as a gateway. This will immensely support the mobility, accessibility and safety of all modes of transportation, especially pedestrian and non-motorized transportation.

1. A permanent dead-end street shall only be permitted where the topography of the area, lakes, streams, other natural features or existing adjacent development of the area causes practical difficulties or extreme hardship in connection, and can be granted without creating any safety concerns. A supportive recommendation from the Township Engineer shall be required in order to be considered by the Planning Commission. Planning Commission's recommendation shall be forwarded for approval to the Township Board. Applicant shall clearly provide evidence of hardship to be considered.

2. Dead end streets in excess of 600 feet are highly discouraged.

vi. A nonmotorized facility is required along all street frontages in accordance with the Township's Complete Street Policy, unless otherwise approved by the Planning Commission.

**(5) Traffic Impact Study (TIS).** A complete analysis of traffic generated by the entire development and the impact said development would have on the surrounding transportation system. The transportation system includes but is not limited to truck routes, emergency routes, State and County roads, non-motorized network(s), public transit, etc.

I. Prior to commencement of the TIS, the Public Works Director or Township designated Traffic Engineer, in consultation with Michigan Department of Transportation and Road Commission of Kalamazoo County, shall review and approve the limits of the study area, level & scope of study, existing volumes, and inputs for forecasted trips and volumes which may include other approved and pending developments.

II. The traffic analysis models shall anticipate the highest proposed use for each designated area within the development site plan.

III. The TIS shall meet requirements of the Road Commission of Kalamazoo County's and Michigan Department of Transportation's guidelines for Traffic Impact Studies and Assessments Evaluating Traffic Impact Studies. Formal approval from other agencies shall be provided to the Township prior to the formal Planning Commission MU Rezoning Review.

IV. If the development is at or near a major intersection or interchange, then traffic generated for the site should also be shown relative to movements into and/or through the intersection or interchange.

V. Any decline in level of service on adjacent trunkline and local roads shall be reasonably mitigated by proposed solutions within the site design and internal circulation including reducing access points and channelizing traffic flow to dedicated access points via adjacent streets. The level of Service (LOS) is defined as a qualitative measure describing operational conditions of vehicular and pedestrian traffic; described in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. Levels of service are given letter designations, from A to F, with LOS A representing the best operating conditions and LOS F the worst.

i. A decline in vehicular LOS may be acceptable if improvement(s) to the non-motorized network is the direct cause and improved pedestrian LOS can be shown.

- ii. Required operational changes and/or other mitigation measures shall be part of the MDOT and RCKC permit approval process.
- iii. Mitigation efforts may be broken into phases tied directly to the corresponding phases of the comprehensive development plan. Phases must be clearly outlined within the phasing plan; item 10 within this Section. Preliminary designs shall be required.
- iv. If the required traffic improvements identified within the TIS are already planned as part of an adopted comprehensive plan to be implemented by MDOT, the Kalamazoo County Road Commission, the Kalamazoo Area Transportation Study (KATS) or the Township, some or all of the mitigation requirements may be deferred or coordinated within a reasonable timeline. Any deferments or coordination shall require the support of the Township Engineer or representative. Short term or temporary efforts may be required to ensure the safety of the public during the deferment period. If the required mitigation efforts increase the scope of the already planned improvements by the local agency, the increase in cost to modify the plans and construct the improvements shall be collected from the applicant. A memorandum of understanding shall be executed and recorded.
- v. The Township will work with the developer/applicant in good faith effort to seek solutions and approvals necessary. This does not imply any financial commitment on the Township's part.

- (6) **Design Standards.** The applicant must provide architectural and design standards that create a district identity. This shall include specific development standards that will be applicable to development within the district including, but not limited to, minimum lot area and frontage, architectural character, building materials, building height, lighting, site features, and entry monumentation. Street lighting shall be full cut-off design and mounted to be parallel to the ground. Design standards proposed by the applicant shall incorporate and may go beyond the development requirements in Section 30.30.D.
- (7) **Stormwater.** Areas for common stormwater detention, those with the intention of serving a larger area or multiple facilities, shall be identified on the development schematic plan and turned over to the Kalamazoo County Drain Commission Office (unless otherwise agreed to by all parties involved) when constructed. Feasibility of site conditions should be considered.
- (8) **Residential Density and Density Bonus.**
  - I. **Initial Gross Density.** The overall density within the development schematic plan's residential and mixed use areas shall match the intended character of the correlating Sub Area Plan; each density category is defined within Table 30.20.1. A comprehensive development plan that is being proposed without a correlating Sub Area Plan and is within a C: Local Business District designation shall be considered under the high-density residential category. Areas designated purely for commercial development may not be included in the overall gross density calculation.

Table 30.20.1 – Residential Density		
Residential Character/Density Category	Initial Gross Density	Maximum Gross Density with Density Bonus
Agricultural	1 unit an acre	N/A
Low	4 units an acre	N/A
Medium/Transitional	4 units and acre	8 units an acre
High	8 units an acre	16 units an acre

- II. **Density Bonus.** A density bonus, up to the maximum gross density defined within Table 30.20.1, shall be granted if the proposed development provides additional public benefits to the overall community as outlined below. The bonuses earned from each category shall be added together.
- a) Housing – This is intended to promote missing middle housing. A mix of housing options are desired.
    - 1. At least 50% of the dwelling units shall be in buildings with at least two (2) dwelling units. (10% density increase)
    - 2. At least 75% of the dwelling units shall be in buildings with at least two (2) dwelling units. (20% density increase)
    - 3. 100% of the dwelling units shall be in buildings with at least two (2) dwelling units. (30% density increase)
  - b) Dedication of land for a public park, not less than one acre, and/or land for a community building if acceptable to the Township Board. (30% density increase).
  - c) Dedication of land, not less than one acre, for the purpose of a private park that incorporates usable amenities. Acceptable amenities include playground equipment, picnic areas with grills and tables, tennis courts, baseball diamonds, etc. (10% density increase)
  - d) Green Energy – If this density bonus is utilized, the applicant shall designate through their design standards the type of buildings within the development that will meet these standards.
    - 1. 50% of the buildings are constructed to LEED Silver Standards or 50% of the buildings are constructed to Energy Star certified standards (15% density increase).
    - 2. 100% of the buildings are constructed to LEED Silver Standards or 50% of the buildings are constructed to LEED Gold Standards or the entire development receives LEED Neighborhood development certification or 75% of the buildings are constructed to Energy Star certified standards. (30% density increase).
  - e) Open Space
    - 1. Minimum provided open space is 20% (10% density bonus)
    - 2. Minimum provided open space is 30% (20% density bonus)

(9) **Public Sanitary Sewer and Water.** Public sanitary sewer and water shall be required. All infrastructure shall be designed to promote the logical extension of public infrastructure. The Township may require the extension of public infrastructure, if needed, to reach the development. If the area is not ready to be served, at a minimum dry mains for future connection shall be installed. A description of existing public infrastructure availability, current demands, downstream capacity, projected flows and increased demand feasibility needed to serve the project, and a plan for providing needed infrastructure, including community facilities.

(10) **Phasing.** A developmental procedures agreement that will describe the timing and phasing, if applicable, of the project and outline other development details as necessary.

(11) **Buffer from Adjacent Residentially Zoned Districts.** A minimum buffer area consisting of open landscaped green space shall be established at the perimeter of the development site adjacent to existing residentially zoned districts. No structures, roads, or parking areas shall be permitted within said buffer area.

I. The width of the buffer area shall be determined by the character of the area proposed within the Development Schematic Plan directly adjacent to existing residentially zoned district.

i. The buffer shall be fifty (50) feet where the proposed area within the Development Schematic Plan is identified for purely residential development. This width shall be increased by one foot for each foot in height in excess of 25 feet of the proposed building heights for this area, as outlined in the design standards.

ii. The buffer shall be eighty-five (85) feet where the proposed area within the Development Schematic Plan is for mixed use or commercial development. This width shall be increased by one foot for each foot in height in excess of 25 feet of the proposed building heights for this area, as outlined in the design standards.

iii. The buffering requirement shall be waived if traditional single-family detached and/or attached residential uses compatible in height and bulk with the abutting uses are established along the perimeter adjacent to the existing residential district.

II. An alternative buffering tool may be proposed to the Planning Commission to consider; the applicant shall demonstrate that the requested alternative is just as, if not more, effective than the required buffering.

III. The buffer may include a nonmotorized trail. This trail shall be public, constructed to meet ADA standards, and maintain a minimum setback of fifty (50) feet from the property line.

(12) **Natural features.** The development shall be designed to promote the preservation of natural features.

(13) **Open Space.** 15% of the of the development schematic plan shall be designated as open space subject to the following standards:

I. Any required buffering or right-of-way shall not be used to meet the open space requirement.

II. Any significant/sensitive environmental resources (steep slopes, wetlands, woodlands, etc.) shall be included within the designated open space where possible.

- III. Stormwater management facilities shall not be used to meet the open space requirement **unless privately owned** and designed as useable common open space, see below.
- IV. Usable Open Space. A minimum of 50% of the total open space must be designated as useable common open space **which incorporates usable amenities** to stimulate social interaction and recreational activity:
  - a) The common useable opens space shall be easily accessible to residents, including visual and pedestrian linkages and proximity to such open spaces.
  - b) Private parks shall be subject to the conditions and limitations set forth in Section [49.100](#) of this Ordinance. A density bonus may be applicable; see Section 30.20.C.8 for details.
  - c) If a designated usable common open space area is eligible to become a public park to be transferred to Oshtemo Township to design, build, and maintain, subject to the review and approval of the Parks Committee, a density bonus would be applicable; see Section [30.20.C.8](#) for details.
- V. Open space not designated as usable common open space shall be retained in an essentially undeveloped or unimproved state except for necessary site grading.
- VI. All designated open space areas shall initially be under common ownership or control, such that there is a single entity having proprietary responsibility. Sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions shall be provided. Changes or transfers in ownership or control of the open space, sections thereof, shall be subject to review and approval of the Township. Open spaces shall always be under the control of a designated entity.
- VII. All designated open space areas shall be set aside through an irrevocable conveyance approved by the Planning Commission as part of final site plan approval, such as recorded deed restrictions, master deed, covenants that run perpetually with the land, a conservation easement of land trusts.

#### **D. APPLICATION REVIEW**

Said review shall evaluate whether the proposed comprehensive development plan conforms to the standards and recommendations of the correlating Sub Area Plan, Master Plan, rezoning principles, recognized principles of civic design, land use planning, landscape architecture, and building architectural design. Submissions shall be subject to the Township’s Development Schedule of Applications and adopted fee schedule.

- 1) **Optional pre-application review(s).** Informal pre-application review(s) by Township Staff is encouraged.
- 2) **Planning Commission Concept Plan Review.** A draft Development Schematic Plan shall undergo a mandatory conceptual plan review by the Planning Commission. **The application for approval of a concept plan shall be made according to the procedures for Special Uses set forth in Section [65.40](#). The review is intended to provide an indication of the issues and concerns that must be resolved prior to review of the rezoning request by the Planning Commission.** Conceptual plan approval shall not constitute an approval of the Development Schematic Plan but rather shall be deemed an expression of approval of the general layout and as a guide to the preparation of a final plan. A conceptional plan approval from the Planning Commission becomes invalid if the required Traffic Impact Study requires significant



changes to the Development Schematic Plan. Request for modification to the approved draft Development Schematic Plan shall be submitted to the Planning Commission for review in the same manner as the original. Following recommendation from the Planning Commission, elements of the conceptual plan requiring Township Board action as outlined in the ordinance may be forwarded to the Township Board, per applicant request, for initial consideration and feedback.

- 3) **Planning Commission MU Rezoning Review.** Following concept plan review and approval, a full MU rezoning request may be submitted. The Planning Commission, after public hearing and consideration, may recommend approval, approval with recommended changes, or denial of the rezoning and Comprehensive Development Plan. The Township may consider, but shall not be limited to, the factors for rezoning set forth in this Ordinance, future land use recommendations in the Master Land Use Plan; goals and objectives of the Sub Area Plan; the availability and capacity of utilities; potential positive and negative impacts on neighboring land uses, potential impact on the natural environment; and other concerns and benefits related to the general welfare, safety, and health of area residents.
- 4) **Township Board Review.** After receipt of the Planning Commission's recommendation, the Township Board shall deliberate upon the requested rezoning and may approve or deny the rezoning request. The Township Board's deliberations shall include, but not be limited to, a consideration of the factors for rezoning set forth in this Ordinance. Should the Township Board consider amendments to the proposed rezoning or comprehensive development plan advisable, then the Township Board shall, in accordance with Section 405 of the Michigan Zoning Enabling Act (MCL 125.3405), refer such amendments to the Planning Commission for a report thereof within a time specified by the Township Board and proceed thereafter in accordance with said statute to deny or approve the rezoning with or without amendments. The Township may consider, but shall not be limited to, future land use recommendations in the Master Land Use Plan; goals and objectives in the Sub Area Plan; the availability and capacity of utilities; potential impact on neighboring land uses and the natural environment; and other concerns related to the general welfare, safety and health of area residents.

**E. AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT PLAN**

All changes, modifications, revisions, and amendments made to the comprehensive development plan shall be resubmitted and considered in the same manner as originally required.

To optimize design, additional interior roads may be added to serve the development areas identified within the development schematic plan during the development of that area without an amendment to the comprehensive development plan.

**30.30 DEVELOPING WITHIN THE MIXED USE DISTRICT**

**A. CONDITIONS FOR DEVELOPMENT**

Unless specifically outlined in a phasing plan approved with the comprehensive development plan, all public infrastructure including, shared detention basin areas, streets, street lighting, useable common open spaces, and non-motorized facilities, shall be installed prior to any development. All private streets shall be located in a 66-foot right-of-way with an easement granted to the Township for public utilities and nonmotorized facilities. The Township shall have no obligation or liability for the private street or maintenance thereof by virtue of the easement.

In addition, prior to the submission of the first site plan application within the MU district, the development ownership of the district shall establish a Design Committee. The Design Committee shall review all site plan submissions against the adopted Design Standards and provide a letter of recommendation to the Planning Department as part of the official site plan application to the Township.

**B. PERMITTED USES**

- 1) One-family, two-family, three- or four-family, and multiple-family dwellings, including uses and buildings accessory thereto.
- 2) Any business primarily for the retail sale of merchandise or services in which any manufacturing, assembling or fabricating is merely incidental to and an unsubstantial part of said business.
- 3) Banks, credit unions, savings and loan offices and similar financial institutions.
- 4) Administrative, business, or professional offices.
- 5) Laundromats and dry-cleaning establishments, excluding those establishments providing cleaning services for other laundromat and dry-cleaning establishments.
- 6) Hotels, motels.
- 7) Restaurants.
- 8) Hospitals and medical clinics.
- 9) Essential services.
- 10) Indoor theatres.
- 11) Passenger bus terminals, excluding facilities for the overnight storage of buses.
- 12) Accessory buildings and uses customarily incidental to the foregoing.
- 13) Pet shops.
- 14) Houses of worship.
- 15) Commercial Center.
- 16) Proprietary schools and colleges.
- 17) Child Care Centers and Adult Care Centers.
- 18) Funeral homes.
- 19) Private clubs.
- 20) Nursing, convalescent, handicapped, or senior citizens' homes.
- 21) Drive-in service window or drive-through services for businesses.
- 22) Skating rinks, bowling alleys, indoor recreational facilities and health clubs.
- 23) Buildings and regulator stations for essential services.
- 24) Publicly owned and operated buildings and uses including community buildings and public parks, playgrounds, and other recreational areas.
- 25) Brewpub.
- 26) Microbrewery.
- 27) Wine Tasting Room.
- 28) Craft food and beverage production facility, limited to 8,000 square feet gross floor area.
- 29) Scientific or medical laboratories, engineering, testing or design facilities, or other theoretical or applied research facilities. Typical uses include electronics research laboratories,

environmental research and development firms, agricultural and forestry research labs, and pharmaceutical research labs.

30) Printing, lithographic, blueprinting, and similar uses.

31) Mixed use buildings, which entail two or more different uses. Mixed use buildings shall be comprised of a mixture of first-floor commercial, retail, office and/or residential uses, with upper floor office and/or residential uses.

#### **C. PERMITTED USES WITH CONDITIONS**

Subject to administrative review applying the same standards as set forth in Article 49.

- a) Home Occupations
- b) Larger Facilities for Child and Adult Foster Care
- c) Group Day Care Home
- d) Bed and Breakfast Inns
- e) Golf Courses, Parks, and Outdoor Recreational Areas
- f) Assembly and Convention Halls.
- g) Veterinary, Small Animal Clinics

#### **D. DEVELOPMENT REQUIREMENTS**

All development within the Mixed Use District shall adhere to the approved Mixed Use District's comprehensive development plan, including the adopted design standards, and the following standards:

##### **1) Residential**

Residential designated areas within the comprehensive development plan shall be subject to an administrative review by the Planning Department applying the standards of the Subdivision/Site Condominium Ordinance or the Residential Condominium Standards which shall be modified by the general development standards outlined below.

##### **2) Commercial**

Commercial designated areas within the comprehensive development plan shall be subject to an administrative review by the Planning Department and shall meet the requirements outlined in Article 64 Site Plan Review, which shall be modified by the general development standards outlined below.

##### **3) Mixed-Use Development**

Shall follow both the Residential and Commercial requirements set forth above.

##### **4) General Development Standards**

- i. There shall be no minimum lot area or frontage requirements unless outlined in the Mixed Use District's comprehensive development plan.
- ii. Setbacks
  - a. Front Yard: 15 feet
  - b. Side Yard: 10 feet
  - c. Rear Yard: 15 feet
  - d. The Planning Commission may approve reduced setbacks in a manner that is consistent with the approved comprehensive development plan, encourages a consistent street wall and provides for a usable sidewalk

- area and a more attractive pedestrian environment. Applicant must officially request the reduction and provide reasoning for the request.
- iii. Residential unit sizes shall be regulated by Section 50.20 of the Ordinance.
  - iv. All roadways shall be designed and constructed as Streets to Road Commission of Kalamazoo County.
  - v. Sidewalks shall connect the road frontage sidewalks to all front building entrances, parking areas, central open spaces, and any other destination that generates pedestrian traffic.
  - vi. No outdoor storage shall be permitted in this district.
  - vii. Residential accessory structures shall conform to the requirements as specified in Section 57.00 Accessory Buildings Serving a Primary Residence.

#### **E. PROCESS**

The Planning Department shall have the authority to administratively deny, approve, or approve with conditions all site plans submitted for review under this section. The Planning Department shall record its conclusions, its decisions, the basis for its decision, and any recommended conditions to be imposed in conjunction with an affirmative decision. The Planning Director shall have the discretion to forward any Site Plan submitted for administrative approval to the Planning Commission for final determination. If administrative approval is denied, the applicant may appeal the decision to the Planning Commission. With all submissions, a letter of recommendation from the corresponding MU District's Design Committee shall be provided.

DRAFT



October 5, 2023

**Mtg Date:** November 16, 2023  
**To:** Planning Commission  
**From:** Iris Lubbert, AICP, Planning Director  
**Subject:** Introduction: 57.80 Keeping of Livestock and Honey Bees

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While responding to an inquiry about the number and type of livestock permitted on a property, Staff became aware that the relevant Ordinance section was not clear and open to interpretation. To clarify and ensure consistent interpretation, staff is recommending Section 57.80 be amended. The Planning Commission is asked to review the proposed language, provide feedback, and if deemed appropriate set a public hearing for the formal consideration of the text.

Attachments: Proposed amendments to Section 57.80 (proposed changes are in red)

## 57.80 KEEPING OF LIVESTOCK AND HONEY BEES

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The keeping of poultry, swine, horses, rabbits, sheep, goats, other similar livestock (collectively referred herein as animals), and honey bees for noncommercial purposes is permitted under the following conditions:

- A. Activities shall be for the private enjoyment of the property owners conducted for noncommercial purposes.
- B. Acreage requirements. Acreage requirements are cumulative for exclusive of each animal size, excluding honey bees, meaning the property must have the minimum required acreage for each animal s onsite.
  1. Large animals. One acre for each large animal (more than 200 pounds at maturity), including horses, cattle, and swine, or similar animals.
  2. Moderate-sized animals. One-quarter acre for each moderate-sized animal (35 to 200 pounds at maturity), including sheep, goats, or similar animals.
  3. Small animals. All parcels, lots, and building sites up to one acre shall be permitted up to five small animals (under 35 pounds at maturity), including chickens, ducks, turkeys, rabbits, or similar animals. One additional small animal shall be permitted for each additional one-quarter acre of property.
  4. Honey bees. The maximum allowed number of colonies permitted on a lot, parcel, or building site shall be limited as follows:

Lot, Parcel, or Building site Acreage	Maximum number of colonies permitted
Up to ¼ acre	2
¼ acre to ½ acre	4
½ to 1 acre	6

5. For a Lot, Parcel, or Building Site over an acre, 8 colonies are allowed plus 1 additional colony for each additional one-quarter acre.

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