

1 **KALAMAZOO CHARTER TOWNSHIP PLANNING COMMISSION**

2  
3 **MINUTES OF REGULAR MEETING HELD MAY 5, 2016**

4  
5 A regular meeting of the Kalamazoo Charter Township Planning Commission was held on  
6 May 5, 2016, at the Kalamazoo Township Hall commencing at 7:00 p.m.  
7

8 Members Present: William Chapman  
9 Henry Dingemans, Vice Chairman  
10 Steven C. Leuty  
11 Sarah Milne  
12 Charles H. Rothrock  
13 Robert E. Talbot  
14

15 Members Absent: Robert VanderKlok  
16

17 Also present were Nathan Mehmed and Patrick Hudson, Township Planners and Zoning  
18 Administrators, Catherine Kaufman, Township Attorney and 11 interested persons.  
19

20 **ITEM 1 CALL TO ORDER**

21  
22 Vice Chairman Dingemans called the meeting to order at 7:00 p.m.  
23

24 **ITEM 2 ROLL CALL**

25  
26 Vice Chairman Dingemans called the roll and advised that all members except for  
27 Mr. VanderKlok were in attendance. Motion was made by Ms. Milne, seconded by Mr.  
28 Rothrock, to excuse Mr. VanderKlok. The motion passed unanimously.  
29

30 **ITEM 3 APPROVAL OF MEETING MINUTES FOR APRIL 26, 2016**  
31 **SPECIAL MEETING**

32  
33 Vice Chairman Dingemans said the next item was approval of the minutes from the  
34 Planning Commission's special meeting on April 26, 2016. Motion was made by Mr.  
35 Rothrock, seconded by Mr. Chapman to approve the minutes from the April 26, 2016  
36 special meeting as presented. The motion passed unanimously.  
37

38 **ITEM 4 APPROVAL OF AGENDA FOR MAY 5, 2016 MEETING**

39  
40 There being no revisions, a motion was made by Mr. Rothrock, seconded by Ms.  
41 Milne to approve the agenda as presented. The motion passed unanimously.  
42

43 **ITEM 5 SCHEDULED REVIEWS**

44  
45 None  
46

1 **ITEM 6 PUBLIC HEARINGS**

2  
3 **6.a** Public hearing regarding special exception use request for Angela Franks for a group  
4 daycare home (6-12 children), in the B zoning district: 2946 Meadowcroft, Tax parcel  
5 3906-05-175-310.  
6

7 Angela Franks, 2946 Meadowcroft, addressed the Planning Commission. Ms. Franks  
8 has been a childcare provider for 11 years. She currently is licensed for 6 children and is  
9 seeking to get licensed to care for more children, so as to continue to care for the children of  
10 families she serves now. The first step in the State licensing process is to get local approval.  
11 She is requesting a special use approval to allow her to have a group daycare home, which  
12 would serve 6 to 12 children. Ms. Franks said if she gets the license for a group daycare  
13 home, she would need to have one additional employee. She plans to hire her daughter as  
14 her additional employee.  
15

16 Mr. Mehmed presented his staff report dated 4/27/16 to the Planning Commission,  
17 which report is incorporated herein. Mr. Mehmed noted in his report that the property is  
18 located in a B zoning district and is roughly 1/4 acre in size, with 80 feet of frontage on  
19 Meadowcroft Lane. The site has an 1,120 square foot home that is currently used as a  
20 residence and a family daycare home. Mr. Mehmed said that the bulk of the daycare  
21 activity happens within the home or within the fenced backyard. He also said that there is  
22 room for 7 – 8 vehicles in the driveway and along the property frontage on Meadowcroft  
23 Lane. Mr. Mehmed noted that the Michigan Zoning Enabling Act (ZEA) provides that a  
24 group daycare home in a township may be subject to special use approval and that if the  
25 proposed facility meets all standards as contained in the ZEA, the special exception shall be  
26 approved. Mr. Mehmed outlined the standards for approval of a special exception use for a  
27 group daycare home per the ZEA and the Township Zoning ordinance. He also pointed out  
28 the criteria for approval of a special exception use in Section 20.910 of the Zoning  
29 Ordinance. Mr. Mehmed recommended approval of the special exception use subject to the  
30 following recommended conditions:  
31

- 32 1. Any approval is contingent upon issuance of a license for the Group Child Day Care  
33 Home by the State of Michigan.
- 34 2. Approval is subject to any recommendations or requirements of the Fire Marshall.
- 35 3. Hours of operation shall be limited to a time frame as determined by the Planning  
36 Commission and the applicant.
- 37 4. On-site signage shall be limited to a maximum two square foot identification sign.
- 38 5. An adequate parking space shall be reserved if the applicant adds an employee.
- 39 6. Any other conditions deemed necessary by the Planning Commission.  
40

41 Vice Chairman Dingemans opened the floor to questions from the Planning  
42 Commission. Mr. Rothrock asked if a staff person will be added. Ms. Franks said she would  
43 have her daughter as an added staff person and she lives in the house. Mr. Rothrock also  
44 asked about the locking features of the double gate that secured the fenced play area and the  
45 proposed hours of operation. Ms. Franks said she currently operates Monday through  
46 Friday, 7 a.m. to 6 p.m.  
47

1 Mr. Chapman asked if the children were located in the basement. Ms. Franks said  
2 she uses her entire home and the backyard for the daycare. Mr. Chapman asked if there  
3 was adequate emergency egress from the basement. Ms. Franks said there was and that the  
4 State inspects her property before licensing it. The State requires adequate egress. Ms.  
5 Milne asked what the fence height was. Ms. Franks said the fence is four feet high.  
6

7 Vice Chairman Dingemans opened the public hearing at 7:15 p.m. There being no  
8 public comment, the public hearing was closed.  
9

10 The Planning Commission was concerned about off street parking for pick up/drop  
11 off. Mr. Rothrock asked the applicant if she would designate one off street parking spot for  
12 her employee. Ms. Franks agreed.  
13

14 Motion was made by Mr. Rothrock, seconded by Ms. Milne to approve the special  
15 exception use request of Angela Franks, 2946 Meadowcroft Lane, for a Group Day Care  
16 Home (6-12 children) in the B zoning district, as the standards for granting of such approval  
17 have been met as noted in Mr. Mehmed's report and as further discussed by the Planning  
18 Commission, subject to the following conditions:  
19

- 20 1. Any approval is contingent upon issuance of a license for the Group Child Day Care  
21 Home by the State of Michigan.
- 22 2. Approval is subject to any recommendations or requirements of the Fire Marshall.
- 23 3. Hours of operation shall be Monday through Friday, 6 a.m. to 7 p.m.
- 24 4. On-site signage shall be limited to a maximum two square foot identification sign.
- 25 5. An adequate parking space shall be reserved for an employee on the driveway.
- 26 6. The double gate shall be properly secured.
- 27 7. Subject to the recommendations of the Township Police Chief regarding pick  
28 up/drop off parking.  
29

30 The motion passed unanimously.  
31

32 **6.b** Public hearing regarding special exception use request for Kalsec to update the  
33 sketch plan and site plan approval for the Multiple Use Development (MUD), for property  
34 located at 3709, 3713 and 3815 W. Main Street and 300 Turwill Lane. The property is  
35 zoned B, Residence. Tax parcels 3906-18-415-017, 3906-18-415-016, 3906-18-415-021,  
36 3906-18-410-050, 3906-18-410-061, 3906-18-410-080).  
37

38 Martha Todd and Ty Weiss presented the application to the Planning Commission.  
39 Mr. Weiss explained that Kalsec is proposing to amend the sketch plan and site plan for the  
40 MUD approval for the properties on West Main Street. One proposed change is to add a  
41 new entrance on West Main Street, which will align with Cherokee, to improve safety for  
42 employees exiting onto West Main by improving turn movements. The proposal is for a  
43 double drive in and out, along with the installation of a deceleration lane. Additionally, the  
44 turning radius on the Turwill Lane entrance will also be improved. Additionally, parking  
45 lots and roads will eventually be paved. Mr. Weiss asked the Planning Commission for  
46 comments on this part of the proposed amendments.  
47

1 Mr. Leuty felt that relocating the driveway to align with Cherokee would significantly  
2 improve safety along that part of West Main. He asked if the relocated drive would impact  
3 the existing bus shelter. Mr. Weiss said that he had talked Metro Transit and the bus  
4 shelter may be moved further west, perhaps to align with the crossing at Gorham, where  
5 there is a handicap accessible ramp. There was Planning Commission discussion on  
6 whether the proposed deceleration lane would interfere with pedestrian crossings and/or  
7 any proposed sidewalk area. Mr. Weiss said that MDOT has reviewed the plans for the  
8 deceleration lane and have not indicated that sidewalks would be required or are planned  
9 for installation on that side of West Main. Additionally, in response to a question from Mr.  
10 Chapman, Mr. Weiss said that Kalsec requested the installation of a traffic light, but that  
11 MDOT said no. Mr. Weiss said that Kalsec has also requested the readjustment of the  
12 timing of the two lights nearby, so as to provide larger gaps for employees to exit the site.  
13

14 Ms. Todd said that Kalsec feels the realignment of the driveway with Cherokee will  
15 help lessen traffic conflicts on this stretch of West Main.  
16

17 Mr. Weiss continued his presentation, indicating that Kalsec also proposes to  
18 renovate and expand the existing horse barn to include conference space, office space and a  
19 board room. It is also proposed that the horse barn will be connected to the existing  
20 research and development laboratory. Mr. Weiss noted Kalsec's commitment to  
21 sustainability includes the use of solar panels and installation of charging stations for  
22 electric vehicles. Ms. Todd noted that the expansion will be 100% ADA compliant.  
23

24 Mr. Weiss displayed the proposed building floor plans, noting the building will be 2  
25 stories in total, with the lower level being at grade. The upper story of the renovated barn  
26 will connect to the research laboratory. There will be approximately 3,700 square feet per  
27 floor (approximately 7,400 square feet total).  
28

29 Mr. Mehmed presented his staff report dated 4/27/16, which report is incorporated  
30 herein. Mr. Mehmed said that the original MUD approval for this site was in the mid-  
31 1980s. Since that time, Kalsec has continued to work with the Planning Commission for  
32 sketch plan and site plan reviews and amendments. Most recently, in 2011, Kalsec was  
33 before the Planning Commission for a similar review. Mr. Mehmed noted the review  
34 standards from the Zoning Ordinance that the Planning Commission should consider, along  
35 with the site plan review standards. Mr. Mehmed recommended approval of the updated  
36 Kalsec MUD with the following conditions:  
37

- 38 1. The applicant shall obtain a sign permit from the Zoning Administrator before  
39 installing any signage.
- 40 2. All conditions of any previous approval shall remain.
- 41 3. Any other conditions deemed necessary by the Planning Commission.  
42

43 Vice Chairman Dingemans opened the floor to questions from the Planning Commission.  
44 Mr. Chapman asked if the West Main Street entrance would have a gate house or other  
45 security. Mr. Weiss said the driveway will be built in anticipation that in the future there  
46 may be security at that driveway, but it will not be installed immediately. Additionally, the  
47 driveway will be lined with the white vinyl split rail fence, as currently exists along West

1 Main Street. Vice Chairman Dingemans told the Planning Commission that he was on site  
2 on Monday and he thinks that the proposed changes will look very nice.

3  
4 Vice Chairman Dingemans opened the public hearing at 7:40 p.m.

5  
6 Robert Nordin, 522 Turwill, told the Planning Commission that he had lived on  
7 Turwill since 1954. He asked if all the properties on West Main and Turwill would be  
8 affected. Mr. Weiss replied that all the advertised properties were part of the overall MUD  
9 approval, but only the changes already discussed are proposed at this time. Ms. Todd also  
10 said that Kalsec does not intend to develop more of the open space.

11  
12 Pat MacQueen, 627 Turwill, asked if the new drive would be on Turwill. Ms. Todd  
13 said that it would not.

14  
15 There being no further public comment, the public hearing was closed at 7:45 p.m.

16  
17 Motion was made by Mr. Rothrock, seconded by Ms. Milne to approve the special  
18 exception use request of Kalsec for an update of the sketch plan and site plan for a Multiple  
19 Use Development (MUD), subject to the following conditions. The properties include 3709,  
20 3713, 3715 West Main and 300 Turwill Lane.

- 21  
22 1. The applicant shall obtain a sign permit from the Zoning Administrator before  
23 installing any signage.  
24 2. All conditions of any previous approval shall remain.

25  
26 The motion passed unanimously.

27  
28 **6.c** Public hearing regarding request for consideration of rezoning parcels of property  
29 addressed as 4107, 4201 and 4203 West Main Street, from RB-2, Restricted Residence  
30 District to C, Local Business District and 4123 West Main Street from B,-2, Residence  
31 District to C, Local Business District. Tax parcels 3906-18-330-070, 3906-18-330-041,  
32 3906-18-330-082 from RB-2 to C and 3906-018-330-051 B-2 to C).

33  
34 Terri Fitzpatrick, Boji Development, presented the rezoning request to the Planning  
35 Commission. Ms. Fitzpatrick said that she is the Chief Operating Officer of Boji  
36 Development, which is based in Lansing. She has been involved in real estate development  
37 for 25 years. Boji Development has projects across Michigan, including office, hotel, gas  
38 station, warehouse and other developments. She said her firm has a relationship with  
39 Davenport College, as they assisted Davenport with the Lansing campus. Ms. Fitzpatrick  
40 said that the Davenport College campus on West Main Street is currently vacant. There are  
41 two different zoning classifications on the site. Ms. Fitzpatrick said that the proposed  
42 commercial zoning is consistent with the surrounding zoning and development. She is very  
43 familiar with this commercial stretch of West Main Street as her two sons attended Western  
44 Michigan and she was a frequent visitor to Kalamazoo. She noted that her company is  
45 aware of the pending Zoning Ordinance update, but is seeking this rezoning now, as they

1 scheduled to close on this property before the end of June. Before closing on the property,  
2 her company needs assurances that they will be able to use this site for commercial  
3 purposes.  
4

5 Mr. Mehmed presented his staff report dated 4/27/16, which report is incorporated  
6 herein. Mr. Mehmed said the subject property is located on the south side of West Main  
7 Street between Turwill lane and Northampton Road. The total area of all the properties is  
8 about 7.27 acres in size, with 560 feet of frontage on West Main. The properties include 3  
9 buildings and several parking lots. The property was formerly developed with Davenport  
10 College and now stands vacant. The property is located along a transitional  
11 office/commercial stretch of West Main Street. The properties immediately adjacent to the  
12 site along West Main are zoned C, while the properties to the east are zoned RB-2 and B-2.  
13 The properties to the north across West Main Street are located in the City of Kalamazoo.  
14 West Main Street is a five lane state highway with high traffic levels. The corridor is lined  
15 predominately by office, commercial and residential land uses.  
16

17 Mr. Mehmed's report detailed the distinctions between the RB-2, B-2 and C zoning  
18 districts. He noted that the Master Plan designated this property and the property  
19 immediately east for an office/service future land use designation. The properties to the  
20 west are shown as commercial and high density residential future land use designations,  
21 while the properties to the south and southeast are depicted as MUD.  
22

23 Mr. Mehmed listed the standards for consideration of a rezoning request as  
24 contained in Section 21.221 of the Zoning Ordinance. He noted that while the property is  
25 master planned for office/service future land use designation and that the C zoning district  
26 is not necessarily compatible with that future land use designation, the master plan did  
27 foresee business opportunities of a less intense nature in this area. Mr. Mehmed also noted  
28 that the Planning Commission should consider whether the C zoning district would fit with  
29 the Master Plan's vision for the West Main Corridor and whether the uses allowed in the C  
30 zoning district were consistent with the land uses moving west towards Drake Road and the  
31 131 interchange. Additionally, he noted that West Main is a heavily traveled roadway with  
32 high traffic counts, located near a large state university, which ultimately attracts  
33 commercial uses and development. Last, Mr. Mehmed's report noted that while it was of no  
34 direct bearing on the current application, the draft zoning ordinance and map, which was  
35 scheduled for public hearing on June 8, proposed zoning the subject property C-2, which  
36 would be more intense in use than the currently requested C zoning district.  
37

38 Vice Chairman Dingemans asked Attorney Kaufman to discuss the function of a  
39 community's master plan in relation to a rezoning request. Attorney Kaufman said that a  
40 future land use map, which is part of the Master Plan, should serve as a guide for when  
41 considering appropriate zoning for a parcel. She said that the future land use map (along  
42 with the text of the Master Plan) are a guide and when, as in this case, adjoining parcels are  
43 classified as different future land use categories, the Planning Commission can consider  
44 which zoning classification may be most appropriate or if a different zoning districts may be  
45 equally appropriate. She also noted that, as referenced in Mr. Mehmed's staff report, the

1 Planning Commission should also consider the text of the Master Plan, the nature of  
2 existing land uses in the area and other factors such as location, development trends,  
3 infrastructure and traffic patterns.  
4

5 Vice Chairman Dingemans then said that the Planning Commission will make a  
6 recommendation on the rezoning application to the Township Board. The Township Board  
7 will take final action on the application.  
8

9 Vice Chairman Dingemans opened the floor to questions from the Planning  
10 Commission. Mr. Rothrock asked the applicant if they had considered applying for other  
11 zoning classifications other than C district. Ms. Fitzpatrick said that they had requested the  
12 C zoning district upon advice of their legal counsel. Mr. Rothrock said that, in his opinion,  
13 the B-3 zoning district should have been considered, as it also allowed commercial and  
14 other mixed uses and may have served as a better transitional zoning.  
15

16 Mr. Leuty felt that the subject property was transitional in its location. He sees the  
17 sense in rezoning to allow commercial uses because such uses would be consistent with the  
18 existing land uses to the west and all the way to Drake Road. He feels there is enough  
19 rationale to recommend approval of the rezoning request, given the commercial uses  
20 immediately adjacent to the west (drive through fast food) and the fact that West Main  
21 Street is a heavily traveled, five lane state highway. Vice Chairman Dingemans said he did  
22 not think the proposed rezoning would have a negative effect on the surrounding property.  
23 He also said that Planning Commission will be holding a public hearing on June 8 on the  
24 proposed new zoning ordinance and map, and under the new zoning ordinance, the  
25 property would be rezoned to an even more intense commercial classification. He also  
26 understands that the Master Plan is a guide in rezoning decisions and that there are other  
27 standards that should also be considered.  
28

29 Ms. Milne said she is very concerned about the traffic on West Main Street. She  
30 asked Attorney Kaufman if there was a way to put a condition on a rezoning approval that  
31 would limit traffic. Attorney Kaufman said that the current application was not a  
32 conditional rezoning application and that no conditions could be placed on a straight  
33 rezoning application. Attorney Kaufman also said that the proposed new zoning ordinance  
34 contained some access management regulations that would apply to the subject property,  
35 once the new zoning ordinance was adopted and effective. Mr. Mehmed also said that any  
36 proposed development would need to go through site plan review and, at that point, MDOT  
37 would be consulted regarding driveway access.  
38

39 Vice Chairman Dingemans opened the public hearing at 8:10 p.m.  
40

41 Kathleen Doornbos, 314 Solon, said she is concerned about the traffic on West Main.  
42 She noted that at Qdoba, left hand turns onto West Main are prohibited, but that people  
43 repeatedly make those turns. She said the same situation happens at Kendall and West  
44 Main and that the Township police are nowhere around to enforce the traffic laws. She  
45 noted that when the police are called, she gets no response. She is opposed to the rezoning  
46 application if it would increase the intensity of traffic on West Main. She said we do not  
47 want this in our community.

1 Bruce MacQueen, 627 Turwill, asked what uses would be allowed in the C zoning  
2 district. Mr. Mehmed read a list of permitted uses in the C zoning district from the Zoning  
3 Ordinance.  
4

5 Mr. Rothrock then asked Mr. Mehmed to read the list of permitted land uses in the  
6 B-3 zoning district. Mr. Mehmed complied.  
7

8 Pat MacQueen, 627 Turwill, said that since the Popeye's was built, it is very difficult  
9 to access Northampton Street, as the traffic entering Popeye's is backed up in the center  
10 lane before Northampton. She is very concerned about allowing any land use that would  
11 make traffic in the area worse.  
12

13 Marianne Lavender, 246 Quail Run, and Jim Lighthizer, said they represent New  
14 Connections and are working with Kalamazoo Public Schools (KPS), KRESA and KVCC.  
15 They asked the Planning Commission to recommend denial of the rezoning request and  
16 keep the property zoned as it is. They represent an organization that wants to use the  
17 property for a workforce training facility for high school students. Ms. Lavender said that  
18 they will work with high school students to make them workforce ready. She said that the  
19 Kalamazoo Foundation is helping them with their strategy. They have a corps of businesses  
20 that are ready to occupy the buildings on the Davenport site. Ms. Lavender stated that they  
21 have met with Davenport College and this property is turnkey ready for their proposed  
22 purpose.  
23

24 Mr. Lighthizer said that they hold a 2<sup>nd</sup> option (second to that held by the Boji  
25 Group) on this property and have been working on this site since December. The front  
26 building is ready to use immediately, while work is needed on the back building. Mr.  
27 Lighthizer said that their proposed use would generate less traffic than Davenport College.  
28 He said he knows of several businesses that want to locate in Kalamazoo County, but need  
29 trained workforce to do so. He also said that they know there is a need for this service for  
30 high school kids. Ms. Lavender stated that their proposal is to bring workforce training for  
31 high school kids to one location, thereby serving the youth of the community. She said that  
32 she has letters of support for this program and that the location is good for their program.  
33

34 Mr. Rothrock asked if their program was affiliated with KVCC. Ms. Lavender said  
35 that it was and that their goal was to serve 300 – 400 students on site.  
36

37 Vice Chairman Dingemans reminded the Planning Commission that they were to  
38 focus their attention on the rezoning application by the Boji Group, which was on the  
39 agenda for consideration at this meeting.  
40

41 Don Amond, 791 N. 12<sup>th</sup> Street in Alamo Township, addressed the Planning  
42 Commission. Mr. Amond said that he owns International Logistics Company, which is  
43 currently located at D Avenue and 131. He would like to locate with Ms. Lavender's  
44 proposed group on the subject property. He would hold 4 classes per day at the site. He  
45 said that kids need something to do and not every kid can go to college. He believes that

1 Ms. Lavender's proposal is a good one and that 15 – 20 companies could locate on the  
2 subject property and kids could be exposed to different types of businesses while receiving  
3 training.

4  
5 There being no further public comment, the public hearing was closed at 8:25 p.m.  
6

7 Mr. Leuty said that it is his understanding that the subject property is proposed for  
8 rezoning, through adoption of the new zoning ordinance and map, to C-2, which would be a  
9 more intense commercial use than the applicant is currently requesting.

10  
11 Mr. Chapman asked Ms. Lavender, in the audience, the number of students her  
12 organization proposed to serve at this property and if her proposal was that this be a  
13 vocational training center? Ms. Lavender answered that the proposal was for specialized  
14 workforce training which would serve 300 – 400 students.

15  
16 Vice Chairman Dingemans again reminded the Planning Commission to confine its  
17 deliberations to the rezoning application by the Boji Group.

18  
19 Mr. Leuty said that the Planning Commission has already shown its intention to  
20 rezoning this property to C-2 on the proposed new zoning map and said that this weighs  
21 heavily in his opinion. He feels that this rezoning application is consistent with that  
22 intention.

23  
24 Mr. Rothrock asked Attorney Kaufman to confirm if it was a certainty that the  
25 proposed zoning ordinance and map, set for public hearing on June 8, would be adopted as  
26 proposed by the Township Board. Attorney Kaufman said that while it was not a certainty  
27 that the Township Board would adopt the new zoning ordinance and map as proposed, the  
28 Planning Commission had been working on the new zoning ordinance and map for over a  
29 year, had taken extensive public input and had generated what it believed to be the best  
30 version of the proposed zoning ordinance and map. However, there was no guarantee that  
31 the Township Board would not recommend changes.

32  
33 Mr. Talbot asked if the Planning Commission could table action on the rezoning  
34 request until Chairman VanderKlok returned. Attorney Kaufman answered that the  
35 Planning Commission could table action on the rezoning request if they needed more  
36 information in order to make a recommendation. Likewise, if the applicant asked for a  
37 tabling, the Planning Commission could consider that request.

38  
39 Ms. Milne asked if conditions could be placed on a recommendation on a rezoning  
40 request. Attorney Kaufman said that no conditions could be recommended on a rezoning  
41 request, unless it was a conditional rezoning application, which this one was not.

42  
43 Motion was made by Mr. Rothrock, seconded by Ms. Milne to recommend approval  
44 of the rezoning application of the Boji Group, to rezone parcels of property addressed as  
45 4107, 4201 and 4203 West Main Street, from RB-2, Restricted Residence District to C, Local

1 Business District and 4123 West Main Street from B,-2, Residence District to C, Local  
2 Business District, based on Mr. Mehmed’s staff report and a finding that all required  
3 standards had been satisfied.

4  
5 Vice Chairman Dingemans called for a roll call vote.

6  
7 Ayes: Leuty, Talbot, Dingemans,

8  
9 Nays: Milne, Rothrock, Chapman

10  
11 The motion was a tie vote – 3-3.

12  
13 Attorney Kaufman advised that the motion had failed to pass, as the vote was a tie  
14 vote. She said that the Planning Commission could move the application forward to the  
15 Township Board with “no recommendation”, based on the tie vote. Mr. Leuty advised  
16 the applicant that the next available Township Board meeting would be on May 23, 2016.  
17 Mr. Hudson added that a charter township requires two readings of an ordinance for it to  
18 be effective.

19  
20 **ITEM 7 OLD BUSINESS**

21  
22 None

23  
24 **ITEM 8 NEW BUSINESS**

25  
26 None

27  
28 **ITEM 9 OPEN DISCUSSION**

29  
30 **9.a.** Correspondence Received.

31  
32 None.

33  
34 **9.b.** Planning Commission Members.

35  
36 Mr. Chapman advised that he is working with a company in Louisville to produce the  
37 proposed new zoning map in a format usable for vision impaired citizens.

38  
39 **9.c.** Members of the Audience

40  
41 Kathleen Doornbos, 314 Solon, asked Mr. Mehmed to speak louder so that the  
42 audience could hear him. There was general Planning Commission discussion on the need  
43 for a sound system. Ms. Doornbos added that there are problems with the broadcast of the  
44 Township Board meetings, as well.

1 **ITEM 10 REPORT OF TOWNSHP BOARD REPRESENTATIVE**

2  
3 Mr. Leuty advises that the Road Commission is working on implementing parts of  
4 the Township’s Non-motorized plan.

5  
6 **ITEM 11 REPORT OF ZONING BOARD OF APPEALS REPRSENTATIVE**

7  
8 None.

9  
10 **ITEM 12 COMMENTS FROM PLANNING COMMISSION MEMBERS**

11  
12 Ms. Milne asked Mr. Leuty about funding for the road work scheduled in 2017. Mr.  
13 Leuty said that money has been allocated to cover the costs of all the planned roadwork. He  
14 also said that because of the low asphalt prices, additional work may be able to be  
15 completed.

16  
17 Mr. Rothrock wondered why the Planning Commission planned conservatively for  
18 one end of the West Main corridor, while being more liberal at the other end.

19  
20 Vice Chairman Dingemans thanked the Planning Commission for assisting him in  
21 Chairman VanderKlok’s absence.

22  
23 **ITEM 13 REPORT OF PLANNER AND ZONING ADMINISTRATOR**

24  
25 Mr. Mehmed said that this was his last meeting and that Mr. Hudson would be  
26 taking over. Mr. Hudson noted that his office hours would be on Mondays and Thursdays.

27  
28 **ITEM 14 REPORT OF TOWNSHIP ATTORNEY**

29  
30 None.

31  
32 **ITEM 15 ADJOURNMENT**

33  
34 There being no further business, Mr. Rothrock made a motion to adjourn, seconded by  
35 Ms. Milne. The motion carried unanimously and the meeting was adjourned at 8:47 p.m.

36  
37  
38  
39 **KALAMAZOO TOWNSHIP**  
40 **PLANNING COMMISSION**

41  
42  
43 \_\_\_\_\_  
44 Robert Talbot, Secretary  
45 1720 Riverview Drive  
46 Kalamazoo, MI 49004  
(269) 381-8080