



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334  
269-375-4260 FAX 375-7180 TDD 375-7198  
www.oshtemo.org

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

**Tuesday,  
August 25, 2015  
3:00 p.m.**

**AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Public Comment on Non-Agenda Items
4. Approve Minutes – June 23, 2015 Regular Meeting
5. **Site Plan Review (Prime Construction and Development for Bronson Healthcare Group)**  
Applicant requests site plan review to establish a 1,584 square foot medical office building on 4.08 acres of vacant land located at 6220 West Main Street in the R-3 Residence District and the West Main Street Overlay District (Parcel No. 3905-14-288-011).
6. Any Other Business / ZBA Member Comments
7. Adjournment

**OSHTEMO CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS**

**MINUTES OF A MEETING HELD JUNE 23, 2015**

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**Agenda**

**SITE PLAN REVIEW TO ESTABLISH AN OFFICE FOR HOME BASED MEDICAL CARE (PROGRESSIVE COMMUNITY, LLC) IN A 2,124 SQUARE FOOT RESIDENTIAL STRUCTURE INCLUDING DEVELOPMENT OF AN 11-SPACE PARKING LOT ON A 0.62 ACRE PARCEL LOCATED AT 424 SOUTH DRAKE ROAD IN THE R-3 RESIDENCE DISTRICT (PARCEL NO. 3905-24-230-040).**

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A meeting of the Oshtemo Charter Township Zoning Board was held on Tuesday, June 25, 2015, at approximately 3:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT:     Cheri Bell, Chairperson  
                              Bob Anderson, Second Alternate  
                              Millard Loy  
                              Neil Sikora, First Alternate  
                              L. Michael Smith  
                              James Sterenberg

ABSENT:     None

Also present were Greg Milliken, Planning Director; James Porter, Attorney; Ben Clark, Zoning Administrator; Martha Coash, Meeting Transcriptionist; and two interested persons.

**Call to Order and Pledge of Allegiance**

Chairperson Bell called the meeting to order and the "Pledge of Allegiance" was recited. Due to an opening on the Board subsequent to Mr. Larson's resignation, Mr. Sikora was called upon to act as a sitting member for the meeting.

**Public Comment on Non-Agenda Items**

There were no comments on non-agenda items.

**Approval of the Minutes of May 26, 2015**

The Chairperson asked if there were any additions, deletions or corrections to the minutes of May 26, 2015. No changes were noted.

Mr. Sikora made a motion to approve the minutes of May 26, 2015 as presented. Mr. Smith seconded the motion. The motion was approved unanimously.

**SITE PLAN REVIEW TO ESTABLISH AN OFFICE FOR HOME BASED MEDICAL CARE (PROGRESSIVE COMMUNITY, LLC) IN A 2,124 SQUARE FOOT RESIDENTIAL STRUCTURE INCLUDING DEVELOPMENT OF AN 11-SPACE PARKING LOT ON A 0.62 ACRE PARCEL LOCATED AT 424 SOUTH DRAKE ROAD IN THE R-3 RESIDENCE DISTRICT (PARCEL NO. 3905-24-230-040).**

Chairperson Bell moved to the next item on the agenda and asked Mr. Milliken for his review.

Mr. Milliken explained the subject property is located at 424 South Drake Road, which is located on the west side of Drake Road between Skyridge Avenue and Driftwood Avenue. The property is a 0.62 acre parcel with 136 feet of frontage on Drake Road. It does not have access to Drake Road directly but has a shared easement with the West Kalamazoo Church of Christ, which is located to the west and has a shared drive north of the property.

He said the property is in the R-3 Residence zoning district. The property includes an existing 2,124 square foot building that was previously used as a single family home. The applicant purchased the property and desires to convert it to office and recreation space for her business. Progressive Alternatives provides residential and home based care to individuals with catastrophic injuries. Such a use is a permitted use in the R-3 district.

Mr. Milliken noted very little would be done on the exterior of the residence in conjunction with the conversion. The most substantial change will be the addition of an 11-space parking lot to the west of the existing building. Space for the parking facility would be created by adjusting the lot lines of the subject parcel and the odd-shaped parcel that wraps around to the west, which is also owned by the applicant. The property to the south is also owned by the applicant.

Currently, he said, there is no defined access point or specified parking for the subject property. A gravel/dirt area exists where vehicles have traditionally turned off and parked along the south side of the access drive adjacent to the subject property. However, such a configuration is not permitted. The Ordinance does not allow vehicles to back into private access ways directly from parking spaces, and some of the parking was located in the easement area, which is not on the subject property.

He said the proposed parking lot includes 11 parking spaces with defined access from the shared drive. All spaces and circulation drives satisfy the requirements of the zoning ordinance. The floor plan indicates there is about 1,420 square feet of net floor area on the first floor, about half of which is office and half is recreation / meeting space. Apparently the home also has a basement with useable area, which the applicant

estimates at about 800 square feet. Storage and overflow office use are envisioned with the possibility of developing office space in the future.

Mr. Milliken pointed out that for office use, one space is required for each 150 square feet of net floor area. Ten spaces would be required for the first floor area. If the lower floor is included at the applicant's estimate, a total of 15 spaces are required. The applicant has indicated that four to six staff work at the facility, and observations show between three and five vehicles parked at the site at various times. During times of activities, she estimates between eight and ten patients will visit the site. Many of those are transported by Metro Van or walk from the adjacent residence, so parking is not required for the majority of these patients.

He said while an exact number is not known, it is likely additional parking is required to be provided by the Ordinance. If the Board determines that the use does not need that additional parking, at least not at this time, it can allow the parking to be deferred per Section 68.420 of the Ordinance. This means that the plan can be amended to show how the parking could be provided if needed in the future, but it would not yet be installed.

Mr. Milliken noted parking lot landscaping should be added due to the addition of the new parking and the removal of the trees and open area west of the existing building. A 200 square foot landscape area with one canopy tree and two shrubs is required within the parking area.

Mr. Milliken said the plan for stormwater that would be created during a 100-year storm event will need to be reviewed and approved by the Township Engineer before the project can proceed.

He said the Township has been working hard to establish a non-motorized facility along South Drake Road between West Main Street and Stadium Drive. One of the obstacles is that for a stretch of Drake Road – including in front of the subject property – the right of way is only 66 feet wide. Therefore, any non-motorized facility at this location will need to be located within an easement on private property. However, at this time, the non-motorized facility is not yet designed and the exact location is not yet determined. So the location and width of the easement need is not known. But it is clear that there will be need for an easement on the subject property.

Mr. Milliken noted future sanitary service is another item that will require an easement at some point in the future. In order to provide sanitary service to the subject property and the other properties to the south, a sewer line will need to be run along the west edge of the parcels.

Regarding standards of approval, Mr. Milliken said the proposed development will provide the site with a proper curb cut onto the shared access drive and allow for ingress and egress in compliance with the requirements of the R-3 district, which prohibits vehicles pulling directly onto a shared drive.

He also noted the proposed use is consistent with the uses in the surrounding area and any impacts on adjacent properties and neighborhood should be minimized. The organization of the parking and access will be a benefit to the other two entities that utilize the shared access point and will improve the aesthetics of that area.

Mr. Milliken said the proposed project is an appropriate use and includes reasonable improvement for the subject property, particularly considering its location and surroundings. Generally speaking, the plan and intent are sound. However, some additional information is required in order to proceed.

He explained the applicant desires to have site plan approval at this time so that paving work on her property can be scheduled at the same time as paving work occurring on the adjacent Church property resulting in cost savings and mutual conveniences. Staff appreciates the desire for this to occur, but also respects the fact that there are open questions left for the Board to address.

He noted the Board can table the request until the next meeting (July 23) allowing the applicant another month to address the gaps in the plan and provide the missing details. Or, the Board can approve the plan with the conditions noted in the staff report leaving it to Staff and the applicant to address these issues.

Chairperson Bell asked if Board Members had questions for Mr. Milliken.

There were a number of questions regarding the 10 conditions to be met, easements, timeline, and the number of vehicles that currently park at the location.

Mr. Milliken noted the applicant brought in new information earlier in the day and that several of the 10 exceptions have been met. However, all will need to be met before paving is done. The biggest issue is stormwater drainage.

Chairperson Bell confirmed with Mr. Milliken that no outside correspondence was received as a result of the public notice sent to neighbors regarding the proposed project.

There were no further questions from the Board. Chairperson Bell asked if the applicant wished to speak.

Ms. Kim Nolan, 400 S. 2<sup>nd</sup> Street, told the Board her proposal would create space in the house for activities, entertainment and education for patients. The business already exists and that she has extensive experience and a nursing background, but the business is currently conducted primarily in private homes; there is a need for a larger, central space. She said she is hoping to obtain approval this evening in order to take advantage of cost savings by coordinating with paving scheduled to be done July 6 by the adjacent church. She noted if approval to proceed is not granted now, she will miss that deadline and will need to start over. It is difficult to get contractors in place for this small of a job.

She said the business owns three houses in a row. She explained that the lot reconfiguration is needed to provide adequate room for parking on the site and that both parcels involved are owned by the business. She responded to Mr. Sikora's question about the possibility of building a road along the vacant parcel under similar ownership to the existing shared drive to the south of the subject property indicating it is very steep in that area and she's afraid people would slide into Drake Road under adverse weather conditions.

She spoke with the Health Department and has verbal approval from them regarding the septic system; she expects a letter from them putting the approval in writing in the next day or so. She also said the church is very much in favor of the plan.

Ms. Nolan plans to install at least 11 parking spots initially and hopes to be able to afford to install all 15, but that will be dependent upon cost. She expects to install the other four next year if the cost is prohibitive now.

She indicated that of the ten items listed that need to be done prior to paving, all are done or in process with the exception of the stormwater plans and calculations work to be done by the Township Engineer.

Ms. Nolan took the opportunity to say a new sidewalk is needed on Drake Road for walkers and those in wheelchairs and electric carts.

Mr. Anderson asked whether the applicant is working with the Fire Department regarding its recommendations.

Mr. Milliken said the Fire Department did not have any unique or specific issues or comments about the proposal; their recommendations were standard comments to be implements for compliance with Fire Code requirements.

Chairperson Bell thanked Ms. Nolan for her comments and moved to Board Deliberations.

The consensus of the Board was that this is an appropriate project and will improve the property. They acknowledged most of the 10 conditions have been met or are in process and close to being done except for the stormwater issue. There was concern the short timetable might prove difficult for the Township Engineer to meet in order to approve the plan before July 6.

Mr. Milliken said the calculations submitted by the applicant are based on a 100 year storm which is current Township standard, so are relevant and could be used by the Engineer, so he felt the work could be done in time to meet the July 6 date. He noted also that all the land affected by stormwater is owned by the applicant.

Mr. Sikora moved approval of the Site Plan as presented with the following conditions.

1. Correspondence indicating approval of the proposed plan and access point from the other parties subject to the access easement.
2. Approval of a lot line adjustment between the subject property and the adjacent property to the west under similar ownership consistent with the proposed plan.
3. A revised plan be provided showing four additional parking spaces for a total of 15 OR four deferred parking spaces that could be provided in the future if needed for a total of 11 now and 15 at some point in the future.
4. The revised plan shall reflect any new proposed plantings as well as a new parking lot island (200 square feet) added in the parking lot island with one canopy tree and two shrubs.
5. Correspondence or other indication from the Kalamazoo County Health Department indicating adequacy of the current septic system to accommodate the proposed use.
6. Review and approval of stormwater plans and calculations by the Township Engineer demonstrating adequate design and capacity to accommodate the 100 year storm on site.
7. Dedication of a non-motorized easement along South Drake Road for public purposes. The exactly size and location to be determined and established by mutual agreement.
8. A sign permit is required before any new signs are installed on site, and all signage shall conform to the requirements of the sign chapter of the Zoning Ordinance.
9. Site plan approval is subject to the approval of the Fire Department, pursuant to adopted codes.
10. Site plan approval is subject to the review and acceptance of the Township Engineer as adequate.

Mr. Sterenberg supported the motion. The motion was approved unanimously.

Chairperson Bell moved to the next item on the agenda.

**Any Other Business / ZBA Member Comments**

Mr. Milliken told the Board at this point no applications have been received for review in July, but will keep the Board informed if a meeting is necessary.

Mr. Loy asked about progress on the new Field & Stream store.

Mr. Milliken said the site would be turned over to them August 1; they are following their process.

In response to a question from Ms. Nolan regarding a sidewalk on Drake Road, Mr. Milliken explained the process that involves MDOT and some of the work the Township is doing in order to receive grant funding for the project. He indicated at some point there would be a public meeting regarding this issue. Ms. Nolan pledged her support and indicated the sidewalk is very much needed.

**Adjournment**

Chairperson Bell noted the Zoning Board of Appeals had exhausted its Agenda, and with there being no other business, adjourned the meeting at 4:00 p.m.

Minutes prepared:  
June 24, 2015

Minutes approved:  
\_\_\_\_\_, 2015



**Meeting Date:** August 25<sup>th</sup>, 2015

**To:** Zoning Board of Appeals

**From:** Ben Clark, Zoning Administrator

**Applicant:** Prime Construction & Development

**Owner:** Bronson Healthcare Group, Inc.

**Property:** 6220 West Main Street; Parcel #3905-14-288-011

**Zoning:** R-3: Residence District; 9<sup>th</sup> Street and West Main Overlay Zone

**Request:** Site plan review for a new 1,584 square foot urgent care facility.

**Section(s):** Section 23.000 – R-3: Residence District  
Section 50.000 – 9<sup>th</sup> Street and West Main Overlay Zone  
Section 82.000 – Site Plan Review

**Project Name:** Bronson FastCare

## **OVERVIEW**

The subject property is located at 6220 West Main Street on the north side of the road, approximately half way between Meijer and US-131. Around one acre in size, the project site is situated in the southwest corner of a currently vacant four acre parcel and will have 212' of frontage on West Main Street (but no direct vehicle access) and around 200' on the private access street that extends north into the subject property. Although this parcel is zoned as R-3: Residence, which would typically require that a medical office receive Special Exception Use approval from the Planning Commission, its location in the 9<sup>th</sup> Street and West Main Overlay Zone grants it the status of Permitted Use.

Properties to the west and north of the subject parcel are zoned as R-2: Residence, with the former being a large, vacant parcel, and the latter being a handful of single-family lots within the West Port subdivision. To the south, across West Main Street, are two properties; one zoned as C: Commercial, and the other R-2, with both currently being used for commercial purposes. To the east of the subject property are Lake Michigan Credit Union and Lawrence Video Productions, both also zoned as R-3.

As this is the first development that has been proposed in the overlay district, Staff has included a copy of the overlay text in your packet in the event that your Ordinance book has not yet been updated.

## **PROPOSED DEVELOPMENT**

The applicant is proposing to build a 1,584 square foot urgent care facility as the first of potentially three developments on this piece of land. The site of a previously proposed site condominium that stalled after receiving Phase 1 approval, the subject parcel benefits from a preexisting private access street—also used by Lake Michigan Credit Union on an adjacent property—that extends north from West Main Street approximately 200 feet into the subject parcel. The proposed building would be approximately 34 feet wide, 50 feet deep, and have a height of approximately 27 feet at its highest point.

Oriented with its entrance towards the private access street, as required by the overlay district's design standards, the building's facades will incorporate large windows, tan brickwork, aluminum cladding, and green accents. The parking area for this project incorporates single rows of spacing.

The applicant proposes to construct 26 parking spaces for this project. Section 68.400 of the Zoning Ordinance requires one parking space per 150' square feet of net floor space for medical offices, allowing 110% of the minimum number of spaces. Without having access to a floor plan at this time, it is estimated that the proposed facility will have a net floor area of approximately 1,100 square feet, which means that a facility such as this would typically be allowed 8 or 9 spaces. The applicant is aware that a variance from the ZBA is required in order to incorporate the amount of desired parking, and one has been applied for, to be heard at the September 22<sup>nd</sup> meeting.

Aside from the number of parking spaces requested, the rest of the parking and circulation layout is in compliance with the Zoning Ordinance; there is no direct access to West Main Street, all interior circulation aisles and access streets are at least 24 feet wide, and there are sufficient turning radii for emergency vehicle access.

## **SETBACKS**

Located in and complying with the development standards of the optional 9th Street and West Main Overlay Zone, the required minimum setback from West Main Street for the proposed structure is 140 feet from the road's centerline. The project exceeds this requirement, and will incorporate a 150 foot setback. From the west and north property lines, the minimum setback is 20 feet, with 49.62 feet and 444.91 feet proposed, respectively. The building's front setback from the private street easement to the east is 35 feet; the minimum required being 15 feet.

As well as the basic building setback requirements, section 50.403 of the Zoning Ordinance also dictates that there shall be at least 10' of internal setback between buildings and parking areas. The Bronson FastCare project meets this requirement, incorporating a 14' separation from the southern face of the building to the parking lot and a 12' separation from the eastern side.

## **OTHER REVIEWS**

The Township Fire Marshal has reviewed the proposed plans and has indicated he has no problems with the site plan as presented. The Township Engineer has also reviewed the proposed plans and is satisfied with the stormwater runoff calculations as well as the general layout of the retention area.

## **LANDSCAPING AND NATURAL FEATURES**

This project will incorporate three landscaped buffers, to the west, east, and south of the building, and also one landscaped island within the parking area. The western buffer, at 20' in width, is in compliance with the Zoning Ordinance, but needs one additional canopy tree to meet the ordinance's requirements. To the south, along West Main Street, the 20' buffer is of sufficient width, but one additional understory tree is required. To the east, along the private street easement, a 15' wide buffer is required and is provided. Although the plantings in this buffer do not meet the exact language of the Zoning Ordinance (three canopy trees and six understory trees required; five canopy trees and four understory trees provided), it is the Staff's opinion that it does fulfill the spirit of the ordinance. It is also the Staff's opinion that the undeveloped section of the subject parcel to the north does not require special landscaping treatment at this time, as it is sufficiently wooded to screen the abutting residential area from the proposed project. Regarding the landscaped island in the parking area, one more canopy tree is required in order to comply with the Zoning Ordinance. The ordinance also dictates that at least 75% of canopy trees be of species native to Michigan. In order to meet this requirement, at least three of canopy trees will need to be switched to native species.

Per the overlay district's development standards, applicants are encouraged to incorporate no less than 60% native plantings in their landscape plans for projects within the 9<sup>th</sup> Street and West Main Overlay Zone. The proposed project exceeds that number.

Regarding the preservation of the natural features of the project site, as required by section 50.400 of the Zoning Ordinance, this project will require very little change to the physical character of the property. There are only a few preexisting trees on the western edge of the project site that will be removed, little grading of the soil will be required, and the proposed stormwater drainage and retention plan is harmonious with the natural topography of the site.

## **OTHER IMPROVEMENTS**

Complying with the pedestrian access guidelines of the overlay district, the applicants are proposing a sidewalk along the west side of the existing private street easement, connecting to the non-motorized path that runs along West Main Street to the south and terminating to the north with a connection to the private street—in anticipation of a future pedestrian crossing there—and the project's parking area.

## **LIGHTING**

The proposed lighting is in compliance with section 78.720 of the Zoning Ordinance: The light fixtures to be used are within allowed wattage limits and are horizontally oriented in order to mitigate light pollution. The photometric plan submitted along with the site plan indicates that light levels at the property lines will not exceed 0.1 foot-candles.

## REVIEW CRITERIA

Located in the 9<sup>th</sup> Street and West Main Overlay Zone, the proposed project should be evaluated with the following standards in mind:

- *Is the overall design consistent with the goals and objectives of the West Main Street Sub-area Plan and the specific design standards set forth therein?*
  - The proposed project's layout with regards to considerations such as access management and pedestrian connectivity is consistent with the goals of the district. While the design of the building is of high quality, the Zoning Board of Appeals will need to determine whether its aesthetic qualities complement the rural character of the surrounding area.
- *Will the proposed project be serviced by the necessary public facilities to ensure the public health, safety, and general welfare of the users of the facility and the residents of the surrounding area?*
  - This project will be served by public facilities such as a non-motorized path that runs along the north of West Main Street, as well as sanitary sewer and municipal water.
- *Is the proposed use designed to minimize the impact of traffic generated by the development on the surrounding land uses and road network?*
  - With no direct access to West Main Street and given the relatively small nature of the proposed project, it is not anticipated that any traffic generated by the FastCare facility will negatively impact the surrounding land uses and road network.
- *Is the design of the proposed use harmonious with the character of the surrounding conditions as they relate to the bulk and location of structures, pedestrian and vehicular circulation, landscaping, and amenities?*
  - The building's location will make it easily accessible to pedestrians and vehicles alike, its placement and massing lend it a low-intensity character, and the landscaping, once brought into full compliance with the Zoning Ordinance, will provide pleasant greenspace buffers between the facility and surrounding areas.
- *Is the proposed development designed to protect the integrity of the existing on- and off-site sensitive and natural environments, including wetlands, woodlands, hillsides, water bodies, and groundwater sources?*
  - Largely lacking in significant tree coverage or challenging topography, the proposed changes to the site are not anticipated to compromise the integrity of any nearby sensitive areas. The proposed stormwater retention area is harmonious with the native topography, and the addition of the landscaped buffers will increase the amount of trees present on the property.
- *Is the designated open space of functional value as it relates to opportunities for wildlife habitat, woodland preservation, agricultural use, and/or visual impact?*
  - Given that this is the first development on the property, and that it is located in the extreme southwest corner of the subject parcel, Staff recommends that the establishment of designated open space areas should not be required until future development occurs on the parcel. Once another project is proposed in the northern reaches of the parcel, the applicant will be required to present an open space plan.

## CONCLUSION

The proposed project, located in an R-3 residential district as well as the 9<sup>th</sup> Street and West Main Overlay Zone, may be viewed as a good fit for the area: It is the type of small, low-intensity office development that these zoning classifications are intended for, and the FastCare facility will likely benefit area residents. If the Zoning Board of Appeals is inclined to approve the site plan, staff would suggest the following conditions be included:

1. Approval contingent upon the granting of the parking variance to be deliberated by the ZBA on 9/22/2015.
2. The applicant must revise the landscaping plan, satisfying the planting requirements of the Zoning Ordinance.
3. Site plan approval is subject to the approval of the Fire Department, pursuant to adopted codes.
4. Site plan approval is subject to the review and acceptance of the Township Engineer as adequate.
5. A sign permit is required before any new signs are installed on site, and all signage shall conform to the requirements of the sign chapter of the Zoning Ordinance.

Respectfully Submitted,



Ben Clark,  
Zoning Administrator

Attachments: Application  
Aerial  
Site Plan  
Cut sheet for light fixtures  
Section 50.000 of the Oshtemo Township Zoning Ordinance  
Review letters from the Township Engineer



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

PLEASE PRINT

PROJECT NAME & ADDRESS BRONSON FASTCARE, 6220 WEST MAIN STREET

PLANNING & ZONING APPLICATION

Applicant Name: JASON SIBLEY  
 Company PRIME CONSTRUCTION & DEVELOPMENT  
 Address 14977 S. 24<sup>th</sup> STREET  
VICKSBURG, MI 49097  
 E-mail jason@primeconstructiondev.com  
 Telephone 269-726-7722 Fax 269-649-5575  
 Interest in Property CONSTRUCTION MANAGER

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

Received From: PRIME CONSTR  
 Date: 08/04/2015 Time: 9:28:13 AM  
 Receipt: 115722  
 Cashier: LINDAI

OWNER\*:

Name BRONSON HEALTHCARE GROUP  
 Address COOL JOHN STREET, BOX 9  
KALAMAZOO, MI 49007-5341  
 Email MCKEOWN@bronsonhg.org  
 Phone & Fax 269-341-6703 269-541-4519

ITEM REFERENCE	AMOUNT
1042 PLANNING ESCROW	
PLANNING ESCROW	\$1,000.00
1088 SITE PLAN REVIEW	
SITE PLAN REV	\$600.00
TOTAL	\$1,600.00
CHECK 4182	\$1,600.00
Total Tended:	\$1,600.00
Change:	\$0.00

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

- Planning Escrow-1042
- Site Plan Review-1088
- Administrative Site Plan Review-1086
- Special Exception Use-1085
- Zoning Variance-1092
- Site Condominium-1084
- Accessory Building Review-1083
- Subdivision Plat Review-1089
- Rezoning-1091
- Interpretation-1082
- Text Amendment-1081
- Sign Deviation-1080
- Other: \_\_\_\_\_

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary):

1500 SQFT BRONSON FASTCARE BUILDING

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

SEE PLANS

PARCEL NUMBER: 3905- 05 -14 -288 -011

ADDRESS OF PROPERTY: 6220 WEST MAIN

PRESENT USE OF THE PROPERTY: VACANT

PRESENT ZONING R-3 RESIDENTIAL SIZE OF PROPERTY 4.06 ACRES

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

Name(s)

Address(es)

\_\_\_\_\_  
\_\_\_\_\_

SIGNATURES

~~I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate.~~

I (we) acknowledge that we have received the Township's Disclatmer 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 applicatton.

Brian McKim

Owner's Signature (\* If different from Applicant)

7-23-15

Date

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

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

\*\*\*\*

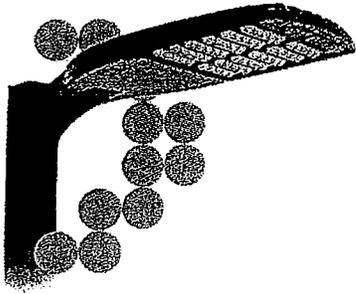
PLEASE ATTACH ALL REQUIRED DOCUMENTS

# Bronson FastCare

6220 West Main Street



1 inch = 100 feet



## D-Series Size 1 LED Area Luminaire

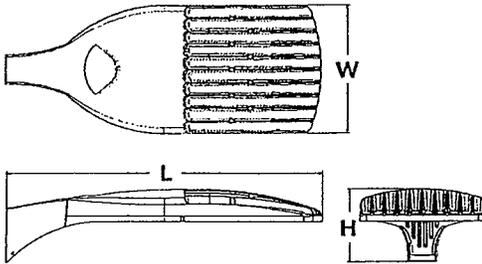


Catalog Number	
Notes	
Type	

Color shall be Patina Green or close selection to match building fascia and exterior trims. Color selection shall be same for fixtures type-H, M, SB and SC.

### Specifications

EPA:	0.8 ft <sup>2</sup> (0.07 m <sup>2</sup> )
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



### Introduction

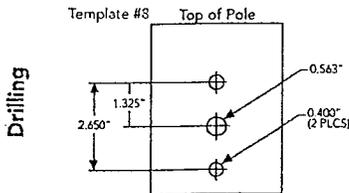
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100-400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

### Ordering Information

EXAMPLE: DSX1 LED 2 30B700/40K SR3 MVOLT SPA DDBXD

Series	Configuration	Performance Package	Mounting	Voltage	Trimming	Options	Finish
DSX1 LED	1 One engine (30 LEDs)	530 mA options: 30B530/30K 3000K 30B530/40K 4000K 30B530/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V FT Forward throw	MVOLT <sup>2</sup> 120 <sup>2</sup> 208 <sup>2</sup> 240 <sup>2</sup> 277 <sup>2</sup> 347 <sup>3</sup> 480 <sup>1</sup>	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket	Shipped installed PER NEMA twist-lock receptacle only (no controls) DMG 0-10V dimming driver (no controls) <sup>4</sup> DCR Dimmable and controllable via ROAM <sup>®</sup> (no controls) <sup>5</sup> HS House-side shield <sup>4</sup> SF Single fuse (120, 277, 347V) <sup>3</sup> DF Double fuse (208, 240, 480V) <sup>2</sup> WTB Utility terminal block TLS Tool-less entry trigger latch	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
	2 Two engines (60 LEDs)	700 mA options: 30B700/30K 3000K 30B700/40K 4000K 30B700/50K 5000K					



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°
DM26AS	2 at 180°	DM39AS	3 at 90°
DM49AS	4 at 90°	DM32AS	3 at 120°*

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's [www.lithonia.com](http://www.lithonia.com) to see our wide selection of poles, accessories and educational tools.

### Tenon Mounting Slipfitter\*

2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-330	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-330	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-330	AST35-490

\* For round pole mounting (RPA) only.

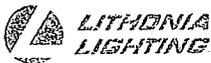
### NOTES

- Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
- MVOLT driver operates on any line voltage from 120-277V. Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with with single board, 530 mA product (1 30B530).
- Not available with 347 or 480V.
- Specifies a ROAM<sup>®</sup> enabled luminaire with 0-10V dimming capability, PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM<sup>®</sup> deployment; must be purchased separately. Call 1-800-442-6745 or email: [sales@roomservices.net](mailto:sales@roomservices.net).
- Also available as a separate accessory; see Accessories information at left.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

### Accessories

DSX124H 1.5 TJE U	Photoell-SSL twist-lock (120-277V) <sup>2</sup>
REX27-NH1 U	ROAM <sup>®</sup> node (277V) <sup>3</sup>
SC U	Shoring cap <sup>4</sup>
DSX1 LED 1 HS U	House-side shield (for one light engine)
DSX1 LED 2 HS U	House-side shield (for two light engines)

For more control options, visit [www.lithonia.com](http://www.lithonia.com) and [www.roomservices.net](http://www.roomservices.net) online.



**Performance Data**

**Lumen Output**

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

Lumens	Mounting Height (ft)	Configuration	Beam Spread	4000K (67 CRI)				5000K (67 CRI)						
				LM-79-08	LM-79-08	LM-79-08	LM-79-08	LM-79-08	LM-79-08	LM-79-08	LM-79-08			
1 (30 LEDs)	530	30BS30/-K	55W	SR2	4634	1	0	1	84	5056	1	0	1	92
				SR3	4695	1	0	2	85	5123	1	0	2	93
				SR3 HS	3425	0	0	1	61	3737	0	0	1	68
				SR4	4694	1	0	2	85	5122	1	0	2	93
				SR4 HS	3459	0	0	1	62	3774	0	0	1	69
				SR5	4696	3	0	1	85	5124	3	0	1	93
	700	30B700/-K	73W	FT	4694	1	0	1	85	5122	1	0	2	93
				SR2	5679	1	0	1	77	6223	2	0	2	85
				SR3	5835	1	0	2	79	6394	2	0	2	88
				SR3 HS	4239	0	0	2	58	4645	0	0	2	64
				SR4	5798	1	0	2	79	6354	1	0	2	87
				SR4 HS	4294	0	0	2	58	4706	0	0	2	64
2 (60 LEDs)	530	30BS30/-K	106W	SR5	5769	3	0	1	79	6322	3	0	2	87
				FT	5870	1	0	2	79	6378	1	0	2	87
				SR2	9109	2	0	2	86	9929	2	0	2	93
				SR3	9257	2	0	2	87	10,010	2	0	3	94
				SR3 HS	6717	0	0	2	64	7302	0	0	2	69
				SR4	9204	2	0	2	87	10,010	2	0	2	94
	700	30B700/-K	143W	SR4 HS	6800	0	0	2	64	7446	0	0	2	70
				SR5	9223	4	0	2	87	10,198	4	0	2	96
				FT	9183	2	0	2	87	10,020	2	0	2	95
				SR2	11,170	2	0	2	78	12,312	3	0	3	86
				SR3	11,391	2	0	3	80	12,462	2	0	3	87
				SR3 HS	8285	0	0	2	58	9047	0	0	2	63
700	30B700/-K	143W	SR4	11,332	2	0	2	79	12,368	2	0	3	86	
			SR4 HS	8318	0	0	2	58	9149	0	0	2	64	
			SR5	11,223	4	0	2	82	12,455	4	0	2	87	
			FT	11,662	2	0	3	82	12,531	2	0	3	87	

**Lumen Ambient Temperature (LAT) Multipliers**

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient Temperature (°C)	Ambient Temperature (°F)	Relative Lumen Output
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99
50°C	122°F	0.98

**Projected LED Lumen Maintenance**

Data references the extrapolated performance projections for the DSX1 LED 2 30B700 platform in a 40°C ambient, based on 9000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

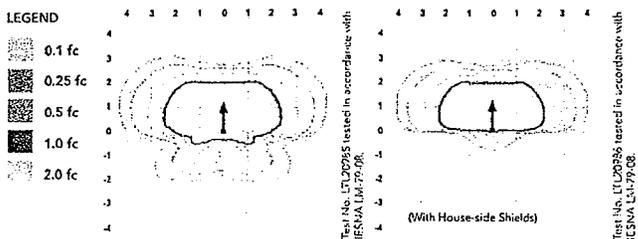
**Electrical Load**

Lumens	Mounting Height (ft)	Configuration	Current (A)					
			120	208	240	277	347	480
1	530	55W	0.46	0.26	0.23	0.20	0.16	0.11
	700	73W	0.61	0.35	0.30	0.26	0.21	0.15
2	530	106W	0.89	0.51	0.44	0.38	0.31	0.22
	700	143W	1.19	0.69	0.60	0.52	0.41	0.30

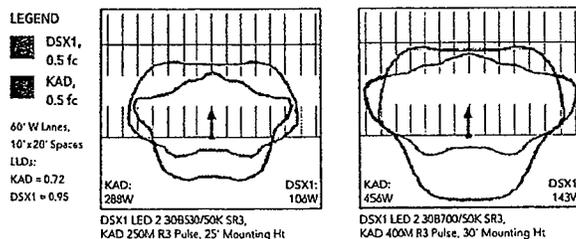
**Photometric Diagrams**

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's DSX1 homepage.

Isofootcandle plots for the DSX1 LED 2 30B700/SOK SR3. Distances are in units of mounting height (20').



Distribution overlay comparisons to 250W and 400W metal halide.



**FEATURES & SPECIFICATIONS**

**INTENDED USE**

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

**CONSTRUCTION**

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 R²) for optimized pole wind loading.

**FINISH**

Exterior parts are protected by a zinc-informed Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mm thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

**OPTICS**

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (67 CRI) or optional 3000K (80 CRI) or 5000K (67 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

**ELECTRICAL**

Light engine(s) consist of 30 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low for 120-277V operation (per ANSI/IEEE C62.41.2).

**INSTALLATION**

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

**LISTINGS**

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. and international patents pending.

**WARRANTY**

Five year limited warranty. Full warranty terms located at [www.lithonia.com](http://www.lithonia.com). Customized products may have different warranty terms.

Note: Specifications subject to change without notice.





**FEATURES & SPECIFICATIONS**

**INTENDED USE** — Square straight aluminum general purpose pole for up to 35 foot mounting heights.  
**CONSTRUCTION** — Shaft: Made from extruded 6063-T6 or 6061-T6 aluminum alloy, square tube is uniform in cross-section down length of shaft with no taper.  
 Hand hole: Reinforced rectangular hand hole is located 18" above base, 4" poles have 2" x 4" hand hole; 5" and 6" poles have 2.5" x 4" hand hole). Hand-hole cover plate made from aluminum alloy.  
**Hardware:** Stainless steel  
 Top cap: Removable top cap provided with drill-mount poles.  
 Bolt covers: Nut cover discs provided. Optional cast aluminum base cover available.  
**FINISH** — Must specify finish.  
**GROUNDING** — Provision located inside hand hole rim. Grounding hardware is not included (provided by others).  
**ANCHOR BOLTS** — Fabricated from carbon steel bar with minimum-yield strength of 55,000 psi. Upper portion of anchor bolt is galvanized per ASTM A-153. Each anchor bolt is furnished with two hex nuts and two flat washers.

Catalog Number	Color shall be Patina Green or close selection to match building fascia and exterior trims. Color selection shall be same for fixtures type-H, M, SB and SC.
Notes	
Type	



Anchor Base Poles

**SSA**

SQUARE STRAIGHT ALUMINUM

Example: SSA 20 4C DM19 BA

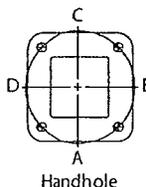
**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative.

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting <sup>1</sup>	Options	Finish <sup>10</sup>
SSA	8 – 35 feet (See back page.) 25	(See back page.) 5G	<b>Tenon mounting</b> PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) <sup>2</sup> T35 4" O.D. (3-1/2" NPS) <sup>2</sup> <b>Drill mounting<sup>3</sup></b> DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° <b>CSX/DSX/AERIS™/OMERO™ Drill mounting<sup>3</sup></b> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° <b>AERIS™ Suspend drill mounting<sup>3,4</sup></b> DMxxAST_ <b>OMERO™ Suspend drill mounting<sup>3,4</sup></b> DMxxMRT_	<b>Shipped installed</b> L/AB Less anchor bolts FBC Full base cover VD Vibration damper TP Tamper proof H1-18Axx Horizontal arm bracket (1 fixture) <sup>5,6</sup> FDLxx Festoon outlet less electrical <sup>5</sup> CPL12xx 1/2" coupling <sup>5</sup> CPL34xx 3/4" coupling <sup>5</sup> CPL1xx 1" coupling <sup>5</sup> NPL12xx 1/2" threaded nipple <sup>5</sup> NPL34xx 3/4" threaded nipple <sup>5</sup> NPL1xx 1" threaded nipple <sup>5</sup> EHHxx Extra handhole <sup>5,7</sup> MAEX Match existing <sup>8</sup> USPOM United States point of manufacture <sup>9</sup>	<b>Standard colors</b> DDB Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum BA Brushed aluminum <b>Classic colors</b> DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue <b>Class 1 architectural anodized</b> ABL Black ADB Dark bronze ANA Natural <b>Architectural colors (powder finish)<sup>10</sup></b> DNATXD = Textured Natural Aluminum

**NOTES**

- When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- 3-1/2" and 4" tenons available on 5" and 6" shafts only.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Insert "1" or "2" to designate fixture size; e.g. DM19AS12.
- Specify location and orientation when ordering option. For 1st "x": Specify the height in feet above base of pole. Example: 5ft = 5 and 20ft = 20  
For 2nd "x": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram on this page.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount includes extra handhole.
- Must add original order number
- Use when mill certifications are required.
- Finish must be specified. Additional colors available; see [www.lithonia.com/architectural](http://www.lithonia.com/architectural) or Architectural Colors brochure (Form No. 794.3).

**HANDHOLE ORIENTATION**

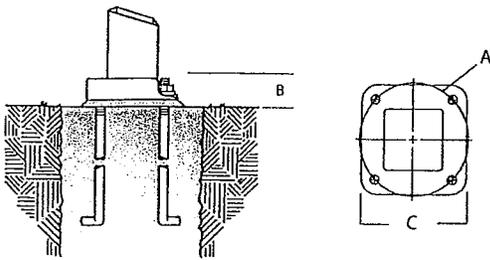


**IMPORTANT INSTALLATION NOTES:**

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

## SSA Square Straight Aluminum Poles

TECHNICAL INFORMATION										
Catalog Number	Nominal mount ht. (ft)	Pole Shaft Size (in x ft)	Wall Thick (in)	EPA (ft2) with 1.3 gust			Max.	Bolt Circle (in)	Bolt Size (in. x in. x in.)	Approximate ship (lbs.)
				80 mph	90 mph	100 mph				
SSA 8 4C	8	4.0 x 8.0	0.125	16.5	12.6	9.9	300	8.5-9.625	3/4 x 18 x 3	32
SSA 10 4C	10	4.0 x 10.0	0.125	11.5	8.6	6.5	230	8.5-9.625	3/4 x 18 x 3	37
SSA 12 4C	12	4.0 x 12.0	0.125	12.4	9.2	6.9	160	8.5-9.625	3/4 x 18 x 3	40
SSA 14 4C	14	4.0 x 14.0	0.125	9.3	6.7	4.8	120	8.5-9.625	3/4 x 18 x 3	50
SSA 15 4C	15	4.0 x 15.0	0.125	8	5.6	3.9	100	8.5-9.625	3/4 x 18 x 3	52
SSA 16 4C	16	4.0 x 16.0	0.125	6.9	4.7	3.1	90	8.5-9.625	3/4 x 18 x 3	54
SSA 16 4G	16	4.0 x 16.0	0.188	11.8	8.5	6.2	130	8.5-9.625	3/4 x 30 x 3	74
SSA 16 5G	16	5.0 x 16.0	0.188	15	11.1	7.5	280	10.5-11.5	3/4 x 30 x 3	83
SSA 18 4C	18	4.0 x 18.0	0.125	4.9	3	1.7	70	8.5-9.625	3/4 x 18 x 3	57
SSA 18 4G	18	4.0 x 18.0	0.188	9.2	6.4	4.4	100	8.5-9.625	3/4 x 30 x 3	80
SSA 18 5G	18	5.0 x 18.0	0.188	16.8	12.2	8.9	230	10.5-11.5	3/4 x 30 x 3	91
SSA 20 4C	20	4.0 x 20.0	0.125	3.3	1.7	0.5	40	8.5-9.625	3/4 x 18 x 3	62
SSA 20 4G	20	4.0 x 20.0	0.188	7	4.6	2.9	80	8.5-9.625	3/4 x 30 x 3	85
SSA 20 5G	20	5.0 x 20.0	0.188	13.6	9.5	6.6	180	10.5-11.5	3/4 x 30 x 3	107
SSA 20 6G	20	6.0 x 20.0	0.188	22	15.9	11.6	230	12-13	1 x 36 x 4	155
SSA 20 6J	20	6.0 x 20.0	0.25	30.4	22.6	17	300	12-13	1 x 36 x 4	202
SSA 25 5G	25	5.0 x 25.0	0.188	7.2	4.2	2	110	10.5-11.5	3/4 x 30 x 3	130
SSA 25 6G	25	6.0 x 25.0	0.188	13.2	8.6	5.4	180	12-13	1 x 36 x 4	180
SSA 25 6J	25	6.0 x 25.0	0.25	19.7	13.8	9.5	250	12-13	1 x 36 x 4	224
SSA 30 6G	30	6.0 x 30.0	0.188	7	3.4	0.8	130	12-13	1 x 36 x 4	210
SSA 30 6J	30	6.0 x 30.0	0.25	12.2	7.5	4.1	170	12-13	1 x 36 x 4	258
SSA 32 6J	32	6.0 x 32.0	0.25	9.7	5.4	2.3	160	12-13	1 x 36 x 4	272
SSA 35 6J	35	6.0 x 35.0	0.25	6.4	2.6	--	200	12-13	1 x 36 x 4	294
SSA 35 7J	35	6.75 x 35.0	0.25	7.6	3.1	--	150	14.625	1 x 36 x 4	290



POLE DATA					
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description
4"C	8.5" - 9.625"	3.125"	9.938"	ABTEMPLATE PJS0045	AB18-0
4"G	8.5" - 9.625"	3.125"	9.938"	ABTEMPLATE PJS0045	AB30-0
5"	10.5" - 11.5"	3.25"	11.563"	ABTEMPLATE PJS0046	AB30-0
6"	12" - 13"	4"	12.25"	ABTEMPLATE PJS0044	AB36-0
7"	14.625"	4.125"	15"	ABTEMPLATE PJS0130	AB36-0

**IMPORTANT:**

These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

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SECTION II. AMENDMENT OF ZONING ORDINANCE COMPILED SECTION 50.000 9<sup>TH</sup> STREET FOCUS AREA OVERLAY ZONE. Section 50.000 9<sup>th</sup> Street Focus Area Overlay Zone is renamed 9<sup>th</sup> Street and West Main Overlay Zone and shall read as follows:

**SECTION 50**

**50.000 9<sup>TH</sup> STREET AND WEST MAIN OVERLAY ZONE**

**50.100 Statement of purpose.**

This Overlay Zone is designed to allow for commercial and residential development along the West Main Street corridor within the West Main Street Sub-Area and the 9<sup>th</sup> Street corridor within the 9<sup>th</sup> Street Sub-Area. This Overlay Zone is in keeping with the goals, objectives and standards of the 9<sup>th</sup> Street Sub-Area Plan and the West Main Street Sub-Area Plan. To that end, specific standards have been established to ensure the following objectives are achieved:

**9<sup>th</sup> Street Corridor.**

1. Recognize its location along a significant rural corridor in the Township and shall ensure future development presents the appropriate character for the Township.
2. Maintain the efficiency of the existing transportation system and provide a safe and efficient local transportation network within new development along with other necessary infrastructure and utility improvements.
3. Provide for a high quality of life for residents in and around the Sub-Area, including the protection of existing natural features.
4. The majority of the 9<sup>th</sup> Street and KL Avenue frontage has been designated as 9<sup>th</sup> Street Commercial. This designation reflects a low intensity commercial and non-residential vision along 9<sup>th</sup> Street that complements the rural nature of the Township as a whole.
5. Areas designated Transitional Residential will allow for residential development primarily through PUD or cluster development processes in order to allow for innovative neighborhoods while protecting existing natural resources and open space areas. Where the development is adjacent to the 9<sup>th</sup> Street Commercial designation, medium density residential uses such as condominiums, senior housing, and two-family to four-family units would be appropriate.

**Main Street Corridor.**

1. Reflect the rural character of the Township and be respectful of surrounding development.
2. Limit access to West Main Street and provide interconnections with adjacent development to establish a safe and efficient local transportation network.
3. Occur in a manner that enhances the existing quality of life of all those who live, work, and play in Oshtemo.
4. Reflect the low intensity commercial and non-residential vision along West Main Street that would complement the rural nature of the Township.
5. Transitional Residential areas will serve as buffers between the traffic and non-residential uses along West Main Street and the adjacent neighborhoods and residential uses.
6. Because of the infrastructure and surrounding development, this is an appropriate location for residential development as an extension of

existing neighborhoods to the east and west. However, as development occurs along the corridor, the surrounding neighborhoods should be appropriately protected.

**50.150 Optional Overlay.**

The 9<sup>th</sup> Street and West Main Street Overlay Districts are established as Optional Overlay Zones. This means that they are overlaid on other, existing zoning districts. Within these Optional Overlay districts, property owners have the option to continue to use their property in the manner permitted in the underlying districts. The Overlay provides additional opportunities and flexibility should property owners choose to avail themselves of those choices. These opportunities within the Overlay district, however, do not apply unless the property owner elects to become subject to the Overlay District and the standards and procedures contained herein.

**50.200 Permitted uses.**

**50.201 9<sup>th</sup> Street Residential.**

The following uses may be located within the 9<sup>th</sup> Street Residential Section of the Overlay District:

- a) All uses permitted in the "R-2" Residence District Section 22.200.
- b) Single-family dwellings developed in accordance with Section 51.000 Open Space Preservation Residential Development.
- c) Alternative housing types such as two-family attached and four-family attached may be allowed within 300 feet of the 9<sup>th</sup> Street Commercial Section provided they are determined to be in keeping with the goals and intent of the 9<sup>th</sup> Street Sub-Area Plan's transitional residential designation and comply with the requirements of Sections 24.000 and 66.000.
- d) Family day care home.

**50.202 9<sup>th</sup> Street Commercial.**

The following uses may be located within the 9<sup>th</sup> Street Commercial Section of the Overlay 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) Laundromats and dry cleaning establishments, excluding those establishments providing cleaning services for other laundromats and dry cleaning establishments.
- c) Banks, credit unions, savings and loan offices and similar financial institutions.
- d) Offices, including medical and dental offices.
- e) Restaurants without drive throughs.
- f) Essential services.
- g) Accessory buildings and uses customarily incidental to the permitted uses.
- h) Houses of worship.
- i) Proprietary schools and colleges.
- j) Temporary outdoor events.

**50.203 West Main Street Residential.**

The following uses may be located within the West Main Street Residential Section of the Overlay District:

- a) All uses permitted in the “R-2” Residence District Section 22.200.
- b) Single-family dwellings developed in accordance with Section 51.000 Open Space Preservation Residential Development.
- c) Alternative housing types such as two-family attached and four-family attached may be allowed within 300 feet of the Main Street Commercial Section provided they are determined to be in keeping with the goals and intent of the Main Street Sub-Area Plan’s transitional residential designation.
- d) Family day care home.

**50.204 West Main Street Commercial.**

The following uses may be located within the West Main Street Commercial Section of the Overlay 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, including medical and dental offices.
- d) Laundromats and dry cleaning establishments, excluding those establishments providing cleaning services for other laundromats and dry cleaning establishments.
- e) Restaurants without drive throughs.
- f) Essential services.
- g) Accessory buildings and uses customarily incidental to the permitted uses.
- h) Houses of worship.
- i) Proprietary schools and colleges.
- j) Temporary outdoor events subject to the conditions of Section 32.203.

**50.300 Special Exception Uses.**

**50.301 Residential.**

The following uses may be located within the 9<sup>th</sup> Street Residential and the West Main Street Residential Section of the Overlay District subject to special use approval:

- a) Group day care home subject to Section 19.402.
- b) Residential planned unit development subject to Section 60.400.
- c) Golf courses, parks, and outdoor recreational areas, subject to the conditions and limitations set forth at Section 20.401 of this Ordinance.
- d) Buildings and regulator stations for essential services.
- e) Public and private schools.

**50.302 Commercial.**

The following uses may be located within the 9<sup>th</sup> Street Commercial and the West Main Street Commercial Section of the Overlay District subject to special use approval:

- a) Brewpub.
- b) Buildings and regulator stations for essential services.
- c) Child care centers.
- d) Commercial planned unit developments subject to Section 60.400.
- e) Craft food and beverage production facility.
- f) Crematories.

- g) Drive-in service window or drive-through service for businesses, not to include restaurants.
- h) Funeral homes.
- i) Golf courses, parks, and outdoor recreational areas, subject to the conditions and limitations set forth at Section 20.401 of this Ordinance.
- j) Group day care home subject to the conditions and limitations set forth in Section 19.402.
- k) Hotels, motels.
- l) Indoor theaters.
- m) Microbrewery.
- n) Nursing, convalescent, handicapped, assisted living, or senior citizens' homes.
- o) Private clubs.
- p) Public and private schools.
- q) Skating rinks, bowling alleys, indoor recreational facilities and health clubs.
- r) Temporary outdoor events meeting all the conditions and limitations of Section 30.221 except 30.221(a).
- s) Veterinary clinics.
- t) Wine Tasting Room.

**50.400**

**Design Standards.**

A. Unifying Elements. The following unifying elements should be a part of every development within the 9<sup>th</sup> Street Sub-Area and West Main Street Sub-Area:



*Naturalized landscaping is a key unifying element.*

1. Existing natural features, such as wetlands, woodlands, landmark trees, and scenic vistas, should be preserved and incorporated into the development or redevelopment.

2. To screen uses from the roadway, undulating landforms and a combination of trees, shrubs, perennials and grasses should be used instead of rigid berms and rows of evergreen trees.



*Example of meandering bicycle trail.*

3. Where feasible, the required bicycle paths along 9<sup>th</sup> Street and West Main Street should meander and undulate through the landscape and not proceed in a straight line parallel to the road. Lower level bike path lighting is allowed.

4. Building setbacks and landscape buffers should be designed as naturalized green spaces, incorporating sustainable storm water management features and creative use of vegetation.

5. At least 60% of the landscape proposed should be composed of materials that are native (For a listing of species native to Lower Michigan, see MICHIGAN FLORA ONLINE at [www.michiganflora.net](http://www.michiganflora.net)) and hardy in both rural and suburban settings, inspire rural images and vistas, maintain a healthy

condition in a street side environment and provide visual interest to highlight the rural indigenous character of the Township.

- B. Low Impact Development (LID) best management practices shall be used in the development of any site or development within the Overlay District. The design of stormwater management systems shall respond to the natural drainage patterns of the area and be in coordination with the groundwater protection standards of Section 69.000 and the groundwater protection policies set forth in the Master Plan.
- C. All development shall be designed to incorporate and/or promote the preservation of the site's natural features and unique physical characteristics. A natural features preservation plan shall be submitted. This shall include an inventory of existing conditions. Green space enhancement plans for land area along public roads abutting the commercial development shall also be provided.

**50.401 Setbacks and Side Line Spacing.**

Buildings within the Main Street Overlay District shall be set back a minimum of 140 feet and buildings within the 9<sup>th</sup> Street Overlay Districts shall be set back a minimum of 100 feet from the centerline of the road right-of-way. Side line spacing shall comply with the standards of Section 64.000. Additional setback, open space, or bufferyard area may be required along adjacent water bodies, streams, or drains to limit the impact of the proposed development on the health and/or function of the stream or drain.

**50.402 Site Circulation.**

Developments within the 9<sup>th</sup> Street and West Main Overlay Zone shall comply with the Access Management Guidelines in Section 67.000 of this Ordinance as well as the Access Management Plan through the development of an interior street network, inter connections, and shared access drives and parking lots.

Direct access from 9<sup>th</sup> Street or West Main Street to individual properties within the Overlay Zone shall be provided only in compliance with the 9<sup>th</sup> Street Sub-Area Plan or the West Main Street Sub-Area Plan.

Where adjacent properties have not yet developed and/or extensions of the interior street system abutting the site has not yet been constructed, provision for the following design elements is appropriate:

- site design that accommodates the interior street system in the future
- temporary direct access provided in compliance with Section 67.000
- closure of the temporary access at the time the property can reasonably be served by the interior street system

All two-way interior streets within the Overlay Zone shall have a paved driving surface with a minimum width of 24 feet, exclusive of parking area.

All one-way interior streets within the Overlay Zone shall have a paved driving surface with a minimum width of 15 feet, exclusive of parking area.

Interior street systems shall comply with the access management guidelines set forth in the Access Management Plan and Section 67.000.

**50.403 Building Requirements.**

The following specific conditions regarding building and site design shall be incorporated into the design standards and/or the development plan:

- A. Buildings shall be oriented in consideration of the interior street system and existing natural features on the site.
- B. There shall be a minimum building setback of 15 feet from an interior street and 10 feet from a parking area.
- C. The footprint of a single-story building shall not exceed 25,000 square feet of floor area; a multi-story building shall not exceed 35,000 square feet of gross floor area. This shall not include basement or other below ground development.
- D. For developments with multiple buildings and/or multiple sites, the developer must create architectural and design standards for buildings and sites prior to the division of land within the 9th Street Sub-Area or West Main Street Sub-Area. The architectural and design standards must be submitted to the Planning Commission for review and approval prior to development. Building and site designs within the development area shall be reviewed and approved by the Planning Commission based upon said standards.
- E. The design and siting of buildings and other improvements shall follow the contours of the area and respect existing natural features.
- F. The design of buildings and exterior improvements on each individual site shall be complementary and compatible with the rural character of the 9th Street Sub-Area or West Main Street Sub-Area to create a unified development image that is consistent with this area of the Township.
- G. The placement of sculptures, fountains, and similar yard area improvements is and will not be subject to setback requirements.

**50.404 Parking.**

Parking shall be developed in compliance with the provisions of Section 68.000 Off-street Parking of Motor Vehicles. Required off-street parking shall be designed in recognition of the area's topography and natural features.

No more than one - double loaded row of parking may be located in front of a building facing Main Street or 9<sup>th</sup> Street.

Parking layouts shall be designed to accommodate cross-access arrangements and facilitate pedestrian travel. Cross-parking arrangements are encouraged.

**50.405 Pedestrian Pathways.**

Non-motorized vehicular/pedestrian travel routes shall be incorporated into site designs and located to allow for extension of and/or connection with similar travel routes on adjacent properties consistent with the Township's Non-motorized Plan and constructed in accordance with the Township's adopted engineering standards.

Interior streets shall be designed with sidewalks to provide pedestrian access to buildings and throughout the development area.

**50.406 Landscaping.**

Development or redevelopment in the 9th Street Sub-Area or West Main Street Sub-Area shall comply with the provisions of Section 75.200 including 75.202 Incentives for restoring pre-settlement vegetation and are encouraged to include the following rural design elements.

- A. Large masses of native or naturalized perennials and grasses should be utilized in the landscape area along West Main Street. Plantings should be informal, have a natural appearance and require minimal maintenance. (For a listing of species native to Lower Michigan, see MICHIGAN FLORA ONLINE at [www.michiganflora.net](http://www.michiganflora.net)).
- B. Irrigation should be used only where needed due to the type of plants used.
- C. Open areas, including those in or near the right-of-way, should be left in a natural state, rather than converted to lawn.
- D. Trees should be clustered and planted at random intervals. They should be left in naturalized beds with naturalized undergrowth whenever possible.
- E. Existing native vegetation should be maintained along the 9<sup>th</sup> Street and West Main Street road frontage.
- F. Land forms should be smooth, natural, undulating forms with the bike path meandering over, down, around and through the land forms.
- G. Development within the Overlay Districts shall also comply with any screening requirements within the Zoning Ordinance unless otherwise modified by the Planning Commission.



*An example of large masses of perennials and grasses.*



*Joe-Pye Weed is an example of native vegetation.*

**50.407 Site Lighting.**

Exterior site lighting shall be designed in compliance with the lighting objectives and standards set forth in Section 78.700 and in coordination with other land uses within the immediate 9th Street Sub-Area or West Main Street Sub-Area.

**50.408 Water, Sewer and Utilities.**

Public water and sanitary sewer shall be provided as part of the site development.

All utilities, including telephone, electric and cable television, shall be placed underground.

Development on the site shall comply with the stormwater management standards of Section 78.500 of this Ordinance. The design of stormwater management systems shall respond to the natural drainage patterns of the area and be designed in coordination with the groundwater protection standards of Section 67.000, the groundwater protection policies set forth in the Master Plan, and the 9<sup>th</sup> Street Sub-Area Plan or the West Main Street Sub-Area Plan, whichever is applicable.

**50.409 Natural Features and Open Space.**

The site shall be designed to incorporate and/or promote the preservation of natural features and unique physical character. A natural features preservation plan shall be submitted for review/approval. The natural features preservation plan shall identify all regulated natural features and generally identify other existing natural features to be preserved and to be removed or altered. Greenspace enhancement plans for land area along public roads abutting the site shall also be required.

Not less than five percent of the site shall be designated as open space and subject to the following standards:

- (1) Any significant/sensitive non-regulated environmental resources (e.g., steep slopes, wetlands, woodlands, etc.) shall be included within the designated open space.
- (2) Designated open space on individual sites shall be arranged so as to form an interconnected open space network across the 9th Street Sub-Area or West Main Street Sub-Area.
- (3) Designated open space shall be retained in an essentially undeveloped or unimproved state to serve the following purposes:
  - a. conservation of land and its resources
  - b. ecological protection
  - c. protect historic and/or scenic features
  - d. shaping and guiding development within the 9th Street Sub-Area or West Main Street Sub-Area
  - e. enhancement of values and safety
- (4) Structures or buildings which are accessory to the designated open space may be erected in accord with the approved site plan. These accessory structures or buildings shall not exceed, in the aggregate, one percent of the designated open space.
- (5) Designated open space shall be set aside through an irrevocable conveyance approved by the Planning Commission, such as:
  - recorded deed restrictions.
  - covenants that run perpetually with the land
  - a conservation easement
  - land trusts
- (6) Such conveyances shall assure that the open space is protected from development, except as approved by the Planning Commission. Such conveyance shall also:
  - indicate the proposed allowable use(s) of the designated open space;

- require that the designated open space be maintained by parties who have an ownership interest in the open space;
- provide standards in accordance with best management practices for scheduled maintenance of the open space;
- provide for said maintenance to be undertaken by the Township in the event that the dedicated open space is inadequately maintained, or is determined by the Township to be a public nuisance, with the assessment of costs upon the open space owner.

**50.410 Signage.**

All signage shall comply with Section 76 of the Zoning Ordinance.

**50.411 Dimensional Deviation.**

To encourage flexibility and creativity consistent with the objectives of the 9<sup>th</sup> Street Sub-Area Plan and the West Main Street Sub-Area Plan, the Planning Commission may grant specific deviations from the dimensional requirements set forth in this section. Any dimensional deviation shall be approved through a finding by the Planning Commission that the deviation meets the purpose of the 9<sup>th</sup> Street Sub-Area Plan, the West Main Street Sub-Area Plan and this Overlay Zone. Such a dimensional deviation is not subject to variance approval by the Zoning Board of Appeals.

The minimum parcel, lot or building site area, frontage, and width shall not be reduced more than ten percent below that required by Section 66.201.

**50.500 Review Criteria.**

In considering an application for development within the Overlay Zone, the Planning Commission shall make its determination on the basis of the goals and objectives of the 9<sup>th</sup> Street Sub-Area Plan, the West Main Street Sub-Area Plan, the Special Exception Use criteria set forth in Section 60.100, the Site Plan Review Criteria set forth in Section 82.800, as well as the following standards and criteria:

- (1) The overall design shall be consistent with the goals and objectives of the 9<sup>th</sup> Street Sub-Area Plan, the West Main Street Sub-Area Plan and the specific design standards set forth herein.
- (2) The proposed use shall be serviced by the necessary public facilities to ensure the public health, safety and general welfare of the users of the facility and the residents of the surrounding area.
- (3) The proposed use shall be designed to minimize the impact of traffic generated by the development on the surrounding land uses and road network.
- (4) The proposed use shall be designed so as to be in character with surrounding conditions as they relate to bulk and location of structures, pedestrian and vehicular circulation, landscaping and amenities.
- (5) The proposed development shall be designed and constructed so as to protect the integrity of the existing on- and off-site sensitive and natural environments, including wetlands, woodlands, hillsides, water bodies and groundwater resources.

- (6) The designated open space shall be of functional value as it relates to opportunities for wildlife habitat, woodland preservation, agricultural use, and/or visual impact.

SECTION III. AMENDMENT OF COMPILED SECTION 60.000 SPECIAL EXCEPTION USES, SUBSECTION 60.400 PLANNED UNIT DEVELOPMENT. Section 60.000 Special Exception Uses, Subsection 60.400 Planned Unit Development of the Oshtemo Charter Township Zoning Ordinance is hereby amended to read as follows:

**60.400 Planned unit development.**

**60.401 Purpose.**

The purpose of this section is to permit greater flexibility and more creative and imaginative design through the use of planned unit development legislation, as authorized by Section 16(c) of the Michigan Zoning Enabling Act (Public Act 12 of 2008, as amended) for the purpose of:

- promoting a more economical and efficient use of the land;
- promoting land use that is consistent with the goals and objectives of the Township Master Plan;
- implementing the Sub-Area Plans contained in the Township Master Plan;
- promote a mix of integrated and compatible land uses to encourage walkability;
- providing for a harmonious variety of housing choices with the integration of community facilities, recreational opportunities and allow for commercial facilities and;
- facilitating the provision of safe and efficient streets and site access in conformance with access management objectives;
- promoting the conservation of natural features and encouraging an efficient, aesthetic and desirable use of open space consistent with the Township's character;
- ensuring compatibility of design and use between neighboring properties; and
- to achieve higher quality development through cooperative efforts.

These regulations are intended to result in land use development consistent with Zoning Ordinance standards, yet allowing for modifications from the general standards. These regulations are not intended as a devise for ignoring the Township's zoning standards nor the planning concepts upon which the Zoning Ordinance has been based.

**60.402 Scope.**

A Planned Unit Development shall be recognized as a special exception use and controlled by the guidelines thereof. Residential Planned Unit Developments regulated by Section 60.410 shall be permitted as a special exception use in the "R-2", "R-3", "R-4", and "R-C" zoning classifications. Commercial Planned Unit Developments regulated by Section 60.420 shall be permitted as a special exception use in all non-residential zoning classifications.

**60.403 Development Ownership.**

The proposed planned unit development shall be under common ownership or control while being constructed, such that there is a single entity having proprietary responsibility for the full completion of the project. Sufficient documentation of ownership or control, that indicates the proposed development will be completed in its entirety, shall be submitted with the application for approval.



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

# Memorandum

**Date:** August 11, 2015

**To:** Greg Milliken, AICP *ME*

**From:** Marc E. Elliott, P.E.

**Subject:** Bronson Fast Care, 6220 W Main St, SPR

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I am pleased to report that the drainage calculations and revised plan submittals dated August 10, 2015 have substantively addressed the concerns or other noteworthy items which I identified in my initial review of this proposed project. I believe the project can be approved.

However I will herein add observation that I failed to document in my original review. The design professional is encouraged to evaluate the proposed sanitary sewer service lead. I believe plumbing code may require a cleanout be installed along the long run of pipe under the parking lot. It may therefore be advisable to include a location and an engineering detail for a sewer cleanout, in-pavement, which is rated for vehicle loads.

*c Ban Clark*



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

# Memorandum

**Date:** August 3, 2015

**To:** Greg Milliken, AICP

**From:** Marc E. Elliott, P.E. 

**Subject:** Bronson Fast Care, 6220 W Main St, SPR

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I have reviewed the site plan dated, July, 23, 2015 for the above referenced project. My comments include the following:

1. Detailed drainage calculations should be provided.
2. I understand that an easement right for drainage exists for 6170 W Main St (Citizens Bank) to dispose of storm water onto Bronson Fast Care. Documentation of this easement right should be provided, and the volume of runoff from Citizen Bank included in the detailed drainage calculations.
3. I request that the engineered storm water basin be explicitly annotated as a dry basin to avoid any future confusion as to the design intent.
4. I request that the plan submittal include a best-practices description of minimum maintenance requirements for the designed drainage system. [Examples are available in the design guidelines of the Kalamazoo County Drain Commission.]
5. A shared access agreement should be demonstrated with Citizens Bank.
6. A sidewalk should be provided to provide pedestrian connections to (1) the shared-use path along the frontage, (2) a reasonable connection pathway to the adjacent Citizen Bank and (3) a design that anticipates additional pedestrian connections to the north (should the parcel further develop).
7. The sidewalk and other designated pedestrian pathways should be built to ADA standards. An Oshtemo construction permit for sidewalks should be required.
8. In order to anticipate further development to the north, it is recommended that the owner be requested to consent to a future easement that would allow a public water main easement to either (1) provide public water service to the undeveloped northern extent, or (2) facilitate construction of a "loop" of the public water system that would interconnect to the interior of the adjacent westerly parcel, and subsequently to the terminal end of public water in Westlins Ave.
9. In order to best manage M43 highway access, and to anticipate orderly development within the West Main Commercial Overlay, it is recommend that the owner consent to a willingness to provide a cross access agreement when a practicable cross access route is identified through the orderly development process.
10. Fencing or other security should be provided for the proposed exterior waste containers.
11. Tabulation of applicable sewer and water fees will depend on the facility and proposed usage. The cost basis for a medical clinic is the number of exam rooms.

In summary, the proposed project appears buildable once the preceding items are properly addressed.