

1 **KALAMAZOO CHARTER TOWNSHIP ZONING BOARD OF APPEALS**

2
3 **MINUTES OF MEETING HELD OCTOBER 19, 2016**

4
5 A regular meeting of the Kalamazoo Charter Township Zoning Board of Appeals was
6 held on October 19, 2016, at the Kalamazoo Township Hall commencing at 7:00 p.m.

7
8 Members Present: Mark Miller
9 Fred Nagler
10 Jim Short
11 Bob VanderKlok

12
13 Members Absent: Ann Simmons

14
15 Also present were Patrick Hudson, the Township Planner; Catherine Kaufman,
16 Township Attorney; Ron Reid, Kalamazoo Charter Township Supervisor; and 15 other
17 interested persons.

18
19 **ITEM 1 CALL TO ORDER**

20
21 Chairman Short called the meeting to order at 7:00 p.m.

22
23 **ITEM 2 ROLL CALL**

24
25 Chairman Short called the roll. Motion was made by Mr. VanderKlok to excuse
26 Ann Simmons, seconded by Mr. Nagler. The motion passed unanimously.

27
28 **ITEM 3 APPROVAL OF AGENDA FOR OCTOBER 19, 2016 MEETING**

29
30 Chairman Short indicated that the next item was the approval of the meeting
31 agenda. Mr. VanderKlok said that the ZBA needed to elect a new vice chairman and to
32 address the proposed code of ethics. Motion was made by Mr. Nagler, seconded by Mr.
33 Miller to accept the agenda with the addition of the election of a vice chair and
34 consideration of the proposed code of ethics added as new business. The motion passed
35 unanimously.

36
37 **ITEM 4 APPROVAL OF MEETING MINUTES FOR AUGUST 17, 2016**

38
39 Chairman Short asked for the Board’s review of the minutes of August 17, 2016.
40 The ZBA had discussion regarding the direction of lights from eastbound Nichols Road,
41 as appeared on page 2, line 37 of the proposed minutes. The ZBA determined that the
42 proposed language was accurate. Mr. VanderKlok said he would not vote on approval of
43 the August 17, 2016 minutes, as he was not a ZBA member at that time. Motion was
44 made by Mr. Miller, seconded by Mr. Nagler to approve the minutes of the August 17,
45 2016 meeting as presented. The motion passed unanimously.

1 **ITEM 5 PUBLIC HEARINGS**

2
3 5a. The next item on the agenda was a public hearing on the request by Boji
4 Group LLC to allow the construction of a four story hotel (2 stories permitted) on
5 property zoned C-2, Commercial Corridor District. The property is located at 4201,
6 4203, 4123, 4107 W Main Street. The tax parcel numbers are 3906-18-330-041, 3906-
7 18-330-042, 3906-18-330-051, 3906-18-330-070 and 3906-18-330-082.

8
9 Terri Fitzpatrick, CEO of the Boji Group, presented the variance request. She
10 thanked the Township staff and administration for assisting the Boji Group in
11 submitting this application. She said that they are requesting a height variance to allow
12 a four story hotel in the C-2 zoning district at the former Davenport University property
13 on West Main. If the height variance is granted, they will still have to receive special
14 use approval from the Planning Commission for the hotel approval. The Boji Group has
15 looked at this project holistically and has listened to the concerns of many neighbors
16 and adjoining business owners. Ms. Fitzpatrick introduced Andrews Rossell, the
17 engineer on this project and Wanda Spencer, the hospitality consultant on this project.
18 Ms. Fitzpatrick also introduced Ron Boji, company president. Mr. Boji said that the
19 company owns several hotels and currently has a Marriott hotel under construction in
20 East Lansing. Mike Leinweber, architect on the project, was also introduced.

21
22 Ms. Fitzpatrick said that this property is an eight acre site zoned C-2. The
23 property slopes from the front of the site (West Main frontage) to the back. As a result
24 of the topography of the property (sloping from front to back) a four story hotel will not
25 look like four stories from West Main Street. Ms. Fitzpatrick indicated a perspective
26 drawing that was displayed for the ZBA and the public's review, which showed cross
27 sections of the proposed hotel from all directions, indicating how the hotel would be
28 constructed into the slope of the site. Ms. Fitzpatrick also indicated, on the proposed
29 draft site plan, where the hotel would be located on the site. She said that the C-2
30 zoning district allows 30 feet or 2 stories in height. The proposed hotel will have a
31 roofline of 43 feet in height – so in actuality, although the hotel will be four stories, it
32 will not be double the allowed height (30 feet) in the C-2 district. Additionally, there is a
33 proposed cupola on top of the hotel which would add another nine feet in height. Ms.
34 Fitzpatrick said the proposed hotel will not be a mammoth building and would be
35 comparative to existing two to three story multiple family developments that are located
36 in the West Main corridor now. The hotel will be a midprice upscale hotel for one of
37 three hotel chains: Marriott, Hilton or Intercontinental (Holiday Inn). Each of these
38 companies has a requirement for a prototype of four stories.

39
40 Ms. Fitzpatrick continued by saying that in front of the proposed hotel (along the
41 West Main frontage) the Boji Group plans for retail and restaurant development. They
42 have listened to residents and adjacent business owners concerns about traffic and
43 controlled access from the site. There is already significant natural screening between
44 properties and there will be minimal lighting along the rear of the hotel. Ms. Fitzpatrick
45 does not feel that there will be a lighting problem at the back of the property. She also
46 said that hotels will generally not do one or two story construction any more. The Boji
47 Group has done research and determined that a hotel with an adjacent restaurant/retail

1 mix is the best use of this property and they are eager to get this project moving. If the
2 variance request is approved, the Boji Group will move quickly to get a franchise
3 arrangement in place. They will then submit an application for special use and site plan
4 approval to the Planning Commission within three to four months.
5

6 Chairman Short asked if the hotel industry was building one to two story hotels
7 anywhere.
8

9 Wanda Spencer, Spencer Group, said that she was the Boji Group's hospitality
10 consultant on this project. Ms. Spencer said that most hotels require a minimum of
11 three stories, if not a minimum of four stories, for new hotel construction because of
12 land restrictions. Land costs have soared so going vertical works to spread the land
13 costs. There is also efficiency in vertical construction for heating and cooling and it also
14 allows for more open space on site. Additionally, there can be more development on the
15 parcel, which generates additional tax revenues.
16

17 Chairman Short asked what hotel chains were looking at this site?
18

19 Ms. Fitzpatrick said that there were interested hotel chains that were simply
20 waiting for the decision on the height variance request. Ms. Spencer said that Marriott,
21 Hilton and Intercontinental Hotels all had a four story prototype.
22

23 Mr. Miller asked for further explanation on the cross section rendering.
24

25 Andrew Rossell, AR Engineering, explained the cross section renderings of the
26 proposed hotel, both from the viewpoint of Pinewood Glens apartments (to the south)
27 and from Northampton Lane, looking across West Main into the site (from the north).
28

29 Mr. Miller was concerned as there was no site plan or photometric plan to ensure
30 compliance with lighting requirements. Ms. Spencer reiterated that lighting on the rear
31 of the building would be minimal, as guests need low lighting to allow sleep. She said
32 that all newer hotel prototypes have lower lighting plans. Mr. Miller asked if there
33 would be fixed lighting on the building. Ms. Spencer said that to her knowledge, there
34 would not.
35

36 Mike Leinweber, architect, said there will be minimal lights on the building.
37 There will be lights at the entrances. The hotel will not be lit up like a beacon. All
38 lighting standards will meet the Township's lighting requirements. The specifics on the
39 lighting will be handled in the site plan and special use process. The most lighting will
40 be on the parking lot and entrances for safety purposes.
41

42 Mr. Nagler asked if the three different hotel chains in consideration of this site all
43 had their own prototype. Mr. Leinweber said that all three hotel chains have a very
44 similar four story prototype, with the upper stories being almost the same. In some
45 instances, the first story may vary in height. Additionally, the mechanical systems may
46 be handled differently between different hotel chains. However, as designed, any of the
47 three chains four story prototypes could fit within an overall height of fifty-three feet

1 (53'). If a variance was given to allow a height up to fifty-five feet (55'), there would be
2 no surprises.
3

4 Mr. Short asked if the hotel would be located on the rear of the site behind the
5 existing Davenport College building. Mr. Leinweber said that tentatively it is the intent
6 to put the hotel to the rear of the site. Additionally, it is the plan to do construction on
7 the site all at one time; ie., all existing buildings will be removed before construction
8 begins. He clarified that structures along West Main (i.e., retail/restaurant) would be
9 one story in height and would therefore have the same relationship to the street as the
10 existing Davenport College building.
11

12 Mr. VanderKlok noted that the site slopes off 15 feet to 20 feet from front to back.
13 He asked if the rear of the property would be raised. Andrew Rossell said that the
14 applicant has looked at several grading scenarios to determine exactly how much fill (if
15 any) will be used. The hotel is intended to be built into the slope to some degree, to
16 minimize the amount of fill needed and minimize the impact of the height of the
17 building. Mr. Rossell indicated that the applicant had provided the ZBA with a site
18 layout with the site topography superimposed, based on a survey done on site. At West
19 Main, the elevation is 841 feet; the west side of the site is 844 feet (which is the same as
20 the existing Davenport College building); the finished floor for the hotel is proposed for
21 840 feet plus or minus one half foot. The plan is to slowly grade to the rear of the site
22 and fill slightly at the rear. The fill will not raise the grade too much, as the existing
23 grade at the southwest corner is 832 feet, so it is not anticipated that the proposed hotel
24 building will be built up. Mr. Rossell indicated the topography on the site plan, stating
25 that they will be able to work with the existing topography on site. Mr. Rossell also
26 showed the proposed cross sections again, noting that West Main Street has an elevation
27 of 844 feet and calling out the proposed relationship between the hotel and the
28 Pinewood Glen apartments.
29

30 Mr. VanderKlok noted how the existing topography would result in a four story
31 building not really seeming like a four story building, even with an overall height of 53
32 feet (to top of the parapet/cupola). Mr. VanderKlok said that the main building would
33 only be 43 feet in height, but that the added parapet/cupola would make the maximum
34 height 53 feet. Mr. VanderKlok also said that he visited the site and saw that the
35 Pinewood Glen apartments are three stories in height with a peaked roof. Mr. Rossell
36 said that the Pinewood Glen apartments are 36 feet in height; therefore, there would be
37 a fifteen foot difference in height between the existing apartments and the proposed
38 hotel.
39

40 Mr. Miller asked if a height limit could be a condition of any variance approval.
41 Attorney Kaufman said that reasonable conditions could be placed on the approval of a
42 variance.
43

44 The ZBA had discussion on the definition of height. Architect Leinweber stated
45 that the bulk of the proposed hotel would be 43 feet in height and that the added
46 parapet wall/cupola would be an additional 12 feet, for an overall height of 55 feet. Mr.
47 Leinweber said that the parapet wall/cupola contained the elevator shaft as well as

1 served as an aesthetic accent. Mr. Hudson referenced Section 2.05 of the Zoning
2 Ordinance regarding a building height definition, noting that building height excluded
3 essential services such as heating or cooling equipment. Mr. Rossell confirmed that the
4 part of the proposed parapet wall would contain the elevator shaft and HVAC
5 equipment.
6

7 Ron Boji, President of the Boji Group, addressed the ZBA. He said that the Boji
8 Group is involved in several different industries. The Boji Group has over a million
9 square feet in real estate development; they own 6 hotels and have 3 more under
10 construction; they own a distribution company; and are involved in fast food restaurants
11 and gas stations. They are a family company. They bought this property from
12 Davenport College and also bought Davenport's Battle Creek site. They are aware of the
13 issues surrounding the development of this site. The highest and best use of this site is
14 for a hotel and retail on the frontage. The lodging should go in the rear of the site,
15 adjacent to the multiple family and office condos. They have brought in a hospitality
16 consultant to help develop the hotel for this site. This will be a \$10 million to \$12
17 million project, resulting in 125 job and generating tax revenue for the Township. He
18 explained that the proposed parapet wall/cupola is a standard decorative architectural
19 accent (in some form) for each of the hotel chains that is considering this site. The Boji
20 Group will be able to work within an overall height limit of 55 feet. However, they
21 cannot move forward with any proposed site plan for the site without getting a height
22 variance first. If the height variance for the hotel is granted, the Boji Group will then
23 move forward to pursue the hotel and retail development at the same time. They plan to
24 construct the entire site simultaneously, so that all construction is ongoing at the same
25 time and development is done at the same time.
26

27 Chairman Short opened the public hearing at 7:40 p.m.
28

29 Steve Hallgren, 4019 W. Main, spoke as president of the Briarwood Office
30 Condominium Association. Mr. Hallgren said that the Briarwood Office condominiums
31 are immediately east of this site. When the office condominiums were developed, it was
32 understood that only one story buildings could exist on the condominium property, as
33 well as the property next door. Also, there is an easement from the Davenport site
34 across vacant land to the condominium development to allow direct access to Turwill.
35 Davenport students frequently use this access to cut through the office condominium
36 complex to Turwill, to avoid West Main. The condominium complex is concerned about
37 hotel guests and retail/restaurant patrons cutting through the office condominiums to
38 access Turwill Lane. Mr. Hallgren said that the condominium association is not against
39 development on the site, but is very concerned about the impact of that development on
40 their professional office condominium development.
41

42 Chairman Short said that many of those concerns would be addressed as part of
43 the special use and site plan review.
44

45 Jerry Vanderveen, owner of Pinewood Glen Apartments, said that he was very
46 concerned that the back of the hotel would be at a finished floor elevation of 840 feet,
47 while his apartment buildings were at an elevation of 831 feet. Mr. Vanderveen said if

1 the new hotel is 53 feet in height, it will be 50% taller than the apartment buildings to
2 the south. When a variance is given there has to be a hardship to support the variance
3 and he does not know what the hardship is. He feels this is spot zoning and as owner of
4 Pinewood Glen Apartments, he opposes the variance request. He does support
5 responsible development along West Main Street, but this is not it.

6
7 Julie Rogers, District 5 County Commissioner, said that she represents
8 Kalamazoo Township, Oshtemo Township and Alamo Township on the County
9 Commission. She said that she serves on the EDC Committee for the County. She said
10 that in the 1980s the Rome family deeded the property to Kalamazoo County and that
11 the County issued bonds with the intent that this property should be a business school.
12 This property should remain as an educational institution. Additionally, Commissioner
13 Rogers said that there are traffic and runoff concerns on this site, which she said do not
14 fall within the ZBA's purview. She said that she moved to Westwood for the feel of
15 Westwood and does not feel that tall buildings fit in with Westwood. She does like the
16 idea of walkability and retail being available to neighborhood residents.

17
18 Mike Seals, 3743 Gull Road, said that he is a Kalamazoo County Commissioner
19 and that he has received communications from area residents who are concerned about
20 traffic.

21
22 Ty Weiss said that the Todd Family and Kalsec support the hotel development
23 and the variance request. Kalsec has several business travelers visit their site and it will
24 be beneficial to have a hotel and retail/restaurant within walking distance of their
25 business. They are excited to see positive growth in the Township.

26
27 Ed Orloff, 3428 Marlane Avenue, asked what retail or restaurants would be
28 developed on site, noting that West Main Street already has a Starbucks, Biggys and
29 Tim Hortons.

30
31 Ron Boji, president of Boji Group, said that they will reach out to neighbors if this
32 process moves forward. Because they must get a height variance before they can move
33 forward with the project, if the variance is approved, they will then meet to get concerns
34 addressed before submitting for site plan and special use approval. A traffic report will
35 be prepared. While he knows that it will be impossible to make everyone happy, they
36 will work hard to make the proposed development a win/win. He also noted that their
37 company is working now with the County Department of Health and Human Services
38 and the Landbank for other development projects in Kalamazoo.

39
40 Chairman Short closed the public hearing at 7:55 p.m.

41
42 Mr. Miller asked Mr. Vanderveen, of Pinewood Glens, if he had seen the cross
43 sections of the proposed hotel. Mr. Vanderveen said that he appreciated the cross
44 sections, but that his biggest concern was that when he developed 180 multiple family
45 apartments on the Pinewood Glen site he played by all the rules. He did not ask for a
46 variance. And he understands that variances are based on hardship. He is not opposed
47 to the development but he is opposed to the proposed height of the building. He feels a

1 building of the proposed height would have a negative impact on his tenants.

2
3 Mr. Hudson read his staff report dated October 10, 2016 into the record.

4
5 The ZBA began deliberation on the variance request. Mr. Miller said it was
6 important to note that the Planning Commission will handle all the site plan issues and
7 that the ZBA was only considering the height variance. Mr. Miller was concerned about
8 lighting on the proposed hotel. Attorney Kaufman said that there are lighting standards
9 in the Zoning Ordinance and if the applicant proposed to do anything other than what is
10 allowed, they would need to return to the ZBA for a variance of the lighting standards.
11 She also said that the ZBA can put reasonable conditions on any variance approval. Mr.
12 Miller referred to Section 2.12 of the Zoning Ordinance for lighting requirements and
13 asked about the impact of lighting on adjacent uses.

14
15 Engineer Andrew Rossell said that lighting will be addressed as part of site plan
16 review and that the site plan would meet ordinance requirements. He said a
17 photometric plan will be submitted with the site plan. He also said that they are aware
18 of the proximity of multiple family units.

19
20 Mr. VanderKlok said that the Township spent over 2 years developing and
21 adopting the new Zoning Ordinance. Numerous work sessions and public hearings were
22 held. And despite all the hard work, issues often arise after adopting a new Zoning
23 Ordinance. He noted that Section 25.02, Schedule of Regulations, allows buildings to
24 be 45 feet in height and/or 4 stories in the RM-3 zoning district, but only 30 feet or 2
25 stories in the C-1 and C-2 districts. He stays in a lot of hotels and has not seen one that
26 is relatively new be anything less than 3 stories. He notes that the Zoning Ordinance
27 allows hotels in the C-1 and C-2 districts, but that the height allowed in those districts
28 may not match how hotels are built now. He feels that the Planning Commission should
29 consider amending the height restriction in the C-1 and C-2 districts and feels it may be
30 a hardship because of a glitch in the new Zoning Ordinance. Mr. VanderKlok said if the
31 Township wants a hotel in the Township, he feels that there has been compelling
32 evidence made that any new hotel would be three to four stories in height. He said that
33 the applicant provided evidence that new hotels are being built vertically, that there is
34 efficiency to building higher, that more green space can be allowed if building up and
35 that more tax revenue can be generated. Mr. VanderKlok also said that the proposed
36 hotel is to be located 50 feet north from the south property line (as tentatively shown),
37 but could end up moving further away from the south property line when the site plan is
38 actually submitted. He said that his site visit showed that the Pinewood Glen
39 apartments are developed with carports along the common property line, then drive
40 aisles and landscaping before actually getting to the multiple family buildings. So there
41 is at least a 50 foot setback proposed from the hotel building to the south property line,
42 then carports, then driving aisles and landscaping, before reaching the multiple family
43 buildings.

44
45 Mr. Rossell, Engineer, said there is a proposed 59 foot setback from the hotel to
46 the south property line, although this might shift slightly during site plan review. Mr.
47 Rossell indicated the setback distance on the aerial photo for the ZBA's consideration.

1 Mr. VanderKlok then concluded that there would be at least 80 feet to 100 feet between
2 the proposed hotel and any apartment building at Pinewood Glens.
3

4 There was ZBA discussion about a hardship. Attorney Kaufman discussed the
5 standards for granting a non-use variance, as detailed in Mr. Hudson's staff report and
6 as contained in Section 26.05 of the Zoning Ordinance. Attorney Kaufman said that the
7 ZBA should consider all information in the record, ie., all materials from the applicant;
8 the applicant's presentation; public comment; Mr. Hudson's staff report and any other
9 information to come before the ZBA.
10

11 Chairman Short said that he feels that the site's topography (slope) is unique to
12 that property and is not a self-created hardship. He also said that the applicant
13 provided information that a hotel needs to have a certain number of floors (3-4) or a
14 hotel will not develop. He is concerned about pushing the hotel up against West Main
15 Street, but notes that there is a topography change between the front and back of this
16 site. He feels that requiring compliance with the two story height limit in the zoning
17 district would unfairly prevent the property owner from using this site for a permitted
18 land use. He feels that this is not a self-created hardship and is a practical difficulty and
19 that granting a height variance would be appropriate in this case.
20

21 Mr. VanderKlok said that the applicant has agreed to meet with the neighbors
22 when it comes to resolving traffic and other concerns. The applicant agreed to do this at
23 the site plan and special use stages. He feels that the proposed hotel will be set back a
24 significant distance from the south property line and that there is an additional existing
25 setback distance on the Pinewood Glens site until the first multiple family building. He
26 feels that even if the hotel is allowed to be taller, there is a significant setback between
27 the proposed hotel and any adjacent multiple family buildings.
28

29 There being no further ZBA discussion, motion was made by Mr. VanderKlok,
30 seconded by Mr. Miller, to approve the request for a height variance to the Boji Group,
31 LLC, to allow a four story hotel with a maximum height of no more than fifty-five feet
32 (55'), which height shall include all mechanical equipment and any decorative features,
33 as strict compliance with the height restrictions in the C-2 zoning district prevent the
34 development of a permitted use (hotel) in the zoning district and that the grant of the
35 variance will do substantial justice to the applicant and will not be overly burdensome
36 on adjacent property owners. The variance approval is subject to the following
37 condition:
38

- 39 1. All township ordinances for lighting must be strictly adhered to.
40

41 The motion carried unanimously.
42

43 Chairman Short urged all interested parties to attend the Planning Commission
44 meetings regarding any site plan and special use applications.
45

46 The ZBA took a short recess at 8:25 p.m.
47

1 The ZBA reconvened at 8:35 p.m.

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3
4 **ITEM 6 OLD BUSINESS**

5
6 6a. None.

7
8 **ITEM 7 NEW BUSINESS**

9
10 7a. Ethical Code of Conduct.

11
12 Supervisor Reid advised the ZBA that the Township Board had adopted a Board
13 operations policy covering officials, employees and contractors. Supervisor Reid asked
14 the ZBA to review the Code of Ethical Conduct and, after review, to sign off on receipt of
15 the policy. Supervisor Reid asked that all signatures be returned to him.

16
17 7.b. November 3 Planning Commission Meeting.

18
19 Supervisor Reid said that a reception would be held for current and retiring
20 members of the Planning Commission and the Zoning Board of Appeals on November 3,
21 2016. The reception will open at 5 p.m.; at 5:30 there will be presentations to retiring
22 Planning Commission and ZBA members, followed by cake. The Planning Commission
23 will have their regular meeting thereafter at 7 p.m. Also, Dexter Mitchell, the
24 Township's new manager, will be in attendance.

25
26 7.c Swearing in of New Officials.

27
28 A swearing in ceremony for new Township Board officials will be held on Friday,
29 November 18 at 4 p.m. Additionally, there will be a recognition of outgoing Board
30 members Thall, Goodacre Brown and Cochran.

31
32 7.d. Election of Vice Chairman

33
34 Chairman Short announced that as Jim Cripps was no longer on the ZBA, a new
35 vice chairman had to be selected. Chairman Short moved to elect Bob VanderKlok Vice
36 Chairman; seconded by Nagler. The motion carried unanimously.

37
38 **ITEM 8 OTHER MATTERS TO BE REVIEWED BY THE ZBA**

39
40 8a. Comments from the public on matters not already addressed.

41
42 None

43
44 8b. Correspondence received.

45
46 None.

1 8c. Zoning Board of Appeals member comments.
2

3 Mr. Miller said that in preparation for his potential role as Township Clerk, he
4 has been educating himself on the Clerk’s responsibility to maintain all Township
5 records. Mr. Miller asked how the Planning Commission and ZBA records are
6 maintained at this time. Mr. Hudson said that he keeps files in his office, but that
7 supporting documentation that is too large to fit into a file is kept in a storage closet.
8 Mr. Hudson said that minutes for both the Planning Commission and the ZBA are kept
9 in minutes books in his office. Mr. Hudson asked about the possibility of reducing
10 some of the documents to digital form. Mr. Miller committed to working with Mr.
11 Hudson to manage how these documents are maintained and said he would like to move
12 towards an electronic packet for both the Planning Commission and the ZBA.
13

14 Mr. VanderKlok said that while the new Zoning Ordinance may have some
15 glitches, he strongly believes that if hotels/motels are allowed in the C-1 and C-2
16 districts, the height limits in those districts need to be reviewed by the Planning
17 Commission. Two stories for a hotel is not tall enough.
18

19 Mr. VanderKlok moved, seconded by Mr. Miller, to direct the Planning
20 Commission to consider amending the zoning ordinance height limits in the C-1 and C-2
21 zoning districts to four stories to allow hotels. The motion carried unanimously.
22

23 Mr. VanderKlok also reviewed the Planning Commission’s discussion of a zoning
24 ordinance provision to allow a hookah lounge as a special use. Attorney Kaufman
25 discussed that the Zoning Administrator and/or the ZBA had the authority to interpret
26 the Zoning Ordinance.
27

28 Mr. Hudson mentioned that the Michigan Association of Planning was holding its
29 statewide conference at the Kalamazoo Radisson October 26 – 28.
30

31 8d. Report of the Planning Commission member.
32

33 Mr. Nagler discussed the September 1, 2016 Planning Commission meeting, at
34 which a special use approval was granted for Pizza Hut to move into the old Ziggy’s Auto
35 Sale, subject to conditions for landscaping, a monument sign, on site drainage, etc. At
36 the October 6, 2016 Planning Commission meeting, the Planning Commission revised
37 some of the approval conditions for the Pizza Hut. It also considered a special use
38 request for a hookah lounge on West Main Street, which was approved with conditions.
39

40 **ITEM 9 ADJOURNMENT**
41

42 There being no further business, Mr. Nagle made a motion to adjourn, seconded
43 by Mr. VanderKlok. The motion carried unanimously and the meeting was adjourned at
44 9:10 p.m.

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**KALAMAZOO TOWNSHIP
ZONING BOARD OF APPEALS**

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