



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,
September 22nd, 2015
3:00 p.m.**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Comment on Non-Agenda Items
4. Approve Minutes – August 25th, 2015 Regular Meeting
5. **PUBLIC HEARING: Parking Variance Request (Prime Construction and Development for Bronson Healthcare Group)**
Applicant is seeking to be allowed 26 parking spaces for the recently approved Bronson FastCare facility where the Zoning Ordinance allows for approximately ten.
6. **Site Plan Review (AutoZone Development, LLC)**
Applicant requests site plan review for a proposed 14,000 square foot retail store on a 1.4 acre parcel—the easternmost unaddressed outlot between Meijer and West Main Street—in the C: Local Business zoning district (Parcel #3905-14-185-039).
7. **Site Plan Review (Architectural Workshop for Kalamazoo Mortgage)**
Applicant requests site plan review for a change in use for the property located at 2425 South 11th Street, currently Pine West Banquet Hall, located in the C: Local Business zoning district (Parcel #3905-25-405-012).
8. Any Other Business / ZBA Member Comments
9. Adjournment

**Policy for Public Comment
Township Board Regular Meetings, Planning Commission & ZBA Meetings**

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.

b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be board discussion prior to call for a motion.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

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

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

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

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

VARIANCE INFORMATION SHEET

For variance requests, the Zoning Board of Appeals is required by law to consider the following, and only the following, criteria when deciding on an application for a nonuse variance:

1. Whether compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, building or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
2. Whether a grant of the variance applied for would do substantial justice to the applicant as well as to the property owners in the district or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.
3. Whether the problem is unique to the property owner's land or whether it is a problem shared by all others in the district.
4. Whether relief can be granted in such a fashion that the spirit of the ordinance will be observed and public safety and welfare secured.
5. Whether the problem was self-created.

Please be aware that use variances cannot be granted by the Board for any reason. Also please note that economic hardship is not the type of hardship referred to under #1 above.

**OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

MINUTES OF A MEETING HELD AUGUST 25, 2015

Agenda

SITE PLAN REVIEW (PRIME CONSTRUCTION ON BEHALF OF BRONSON HEALTHCARE GROUP) 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. 3905-14-011).

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

MEMBERS PRESENT: Cheri Bell, Chairperson
Bob Anderson, Second Alternate
Nancy Carr
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 three interested persons.

Call to Order and Pledge of Allegiance

Chairperson Bell called the meeting to order and the "Pledge of Allegiance" was recited.

Public Comment on Non-Agenda Items

There were no comments on non-agenda items.

Approval of the Minutes of June 23, 2015

The Chairperson asked if there were any additions, deletions or corrections to the minutes of June 23, 2015. No changes were noted.

Mr. Loy made a motion to approve the minutes of June 23, 2015 as presented. Mr. Sterenberg seconded the motion. The motion was approved unanimously.

SITE PLAN REVIEW (PRIME CONSTRUCTION AND DEVELOPMENT ON BEHALF OF BRONSON HEALTHCARE GROUP) 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. 3905-14-011).

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

Mr. Clark told the Board 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' of frontage 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 9th Street and West Main Overlay Zone grants it the status of Permitted Use.

It was noted 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. This is the first development that has been proposed in the overlay district.

Mr. Clark said 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 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.

Also proposed are 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, with a maximum of 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 achieve the desired parking, and one has been applied for, to be heard at the September 22nd meeting. Aside from the number of

parking spaces requested, the rest of the parking and circulation layout is in compliance with the Zoning Ordinance.

He indicated the project meets setback requirements for the optional 9th Street and West Main Overlay Zone. He also noted 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.

Mr. Clark explained the project will incorporate three landscaped buffers, to the west, east, and south of the building, and also one landscaped island within the parking area. A few trees will need to be added in buffers to meet the Zoning Ordinance. The proposed project exceeds the 60% native plantings required in landscape plans.

He said a sidewalk is proposed 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, all in compliance with the pedestrian access guidelines of the overlay district. Proposed lighting is also in compliance with section 78.720 of the Zoning Ordinance.

Mr. Clark said this is the first development within the recently created Overlay District. The proposed project's layout with regards to considerations such as access management and pedestrian connectivity is consistent with the goals of the district, but while the design of the building is of high quality, the ZBA will need to determine whether its aesthetic qualities complement the rural character of the surrounding area.

Mr. Clark concluded, saying the proposed project, located in an R-3 residential district as well as the 9th 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 this zoning district is intended for.

Chairperson Bell moved to Board questions for Mr. Clark who confirmed that the ZBA would need to consider a parking variance for this project at the September meeting.

Mr. Sterenberg asked what would constitute "rural character" since he would not think of this area as particularly rural.

Mr. Clark said that was open for interpretation; the overlay standards require development should complement surroundings. It is likely other parts of the Overlay Zone would be more sensitive to provision of rural character, but since this the first project in the Overlay Zone, staff does not have much guidance to work from in this area.

In response to a question from Chairperson Bell, Mr. Clark indicated the applicant would need to come back before the ZBA in September for a parking variance since it was not possible to meet the public hearing deadline for this meeting.

The Chairperson also confirmed construction would be held up until the variance is approved. She also confirmed that neither the Fire Marshal nor the Township Engineer had issues with the plan as presented. The Engineer had several recommendations that were addressed and clarified.

Chairperson Bell asked about the ramifications if this first of three possible developments is the only one developed regarding buffer zones.

Mr. Clark indicated if development stops with this project, buffer zones are reasonable as planned; if there are more developments in the future, they would need to be evaluated and addressed at that time.

Ms. Culp confirmed there is an easement agreement on file with the Township regarding sharing the driveway with the existing Credit Union.

Mr. Milliken noted if the ZBA approved the site plan at this meeting, ground preparation and work could begin in advance of approval of a variance for parking at the September meeting. He also commented he believes the character of projects within the 9th Street or West Main Overlay Zone should be consistent with the surroundings in the area of the Township being considered for development; the overlay requires the proposed development should fit the site as it exists with what is around it.

There were no further questions from the Board; Chairperson Bell determined there was no public comment and asked the applicant if he wished to speak.

Mr. Dan Lewis, Project Engineer, for Prein & Newhof, 7123 Stadium Drive, noted he was accompanied by the architect for the project and a representative from Bronson. He said Bronson currently has an urgent care facility within Meijer on Westnedge Avenue and first pursued a similar arrangement with Meijer on West Main Street, but when it was determined room was not available there, they undertook this project.

He said he felt the project matches well with other close by businesses; it is the intent to proceed on one parcel at this time; the current shared driveway covers all that is needed now and the easement agreement regarding the drive is on file with the Township; there could be distinct parcels for future development.

Mr. Lewis explained earth movement needs to begin soon in order to be able to lay asphalt before the plants close November 15. He also said the variance request for 26 parking spaces is based on the volume of traffic generated at the FastCare Westnedge Meijer location and the fact that this project will include more square footage and one more exam room.

Chairperson Bell asked if there were questions from the Board for Mr. Lewis or Staff.

Mr. Sterenberg asked about left turns onto West Main Street east from the driveway, given anticipated increased traffic from this project.

Mr. Milliken said anytime access points along this corridor are added along West Main Street access management is a consideration. But the drive will be shared so this is not a new access point and the increased traffic is not expected to be heavy. If development does continue past this initial project, further connectivity with shared drives between adjacent developments are anticipated.

He also said neighbors were noticed for this meeting; the only response was from one business across the street who indicated they were in favor of the project. He does not anticipate any objections from neighbors regarding the variance.

Attorney Porter said he would be comfortable allowing preparation work to begin prior to approval of a variance for parking if the site plan is approved at this meeting.

At this point, Chairperson Bell moved to Board Deliberations.

Board members concurred that the proposal is consistent with the area, fills a need, is a good fit, and will be a welcome addition.

Mr. Loy made a motion to approve the site plan as presented contingent on meeting the following conditions:

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.

Mr. Smith seconded the motion. The motion was approved unanimously.

Any Other Business / ZBA Member Comments

Mr. Milliken reminded the Board of a joint meeting on September 15.

Mr. Clark said prior to the September ZBA meeting he would look at other like uses regarding increased parking over and above zoning requirements.

Adjournment

Chairperson Bell noted the Zoning Board of Appeals had exhausted its Agenda, and with there being no other business, adjourned the meeting at 3:37 p.m.

Minutes prepared:
August 26, 2015

Minutes approved:
_____, 2015

Meeting Date: September 22nd, 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; 9th Street and West Main Overlay Zone

Request: Parking variance to allow 26 spaces for the FastCare facility; approximately 16 more than allowed per the Zoning Ordinance.

Section(s): Section 68.300, § K—Maximum Number of Spaces
Section 68.400, § B, item 3—Minimum Required Parking Spaces
Section 80.400—Variance

PROJECT NAME: Bronson FastCare

OVERVIEW

The Bronson FastCare facility, to be located at 6220 West Main Street, was granted site plan approval at the August 25th, 2015 meeting of the Zoning Board of Appeals. One of the conditions of approval was that the applicant seek and be granted a parking variance, allowing them to deviate from the off-street parking requirements of section 68.000 of the Zoning Ordinance.

On the conditionally approved site plan for this project, the applicant has proposed to construct 26 parking spaces. Per section 68.000 of the Zoning Ordinance, the FastCare facility, with 1,584 square feet of gross floor area, would be required to have a minimum of approximately eight to nine spaces, and would not be permitted more than 110% of that number, or up to ten spaces. The reason for an allowable range of parking spaces is to provide sufficient parking accommodations for businesses in the Township while also limiting the amount of impervious surfaces, mitigating the amount of stormwater runoff generated and preserving aesthetics. The applicant claims that being allowed only ten spaces would be detrimental to their client's business, and are therefore seeking relief from the restrictions of the Zoning Ordinance.

As explained in the narrative submitted to the Zoning Board of Appeals by the applicant, the nature of the care provided at this facility necessitates that their client be allowed the approximately 16 additional parking spaces. Whereas traditional medical offices typically benefit from more predictable volumes of

patient visits, urgent care facilities experience fluctuating and often elevated patient loads, due to both the unpredictability of day-to-day maladies that require unscheduled treatment, and also because of seasonally related phenomena such as influenza outbreaks. It should also be considered that the applicant does intend to add more office buildings to this property, and that FastCare's parking accommodations will be factored into the overall property's parking needs, serving to handle occasional vehicle overflow from the future adjacent facilities.

APPROVAL CRITERIA

The ZBA should review the following standards in considering the variance request:

Standards of Approval of a Nonuse Variance (practical difficulty):

Standard: Conformance Unnecessarily Burdensome
Are reasonable options for compliance available?
Does reasonable use of the property exist with denial of the variance?

Comment: Since the applicant is requesting that their client be allowed *more* parking spaces than permitted per the Zoning Ordinance, they could theoretically comply with the requirements of sections 68.300 and 68.400 of the ordinance. That being said, the applicant does argue that being forced to comply with the off-street parking space limitations as stated in the Zoning Ordinance would negatively impact their client's business, as they would not have sufficient parking accommodations for peak patient loads.

Standard: Substantial Justice
Applied to both applicant as well as to other property owners in district.
Review past decisions of the ZBA for consistency (precedence).

Comment: To Staffs' knowledge, this is the first time that an applicant has requested a parking variance for an *increase* in the number of parking spaces allowed in the Township. Therefore, the issue of Substantial Justice is difficult to evaluate.

Standard: Unique Physical Circumstances
Are there unique physical limitations or conditions which prevent compliance?

Comment: The variance is being requested not because of any physical circumstances, but due to a certain anticipated level of parking demand.

Standard: Self-Created Hardship
Are the conditions or circumstances which resulted in the variance request created by actions of the applicant?

Comment: The applicant is aware that the desired number of spaces exceeds what is allowed per the Zoning Ordinance, so any hardship could be considered self-created. However, the request is rational and is not arbitrary; the number of parking spaces desired being informed by patient loads experienced at a similar facility in the area.

Standard: Will the spirit of the Ordinance be observed, the public health, safety, and welfare secured, and substantial justice done if the variance is granted?

Comment: Since the number of parking spaces required—and allowed—per the Zoning Ordinance is largely grounded in the demand generated by the respective land use, the applicant's request is in accordance with the spirit of the ordinance. The ZBA often considers practical need when deliberating parking variance requests, and the applicant has presented a reasonable argument as to why they should be granted the variance. If they are correct, and these 16 extra spaces are necessary, then not granting the variance could lead to significant, though likely sporadic, parking issues at this facility. It should also be mentioned that the number of parking spaces at stake, especially when compared to a large retail store, is relatively small; the question being whether to allow 26 spaces versus ten.

Respectfully Submitted,



Ben Clark,
Zoning Administrator

Attachments: Application
Narrative
Site Plan Excerpt



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. 24th STREET
VICKSBURG, MI 49097
E-mail jason@primeconstructiondev.com
Telephone 269-726-7722 Fax 269-649-5575
Interest in Property CONSTRUCTION MANAGER

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

Received From: PRIME CONSTRUCTION
Date: 08/24/2015 Time: 2:31:25 PM
Receipt: 116282
Cashier: Deanna J

ITEM REFERENCE	AMOUNT
1092 ZONING VARIANCE	
ZONING VARIANCE	\$500.00
TOTAL	\$500.00
CHECK 4185	\$500.00
Total Tendered:	\$500.00
Change:	\$0.00

OWNER*:

Name BRONSON HEALTHCARE GROUP
Address 601 JOHN STREET, Box 9
KALAMAZOO, MI 49007-5341
Email MCKEOWNS@bronsonhq.org
Phone & Fax 269-341-6763 269-341-7519

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
- Land Division-1090
- Subdivision Plat Review-1089
- Rezoning-1091
- Interpretation-1082
- Text Amendment-1081
- Sign Deviation-1080
- Other: _____

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary):

VARIANCE TO ALLOW 26 PARKING SPACES

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 Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.

[Signature]

8-14-15

Owner's Signature(* If different from Applicant)

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

Prein&Newhof

Engineers ■ Surveyors ■ Environmental ■ Laboratory

August 18, 2015
2150452

Mr. Ben Clark, Zoning Administrator
Charter Township of Oshtemo
7275 W. Main St.
Kalamazoo, MI 49009

RE: Bronson FastCare, September 22nd Zoning Board of Appeals

Dear Mr. Clark:

The applicant and property owner Bronson is requesting a variance for parking space count as it is well above the 110% of Oshtemo requirements; the reasons for this variance are as follows provided by Bronson:

“For the Bronson FastCare in Oshtemo Township we are requesting 26 parking spaces. This was determined based on the historical information we have with our current Bronson FastCare. The Bronson FastCare in Meijer on Westnedge Avenue has seen a year to date average of 24 patients per day. During peak times, which are during flu season and school summer physical season, the average census is higher. Bronson FastCare has seen a high of 61 patients in one day. Patients begin checking in at 8:30 am where there may be a line of 7 to 11 patients for the first hour. There is then a steady stream of 5 to 8 patients per hour. When there is a higher volume of patients we are unable to get them through as quickly and we may have up to 14 patients waiting for care in the practice.

In addition to the patient’s utilizing the parking spaces, staff will also be using the parking lot. There is a minimum of 2 staff members at all times. During our peak seasons we will also have an additional staff person and a manager on-site. If there are vacations, we have staff working split shifts for coverage. For the employee parking there could be a maximum of 6 vehicles at one time in addition to the patient parking.”

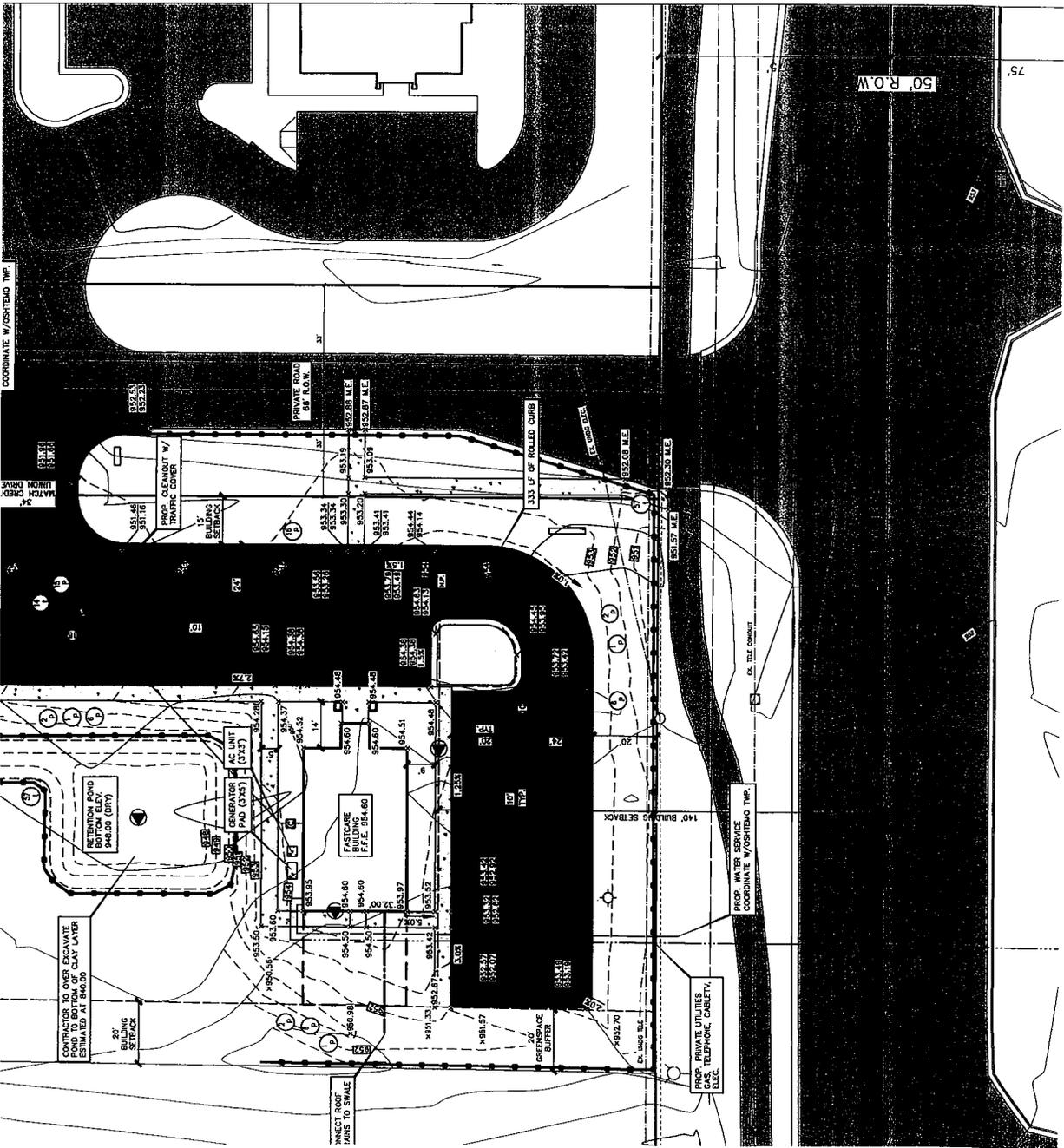
In summary Bronson’s current facility on Westnedge at peak times needs 20 spaces (14 patients + 6 staff). The new facility proposed in Oshtemo Township has a larger square footage footprint with a larger waiting room and an additional exam room in comparison to the Westnedge facility and therefore Bronson feels the correct amount of spaces to serve this building is 26.

Sincerely,
Prein&Newhof



Daniel G. Lewis, PE
DGL/dgl

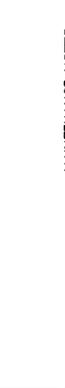
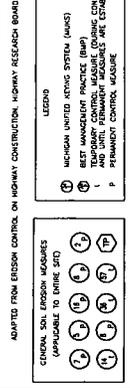
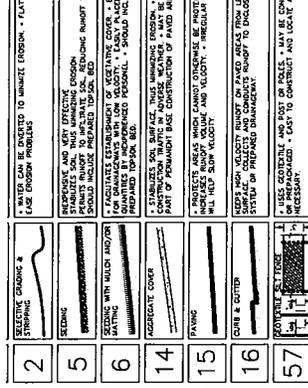
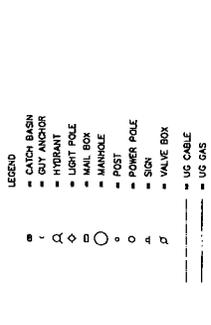
cc: Susan McKeowns, Bronson (via email)
Jason Sibley, Prime Construction (via email)



1. PROVIDE ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS. THESE MEASURES SHALL BE MAINTAINED IN GOOD FUNCTIONAL ORDER THROUGHOUT THE CONSTRUCTION PERIOD.
2. ALL WORK SHALL COMPLY WITH THE PROVISIONS OF PART 91 OF THE EROSION AND SEDIMENTATION CONTROL ACT OF THE STATE OF ILLINOIS AND THE REGULATIONS THEREUNDER, AS AMENDED AND AS ADMINISTERED BY THE KALAMAZOO COUNTY DRAIN COMMISSIONER.
3. AFTER ALL TEMPORARY EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND THE CONTRACTOR HAS OBTAINED THE NECESSARY REPRESENTATION AND FOR THE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES AND ANY NECESSARY REPAIRS SHALL BE COMPLETED WITHOUT DELAY.
4. ONLY EROSION CONTROL MEASURES SHALL BE USED BY THE CONTRACTOR TO PROTECT EXISTING VEGETATION FROM NOT BEING DAMAGED OR COLLECTED ON ANY OFF-SITE AREAS OR IN WATERWAYS, DITCHES, STREAMS, STORM DRAINS, LAKES, AND POND.
5. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS.
6. DUST CONTROL SHALL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTOR.
7. ALL AID AND DIRT TRACKED OR SPILLED ON PAVED ROAD SHALL BE CLEANED UP IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CONTRACTOR OR BUILDER.
8. SILT FENCING AND ALL OTHER TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE INSTALLED AND ESTABLISHED.
9. EXPOSED SOIL AND WORKING FACE OF EXCAVATION AREA TO BE MINIMIZED THROUGHOUT CONSTRUCTION OPERATIONS.
10. TEMPORARY GRAVEL BASE AND TEMPORARY SEED/MULCH SHALL BE APPLIED (AS APPROPRIATE) AS EROSION CONTROL MEASURES UNTIL FURTHER COURSE OF PAVEMENT CAN BE LAID.
11. EROSION CONTROL FENCE SHALL BE INSTALLED AROUND CATCH BASIN TO PREVENT EROSION FROM OCCURRING DURING CONSTRUCTION AND WHERE DIRECTED BY THE ENGINEER.
12. EROSION CONTROL FENCE SHALL BE INSTALLED TO PREVENT EROSION ON STEEP SLOPES DURING CONSTRUCTION AND WHERE DIRECTED BY THE ENGINEER.
13. CONSTRUCTION AND MAINTENANCE FILTERS (SILT SACKS, FILTER BAGS, SAND BAGS, SAND BASKETS) SHALL BE INSTALLED UNTIL PERMANENT MEASURES ARE IN PLACE.
14. AVOID UNNECESSARY DISTURBANCE OR REMOVAL OF EXISTING VEGETATION, TOPSOIL, OR EARTH COVER. THESE COVER AREAS SHALL BE PROTECTED AND MAINTAINED.
15. PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED OR EARTH MOVING ACTIVITY HAS BEEN COMPLETED. A FINAL INSPECTION SHALL BE SCHEDULED BY THE CONTRACTOR.
16. ALL TEMPORARY SOIL EROSION PROTECTIONS SHALL REMAIN IN PLACE UNTIL THE CONTRACTOR MAY REMOVE TEMPORARY MEASURES AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AND RESTORE TO ORIGINAL CONDITION OF GROUND AND AFTER PROVIDING PERMANENT GROUND COVER.
17. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ARE KNOWN OR ANTICIPATED CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION ACTIVITY, LOCATION, SOIL TYPE, WEATHER EVENT, ETC. ALL MEASURES SHALL BE NECESSARY TO THE CONSTRUCTION CONTRACT.

NOTES

1. PROVIDE ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS. THESE MEASURES SHALL BE MAINTAINED IN GOOD FUNCTIONAL ORDER THROUGHOUT THE CONSTRUCTION PERIOD.
2. ALL WORK SHALL COMPLY WITH THE PROVISIONS OF PART 91 OF THE EROSION AND SEDIMENTATION CONTROL ACT OF THE STATE OF ILLINOIS AND THE REGULATIONS THEREUNDER, AS AMENDED AND AS ADMINISTERED BY THE KALAMAZOO COUNTY DRAIN COMMISSIONER.
3. AFTER ALL TEMPORARY EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND THE CONTRACTOR HAS OBTAINED THE NECESSARY REPRESENTATION AND FOR THE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES AND ANY NECESSARY REPAIRS SHALL BE COMPLETED WITHOUT DELAY.
4. ONLY EROSION CONTROL MEASURES SHALL BE USED BY THE CONTRACTOR TO PROTECT EXISTING VEGETATION FROM NOT BEING DAMAGED OR COLLECTED ON ANY OFF-SITE AREAS OR IN WATERWAYS, DITCHES, STREAMS, STORM DRAINS, LAKES, AND POND.
5. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS.
6. DUST CONTROL SHALL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTOR.
7. ALL AID AND DIRT TRACKED OR SPILLED ON PAVED ROAD SHALL BE CLEANED UP IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CONTRACTOR OR BUILDER.
8. SILT FENCING AND ALL OTHER TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE INSTALLED AND ESTABLISHED.
9. EXPOSED SOIL AND WORKING FACE OF EXCAVATION AREA TO BE MINIMIZED THROUGHOUT CONSTRUCTION OPERATIONS.
10. TEMPORARY GRAVEL BASE AND TEMPORARY SEED/MULCH SHALL BE APPLIED (AS APPROPRIATE) AS EROSION CONTROL MEASURES UNTIL FURTHER COURSE OF PAVEMENT CAN BE LAID.
11. EROSION CONTROL FENCE SHALL BE INSTALLED AROUND CATCH BASIN TO PREVENT EROSION FROM OCCURRING DURING CONSTRUCTION AND WHERE DIRECTED BY THE ENGINEER.
12. EROSION CONTROL FENCE SHALL BE INSTALLED TO PREVENT EROSION ON STEEP SLOPES DURING CONSTRUCTION AND WHERE DIRECTED BY THE ENGINEER.
13. CONSTRUCTION AND MAINTENANCE FILTERS (SILT SACKS, FILTER BAGS, SAND BAGS, SAND BASKETS) SHALL BE INSTALLED UNTIL PERMANENT MEASURES ARE IN PLACE.
14. AVOID UNNECESSARY DISTURBANCE OR REMOVAL OF EXISTING VEGETATION, TOPSOIL, OR EARTH COVER. THESE COVER AREAS SHALL BE PROTECTED AND MAINTAINED.
15. PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED OR EARTH MOVING ACTIVITY HAS BEEN COMPLETED. A FINAL INSPECTION SHALL BE SCHEDULED BY THE CONTRACTOR.
16. ALL TEMPORARY SOIL EROSION PROTECTIONS SHALL REMAIN IN PLACE UNTIL THE CONTRACTOR MAY REMOVE TEMPORARY MEASURES AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AND RESTORE TO ORIGINAL CONDITION OF GROUND AND AFTER PROVIDING PERMANENT GROUND COVER.
17. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ARE KNOWN OR ANTICIPATED CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION ACTIVITY, LOCATION, SOIL TYPE, WEATHER EVENT, ETC. ALL MEASURES SHALL BE NECESSARY TO THE CONSTRUCTION CONTRACT.



MAINTENANCE NOTES

1. THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM.
2. SOIL STOCKPILES - PERIODIC INSPECTIONS SHOULD BE DONE TO ENSURE EXISTING SOIL STOCKPILES ARE MAINTAINED AND NOT OVERHEATED. WHEN RE-STABILIZE THE STOCKPILE BY PROVIDING TEMPORARY SEEDING. WHEN RE-STABILIZED, THE STOCKPILE SHOULD BE COVERED WITH MULCH OR STRAW. FENCING AND TO ENSURE THE STOCKPILE IS NOT COLLAPSED DUE TO WINDING CONSTRUCTION EQUIPMENT. REPAIR ANY DAMAGED FENCING IMMEDIATELY. PILE WHICH BECAME DAMAGED SHOULD BE REPLACED.
3. DUST CONTROL - TO PREVENT DUST FROM BECOMING A PUBLIC NUISANCE A DUST CONTROL SHOULD BE MAINTAINED DURING EARTH CHANGE ACTIVITIES.
4. SILT FENCES SHALL BE INSTALLED IN ACCORDANCE WITH MANNING'S PRACTICE. SILT FENCES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. WHEN THE SOIL HAS REACHED ONE HALF (1/2) THE HEIGHT OF THE STOCKPILE, IF THE FABRIC IS BEING UNDERCUT (IE IF WATER IS SEEPING UNDER THE FABRIC), THE FABRIC SHOULD BE REINFORCED OR THE STOCKPILE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE PROCEDURES GIVEN IMMEDIATELY. SILT FENCES SHOULD BE REMOVED ONCE VEGETATION IS WELL ESTABLISHED.
5. SEEDING - NEWLY SEEDING AREAS NEED TO BE INSPECTED FREQUENTLY FOR WEEDS AND GRASS. WEEDS SHOULD BE REMOVED IMMEDIATELY. GRASS SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION. SPOT SEEDING CAN BE DONE ON SMALL AREAS. MULCHING - MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN EVENT. ADDITIONAL TACKING MATERIALS OR NETTING MAY NEED TO BE APPLIED.

SEEDING SHALL BE MAINTAINED TO MINIMIZE EROSION - PLANTER

EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. WHEN THE SOIL HAS REACHED ONE HALF (1/2) THE HEIGHT OF THE STOCKPILE, IF THE FABRIC IS BEING UNDERCUT (IE IF WATER IS SEEPING UNDER THE FABRIC), THE FABRIC SHOULD BE REINFORCED OR THE STOCKPILE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE PROCEDURES GIVEN IMMEDIATELY. SILT FENCES SHOULD BE REMOVED ONCE VEGETATION IS WELL ESTABLISHED.

ADAPTED FROM EROSION CONTROL ON HIGHWAY CONSTRUCTION, HIGHWAY RESEARCH BOARD, 1964

CHOICE SOIL EROSION MEASURES (APPLICABLE TO DRIVE SPT)

LEGEND

- MICHIGAN UNITED KINGDOM SYSTEM (MUS)
- BEST MANAGEMENT PRACTICE (BMP)
- TEMPORARY EROSION CONTROL MEASURE (TEMPORARY EROSION CONTROL MEASURE)
- PERMANENT EROSION CONTROL MEASURE (PERMANENT EROSION CONTROL MEASURE)

THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM.



September 10th, 2015

Meeting Date: September 22nd, 2015

To: Zoning Board of Appeals

From: Ben Clark, Zoning Administrator

Applicant: Jeff Kauerz, AutoZone Development, LLC

Owner: Meijer, Inc.

Property: West Main Street, Parcel #3905-14-185-039

Zoning: C: Local Business

Request: Site plan review for a new AutoZone store

Section(s): Section 30.000—C: Local Business District
Section 82.000—Site Plan Review
Section 69.000—Groundwater Protection Standards

PROJECT NAME: AutoZone Store #MI 4301

OVERVIEW

AutoZone Development, LLC is seeking site plan approval for a new retail store, to be located on the easternmost outlet, 1.4 acres in size, in front of Meijer on West Main Street. A permitted use in the C: Local Business zoning district, the proposed store will have frontage on, but no direct access to, West Main Street to the south, and will be bordered by a vacant, similarly sized parcel to the west, the Meijer parking lot to the north, and Meijer's eastern access drive to the east. All properties abutting the subject parcel are also commercially zoned.

PROPOSED DEVELOPMENT

Approximately 14,000 square feet in size, the proposed store is to be situated along the subject parcel's western property line, allowing for parking areas to be located to the south and the east of the building. Per the submitted site plan, the store will be accessed by two driveways: One meandering north to Meijer's parking lot, and the other providing access to Meijer's drive to the east that connects to West Main Street. As well as vehicular connections, a sidewalk is also proposed, linking the store to the non-motorized path that runs adjacent to West Main Street. The proposed building will be setback 170.50'

from the West Main centerline, 25' from the western property line, 88' from the eastern property line, and 143.55' from the northern property line. All indicated setbacks are in compliance with the Zoning Ordinance

PARKING, CIRCULATION, AND ACCESS

The applicant is proposing 37 parking spaces for this project, which is within the range of the 34 to 38 spaces that would be allowed per the Township's Zoning Ordinance. All internal circulation aisle widths and parking spaces also comply with the requirements of the ordinance. Staff has reviewed the configuration and placement of the two motorized access drives for this project, giving extra scrutiny to the connection to Meijer's driveway to the east. Although the amount of vehicles using the Meijer driveway to access West Main Street will increase to some degree with the addition of the proposed AutoZone store, the new connection is deemed to be far enough back from West Main Street, approximately 170', that adequate stacking space is preserved for exiting vehicles. It also bears mentioning that the Township's access management rules have no standards established for such private drive connections. Seeking further feedback on the proposed location of this driveway, Staff also contacted the Michigan Department of Transportation and informed them of the project. MDOT stated that since no construction was occurring in the West Main Street right of way, that they had no concerns at this time.

The Township's Fire Marshall also reviewed the proposed parking and access layout, deeming it sufficient for emergency vehicle access.

Regarding pedestrian accommodations, a sidewalk will connect to the non-motorized path that runs along West Main Street, extending into the site, transitioning into another sidewalk that will run adjacent to the south and east faces of the building, serving the store entrance and the parking areas.

LANDSCAPING

Staff has reviewed the proposed landscaping plan, finding it in compliance with the Zoning Ordinance. All greenspace buffer areas are of adequate width, there are a sufficient number of plantings, and the species proposed meet the native planting requirements. The applicant also proposes to preserve two pre-existing trees on the site: a 10" maple located at the southeast corner of the subject parcel, and an 8" walnut located to the southwest corner.

ENGINEERING & FIRE DEPARTMENT REVIEW

The Fire Marshal and Township Engineer have reviewed the proposed site plan. Both are satisfied with the site plan as proposed. All immediate concerns identified in the Fire Marshal's and Engineer's correspondence to the applicant have been addressed in the latest site plan version.

OTHER DETAILS & CONCERNS

The proposed dumpster enclosure, located immediately to the north of the building, is to be fully screened, complying with the Zoning Ordinance.

The submitted photometric plan meets the requirements of section 78.720 of the Zoning Ordinance.

The results of a Phase I Environmental Site Assessment indicate that there may be some petroleum hydrocarbon contamination present on the site.

STANDARDS ROR APPROVAL

Section 82.800 of the Zoning Ordinance provides the criteria for approval of a site plan.

A. Proper relationship between existing and proposed circulation and access as well as compliance with Access Management Guidelines

With no direct access to either an arterial or collector road, the Township's access management guidelines are not applicable to this project. Staff did closely examine the proposed project's eastern driveway, and it was ultimately decided that it would not significantly impact traffic circulation.

B. Impacts on adjacent properties and neighborhood are minimized

The locations of the building and entryways are not anticipated to negatively impact the surrounding area.

C. Existing landscape features are preserved to provide buffer, preserve the appearance of the neighborhood, or control erosion or stormwater impacts

The majority of the property, the western half of which is wooded, will need to be cleared in order to achieve the desired site grading. The applicant does propose to preserve two existing trees on the site—one 8" walnut in the southwest corner of the property and on 10" maple on the southeast.

D. Any adverse effects of the proposed development upon adjoining properties are minimized by screening, fencing, or landscaping

The proposed landscaping plan is in full compliance with the Zoning Ordinance. It is not anticipated that this development will have any adverse effects on adjoining properties.

E. All provisions of the Zoning Ordinance are complied with unless otherwise granted a variance

The proposed development complies with all provisions of the Zoning Ordinance unless otherwise noted herein.

F. The height and location of all portions of proposed development are accessible to emergency vehicles and equipment

The Fire Marshall has indicated that the proposed site plan allows for sufficient emergency vehicle access for the entirety of the site.

G. The plan will not result in any additional run off onto adjoining property

As proposed, the stormwater retention accommodations will prevent run off to adjoining property.

H. The plan is consistent with the intent and purpose of zoning to promote public health, safety, morals, and general welfare...

The proposed development, with the exception of the detected soil contamination, is consistent with the public health, safety, morals, and welfare, as well as with the intent and purpose of the zoning district.

I. The plan is consistent with the groundwater protection standards in Section 69 of the Ordinance

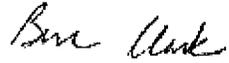
The presence of some level of petroleum hydrocarbon contamination on the site does mean that this project may not be in compliance with section 69.000 of the Zoning Ordinance, in particular § 1. Given that soil contamination has been detected, Staff is concerned that any stormwater runoff directed to affected areas of the subject property may cause pollutants to further disseminate through the soil.

RECOMMENDATION

Aside from the environmental concerns discussed above, this project does meet the requirements of the relevant sections of the Township's Zoning Ordinance. If the Board is so inclined, Staff would recommend approval of the proposed site plan with the following conditions:

1. A Phase II Environmental Site Assessment must be completed to address the detected petroleum hydrocarbon soil contamination and its recommendations for remediation followed.
2. 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.
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.

Respectfully Submitted,



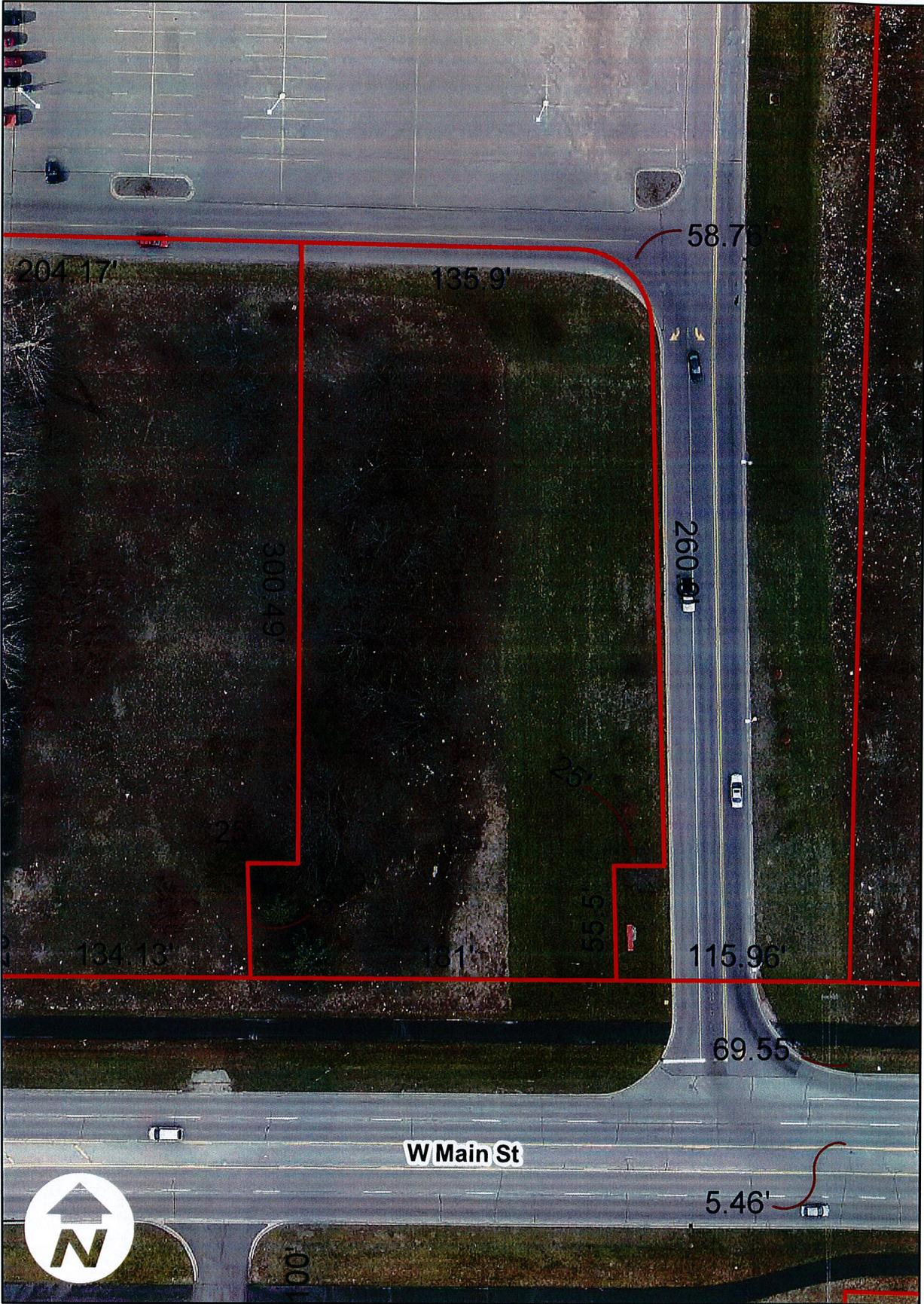
Ben Clark,
Zoning Administrator

Attachments: Application
Site Plan
Aerial Map
Engineering Memo
Fire Department Memo

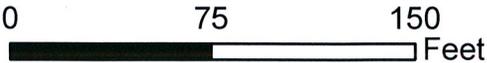


AutoZone - Model 7N2 - "Smooth Face Browns"

Proposed AutoZone Location



1 inch = 70 feet





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

PLEASE PRINT

PROJECT NAME & ADDRESS AutoZone Store No. MI 4301, West Main Street, Kalamazoo, MI

PLANNING & ZONING APPLICATION

Applicant Name : Jeff Kauerz for AutoZone Development, LLC
 Company AutoZone Development, LLC
 Address 123 South Front Street, 3rd Floor
Memphis, TN 38103
 E-mail jeff.kauerz@autozone.com
 Telephone (901) 495-8711 Fax (901) 495-8300
 Interest in Property Future Landowner

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

Received From: AUTO ZONE
 Date: 08/19/2015 Time: 2:59:51 PM
 Receipt: 116087
 Cashier: JMILLER

ITEM REFERENCE	AMOUNT
1042 PLANNING ESCROW	
PLANNING ESCROW	\$1,000.00
1088 SITE PLAN REVIEW	
SITE PLAN	\$600.00
TOTAL	\$1,600.00
CHECK 813977	\$1,600.00
Total Tendered:	\$1,600.00
Change:	\$0.00

OWNER*:

Name Meijer, Inc.
 Address 2929 Walker Avenue N.W.
Grand Rapids, MI 49544
 Email _____
 Phone & Fax _____

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

- Planning Escrow-1042 *- 1000*
- Site Plan Review-1088 *- 600*
- Administrative Site Plan Review-1086
- Special Exception Use-1085
- Zoning Variance-1092
- Site Condominium-1084
- Accessory Building Review-1083
- Land Division-1090
- Subdivision Plat Review-1089
- Rezoning-1091
- Interpretation-1082
- Text Amendment-1081
- Sign Deviation-1080
- Other: _____

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): _____

Site Plan review and approval for new AutoZone auto parts retail facility.

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

Schedule A Description:

Real property in the Township of Oshtemo, County of Kalamazoo, State of Michigan, described as follows:

A parcel of land located in the Northwest quarter of Section 14, Town 2 South, Range 12 West, Township of Oshtemo, Kalamazoo County, Michigan further described as: Commencing at the center of Section 14, Town 2 South, Range 12 West; thence along the North and South 1/4 line of said Section 14, North 01 degrees 03 minutes 51 seconds East, 69.55 feet to the North right of way line of Highway M-43 (West Main Street); thence along said North right of way line, North 89 degrees 52 minutes 52 seconds West, 115.96 feet, to the point of beginning; thence along said North right of way line, North 89 degrees 52 minutes 52 seconds West, 181.00 feet; thence North 01 degrees 28 minutes 44 seconds West, 55.50 feet; thence South 89 degrees 52 minutes 52 seconds East, 25.00 feet; thence North 00 degrees 07 minutes 08 seconds East, 300.49 feet; thence South 88 degrees 55 minutes 26 seconds East, 135.90 feet; thence Easterly 58.76 feet along the arc of a curve to the right with a radius of 38.50 feet, a central angle of 87 degrees 26 minutes 42 seconds, and a chord which bears South 45 degrees 12 minutes 05 seconds East, 53.22 feet; thence South 01 degrees 28 minutes 44 seconds East, 260.90 feet; thence North 89 degrees 52 minutes 52 seconds West, 25.00 feet; thence South 01 degrees 28 minutes 44 seconds East, 55.50 feet, to the point of beginning.

PARCEL NUMBER: 3905- 14-185-039

ADDRESS OF PROPERTY: West Main Street, Kalamazoo, MI 49009

PRESENT USE OF THE PROPERTY: Vacant, Undeveloped (Meijer, Inc. Outlot)

PRESENT ZONING C (Local Business District) **SIZE OF PROPERTY** 1.438 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)
AutoZone Development, LLC	123 S. Front St., 3rd Floor, Memphis TN 38103

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.


JEFF KAUERZ 8-14-15
 Owner's Signature (* If different from Applicant) *FOR AUTOZONE* Date


Jeff Kauerz for AutoZone 8-14-15
 Applicant's Signature Date

- Copies to:

 - Planning -1
 - Applicant -1
 - Clerk -1
 - Attorney -1
 - Assessor -1
 - Planning Secretary - Original

PLEASE ATTACH ALL REQUIRED DOCUMENTS

OSHTEMO FIRE DEPARTMENT SITE PLAN CONCERNS LIST

Applicant: AutoZone Store No. MI 4301.

Project: Proposed new building.

Location: West Main Street.

Date: August 21, 2015

Site Plan Date: August 18, 2015

Identified Concerns:

A 15 foot vertical clearance is required throughout the site and shall include all vegetation. This is mentioned at this time for consideration of plant growth in 10 – 15 years.

The access road shall be 24 foot minimum in width and maintained year round and shall support the live load of fire apparatus. This is mentioned at this time for future consideration after the certificate of occupancy has been issued and it becomes the responsibility of the property owner during all weather conditions.

Fire lane signs shall be posted and shall read “FIRE LANE – NO STOPPING, STANDING OR LOADING” and shall be installed prior to any occupancy. Signs shall be of white background with red lettering. Signs shall be installed mounted on a post with sign facing the flow of traffic with the height of 6’ - 8” to the bottom of the sign. Signs shall be placed no more than 60’ on center. Please contact this office for placement locations, which shall also be shown on the site plan.

Approved access routes shall be required prior to and during construction at this site. Access routes shall be (24) feet in width and shall support the live load of the Fire department apparatus. Access routes shall extend to within one hundred fifty, (150) feet of all portions of the building or any of the exterior of the building.

An address clearly visible both during and after completion of this project is required. After completion of the project, the address shall be attached to the building with numbers clearly visible from the roadway.

Any egress points from the building shall terminated at a paved surface and be connected by continuous means.

Fire alarms systems shall meet NFPA 72 requirements.

Fire Sprinkler systems shall meet NFPA 13 requirements.

If by any code adopted by Oshtemo Township or by the Owners choice, there is going to be a fire sprinkler system installed, a remote five inch fire department connection (FDC) shall be installed away from the building. The FDC shall be installed at forty eight

inches in height and shall have locking Knox StorzGuard kit with thirty degree offset and locking cap installed. These are available on line at @ www.knoxbox.com.

A sign with red background, white lettering stating FDC shall also be required and shall be mounted on a pole 6'8" from grade to the bottom of the sign.

This building will be required to have one, (1) fire department Knox key box installed. This is mentioned at this time so if a recessed style is desired it may be incorporated into the building plans. You may order a Series 3200 Key Box online @ www.knoxbox.com, as it may take 4-6 weeks for delivery of this lock box.

Prior to final occupancy, Fire extinguishers meeting the minimum rating of 2A10BC shall be installed at not more than 75 feet of travel distance from any point in the building.

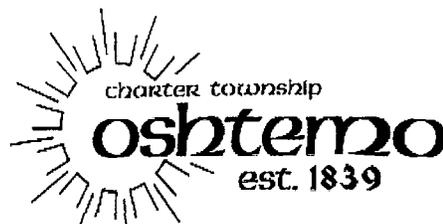
Special note:

Due to driveway configuration a fire hydrant shall need to be located on the southeast corner of the property.

This list shall not be considered as all inclusive as other requirements may be necessary when more information becomes available.

Should you have any questions regarding this matter, please feel free to contact me.

Jim Wiley
Assistant Fire Chief / Fire Marshal
Oshtemo Township Fire Department
P. 269.375.0487
F. 269.544.2085
jwiley@oshtemo.org



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

Memorandum

Date: August 27, 2015

To: Ben Clark, Zoning Administrator

From: Marc Elliott, P.E., Director of Public Works 

Subject: Autozone (Meijer outlot), W Main St

I have reviewed the preliminary site plan dated August 18, 2015 for drainage and public utilities for the above referenced project. As provided in the page 1 note, the plans "demonstrate site feasibility." The items which require additional detailed information for final acceptance include the following:

1. I have informally communicated to Tristan Larson, P.E. of Professional Engineering Associates (PEA) that the public sanitary sewer main illustrated on the plans is not constructed. A permit to extend public sewer has been issued by the State of Michigan. The initial construction by Meijer and others was to build the sewer only as far as the Arby's site. At that time it was their preference to defer construction of the full extent of permitted sewer when needed. I also communicated to PEA possible alternative scenarios for the public sewer extension.
2. Of particular note, a grant of easement from the property owner (Meijer) for the proposed public sanitary sewer extension is still required. The remaining public sanitary easements to be granted are easements over parcels 05-14-185-036 and 05-14-185-039.
3. Please note that management of a 25-year frequency storm water runoff event from the proposed Autozone parcel was incorporated in the approved storm water system designed for the overall Meijer site. A storm water pipe and inlet structure currently exists on the Autozone parcel which delivers excess runoff directly into the shared storm water basin located at the north property line of Meijer. In my previous communications with PEA, I informed them that under the Townships current standards, that the additional runoff from a 100-year event must now be also be managed.
4. I am pleased to report that the submitted plan acknowledges the preceding storm water design requirement. On August 24, 2015 via email I further communicated to PEA additional refinements which should be incorporated into the present runoff tabulations. The design engineer is encouraged to contact me directly if they wish to discuss further the technical guidance provided via email.
5. The above storm water design calculations will need to include construction details for the outfall control structures, plus detailed calculation of retained volumes. I note that not all structures are labeled in plan with their invert elevations easily identifiable. Also, the stated intent to use perforated leaching pipe is not reflected in the materials that are referenced in the associated construction details.
6. An evaluation of the retention volume time-to-drain should be provided in order to evaluate whether the system is adequately protected from a close-following, second rainfall event. Soil borings should be provided to validate infiltration rate assumptions.
7. Typical minimum water service is 1-1/4 copper. Oshtemo Township will tap the public water main and provide a curb-box from which the developer can extend service to the building (see

enclosed public water service application forms). Should a larger service tap be required, the developer will need to make separate arrangements directly with the City of Kalamazoo, which operates the public water service as a franchised utility within the Township.

8. Application forms with the tabulation of public water and wastewater connection fees due to the Township are enclosed. Please note that these tabulations assume that the public sanitary sewer is extended at private expense. (see note 1)

1 Watershed Model Schematic.....

2 Hydrograph Return Period Recp.....

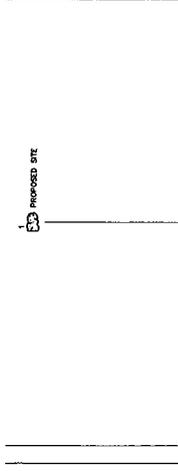
3 100 - Year Hydrograph Report.....

4 Hydrograph No. 1, SCS Runoff, PROPOSED SITE TRB.....

5 Hydrograph No. 2, Reservoir, PROP SITE THRU POND.....

6 Pond Report - 4 Year Flood.....

7 IDF Report.....



Hydrograph No.	Hydrograph Type	Peak Outflow (cfs)					Hydrograph Description
		1st	2nd	3rd	4th	5th	
1	SCS Runoff	---	---	---	4.18	5.27	PROPOSED SITE TRB
2	Reservoir	---	---	---	0.96	1.23	PROP SITE THRU POND

Proj. file: 2015-148 Final Model 9-3-15.gpw
 Thursday, 09/17/2015
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Hydrograph Summary Report

Hydrograph - Hydrograph Estimation for AutoCAD CA 200 2014 by Autodesk, Inc. v13

Hydrograph No.	Hydrograph Type	Peak (cfs)	Time (min)	Volume (cfs-hr)	Retention Period (Year)	Return Period (Year)	Hydrograph Description
1	SCS Runoff	4.18	72	27.19	1	100	PROPOSED SITE TRB
2	Reservoir	0.96	72	24.30	1	100	PROP SITE THRU POND

2015-148 Final Model 9-3-15.gpw
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Hydrograph Report

Hydrograph Estimation for AutoCAD CA 200 2014 by Autodesk, Inc. v13

Hyd. No. 1

PROPOSED SITE TRB

Hydrograph type = SCS Runoff
 Hydrograph type = SCS Runoff
 Time interval = 2 min
 Drainage area = 1.590 ac
 SCS Runoff Curve Number = 88.7
 Tc method = Urban
 Time of conc. (Tc) = 16.00 min
 Storm duration = 24 hrs
 Storage factor = 4%

Peak discharge = 4.18 cfs
 Time to peak = 72 min
 Hyd. volume = 27.19 cfs-hr
 Reservoir name = <None>
 Reservoir storage = 0.00 cfs-hr

2015-148 Final Model 9-3-15.gpw
 Thursday, 09/17/2015
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Pond Report

Hydrograph - Hydrograph Estimation for AutoCAD CA 200 2014 by Autodesk, Inc. v13

Pond Data - 4 Year Flood

US Customary Units - 100 cfs, Area = 5.00 x 6.00 ft, Base L = 23.0 ft, No. Storms = 4, Slope = 4.00%, Inlet Area = 0.00

Stage (ft)	Retention (min)	Color area (sq ft)	Inlet (cfs)	Outlet (cfs)	Total (cfs)	Volume (cfs-hr)	Retention Period (Year)	Return Period (Year)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	100
0.50	0.00	0.00	0.00	0.00	0.00	0.00	1	100
1.00	0.00	0.00	0.00	0.00	0.00	0.00	1	100
1.50	0.00	0.00	0.00	0.00	0.00	0.00	1	100
2.00	0.00	0.00	0.00	0.00	0.00	0.00	1	100
2.50	0.00	0.00	0.00	0.00	0.00	0.00	1	100
3.00	0.00	0.00	0.00	0.00	0.00	0.00	1	100
3.50	0.00	0.00	0.00	0.00	0.00	0.00	1	100
4.00	0.00	0.00	0.00	0.00	0.00	0.00	1	100
4.50	0.00	0.00	0.00	0.00	0.00	0.00	1	100
5.00	0.00	0.00	0.00	0.00	0.00	0.00	1	100

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Stage Storage / Discharge Table

Stage (ft)	Storage (cfs-hr)	Discharge (cfs)	Retention (min)	Volume (cfs-hr)
0.00	0.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	0.00
1.00	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00

2015-148 Final Model 9-3-15.gpw
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Stage Storage / Discharge Table

Stage (ft)	Storage (cfs-hr)	Discharge (cfs)	Retention (min)	Volume (cfs-hr)
0.00	0.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	0.00
1.00	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00

2015-148 Final Model 9-3-15.gpw
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Stage Storage / Discharge Table

Stage (ft)	Storage (cfs-hr)	Discharge (cfs)	Retention (min)	Volume (cfs-hr)
0.00	0.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	0.00
1.00	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00

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Stage Storage / Discharge Table

Stage (ft)	Storage (cfs-hr)	Discharge (cfs)	Retention (min)	Volume (cfs-hr)
0.00	0.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	0.00
1.00	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00

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Stage Storage / Discharge Table

Stage (ft)	Storage (cfs-hr)	Discharge (cfs)	Retention (min)	Volume (cfs-hr)
0.00	0.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	0.00
1.00	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00

Hydrograph Report

Hydrograph Estimation for AutoCAD CA 200 2014 by Autodesk, Inc. v13

Hyd. No. 2

PROP SITE THRU POND

Hydrograph type = Reservoir
 Hydrograph type = Reservoir
 Time interval = 2 min
 Drainage area = 1.590 ac
 Inlet Hyd. No. = 1 - PROPOSED SITE TRB
 Reservoir name = <None>
 Reservoir storage = 0.00 cfs-hr

Peak discharge = 0.96 cfs
 Time to peak = 72 min
 Hyd. volume = 24.30 cfs-hr
 Max. Elevation = 11.88 cft
 Max. Storage = 0.00 cfs-hr

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Stage Storage / Discharge Table

Stage (ft)	Storage (cfs-hr)	Discharge (cfs)	Retention (min)	Volume (cfs-hr)
0.00	0.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	0.00
1.00	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00

2015-148 Final Model 9-3-15.gpw
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Stage Storage / Discharge Table

Stage (ft)	Storage (cfs-hr)	Discharge (cfs)	Retention (min)	Volume (cfs-hr)
0.00	0.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	0.00
1.00	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00

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 Thursday, 09/17/2015
 You created this PDF from an application that is not licensed to print to power2D. power (http://www.power2d.com)

Stage Storage / Discharge Table

Stage (ft)	Storage (cfs-hr)	Discharge (cfs)	Retention (min)	Volume (cfs-hr)
0.00	0.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	0.00
1.00	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00

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Stage Storage / Discharge Table

Stage (ft)	Storage (cfs-hr)	Discharge (cfs)	Retention (min)	Volume (cfs-hr)
0.00	0.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	0.00
1.00	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00

2015-148 Final Model 9-3-15.gpw
 Thursday, 09/17/2015
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Stage Storage / Discharge Table

Stage (ft)	Storage (cfs-hr)	Discharge (cfs)	Retention (min)	Volume (cfs-hr)
0.00	0.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	0.00
1.00	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00

Hydrograph Report

Hydrograph Estimation for AutoCAD CA 200 2014 by Autodesk, Inc. v13

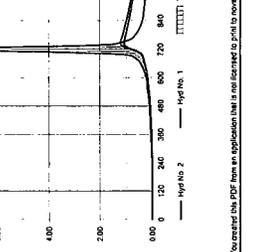
Hyd. No. 2

PROP SITE THRU POND

Hydrograph type = Reservoir
 Hydrograph type = Reservoir
 Time interval = 2 min
 Drainage area = 1.590 ac
 Inlet Hyd. No. = 1 - PROPOSED SITE TRB
 Reservoir name = <None>
 Reservoir storage = 0.00 cfs-hr

Peak discharge = 0.96 cfs
 Time to peak = 72 min
 Hyd. volume = 24.30 cfs-hr
 Max. Elevation = 11.88 cft
 Max. Storage = 0.00 cfs-hr

2015-148 Final Model 9-3-15.gpw
 Thursday, 09/17/2015
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Hydrograph Report

Hydrograph Estimation for AutoCAD CA 200 2014 by Autodesk, Inc. v13

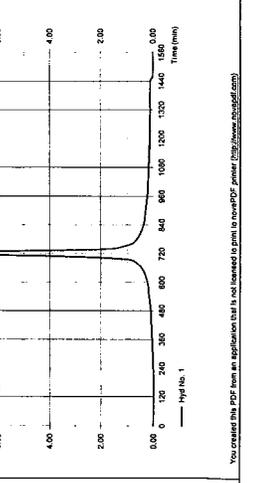
Hyd. No. 1

PROPOSED SITE TRB

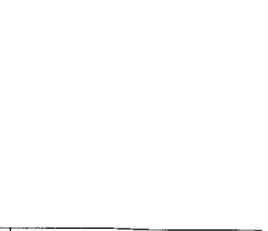
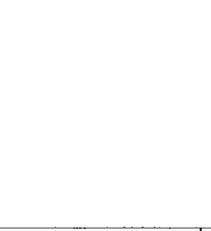
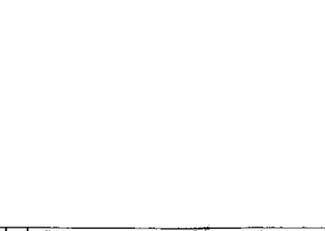
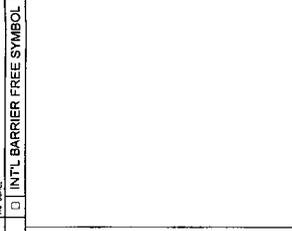
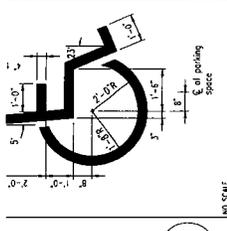
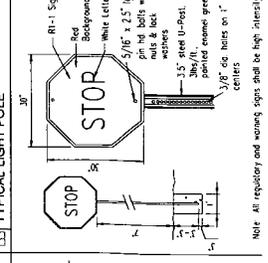
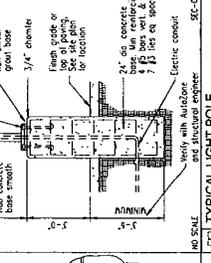
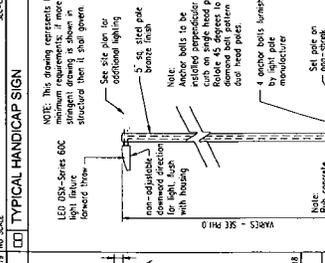
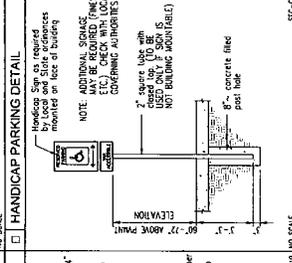
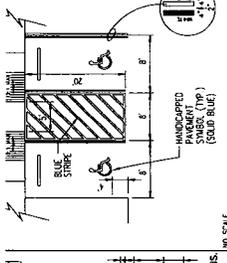
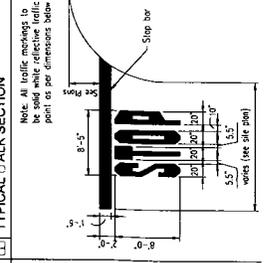
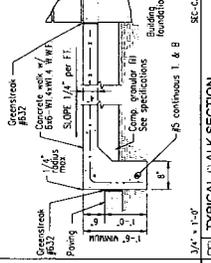
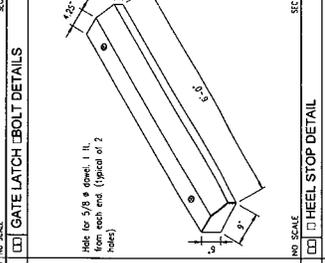
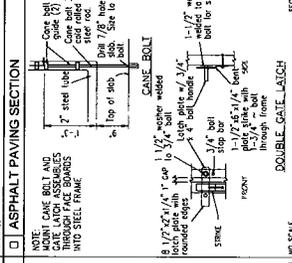
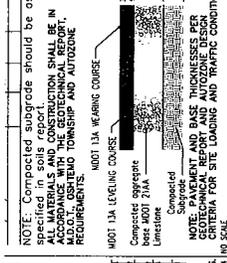
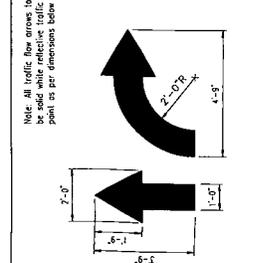
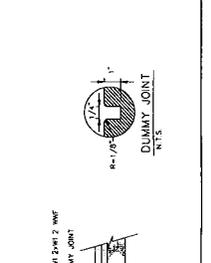
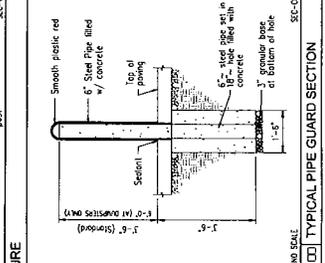
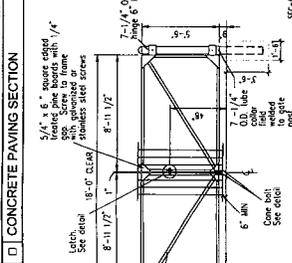
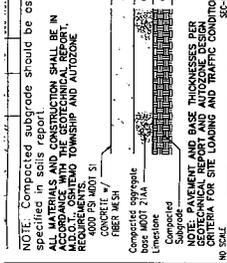
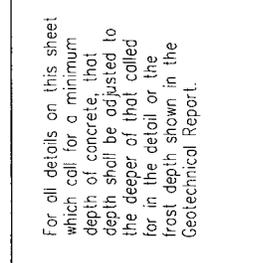
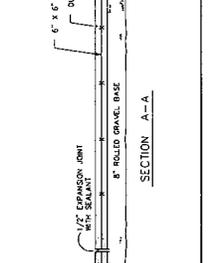
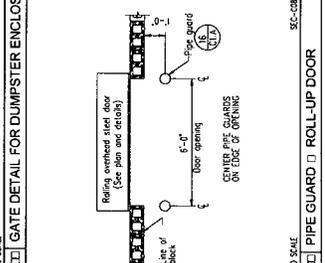
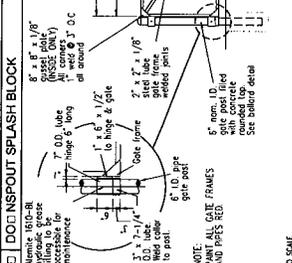
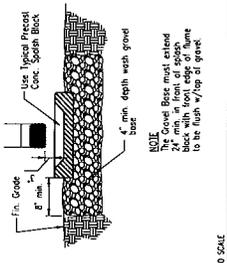
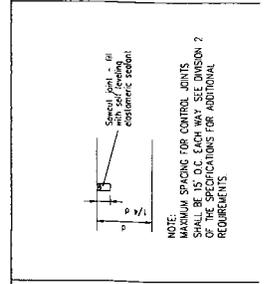
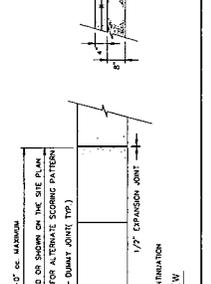
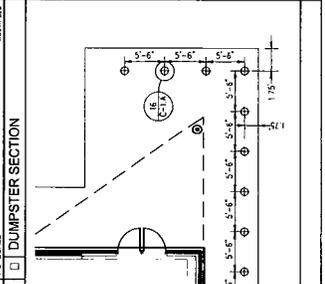
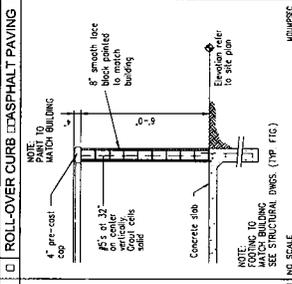
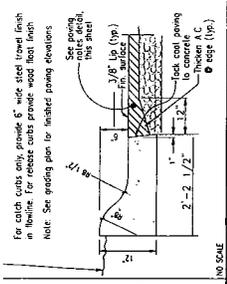
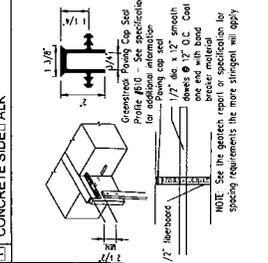
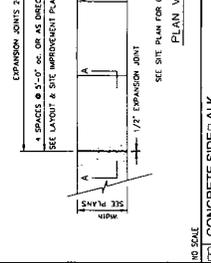
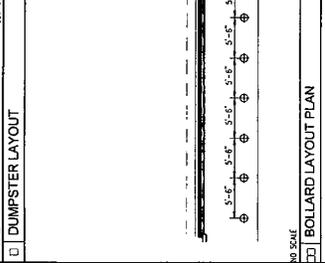
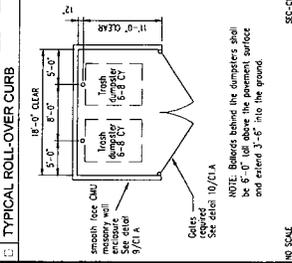
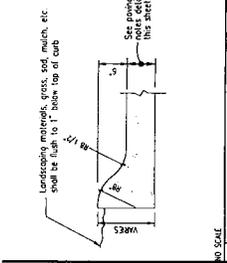
Hydrograph type = SCS Runoff
 Hydrograph type = SCS Runoff
 Time interval = 2 min
 Drainage area = 1.590 ac
 SCS Runoff Curve Number = 88.7
 Tc method = Urban
 Time of conc. (Tc) = 16.00 min
 Storm duration = 24 hrs
 Storage factor = 4%

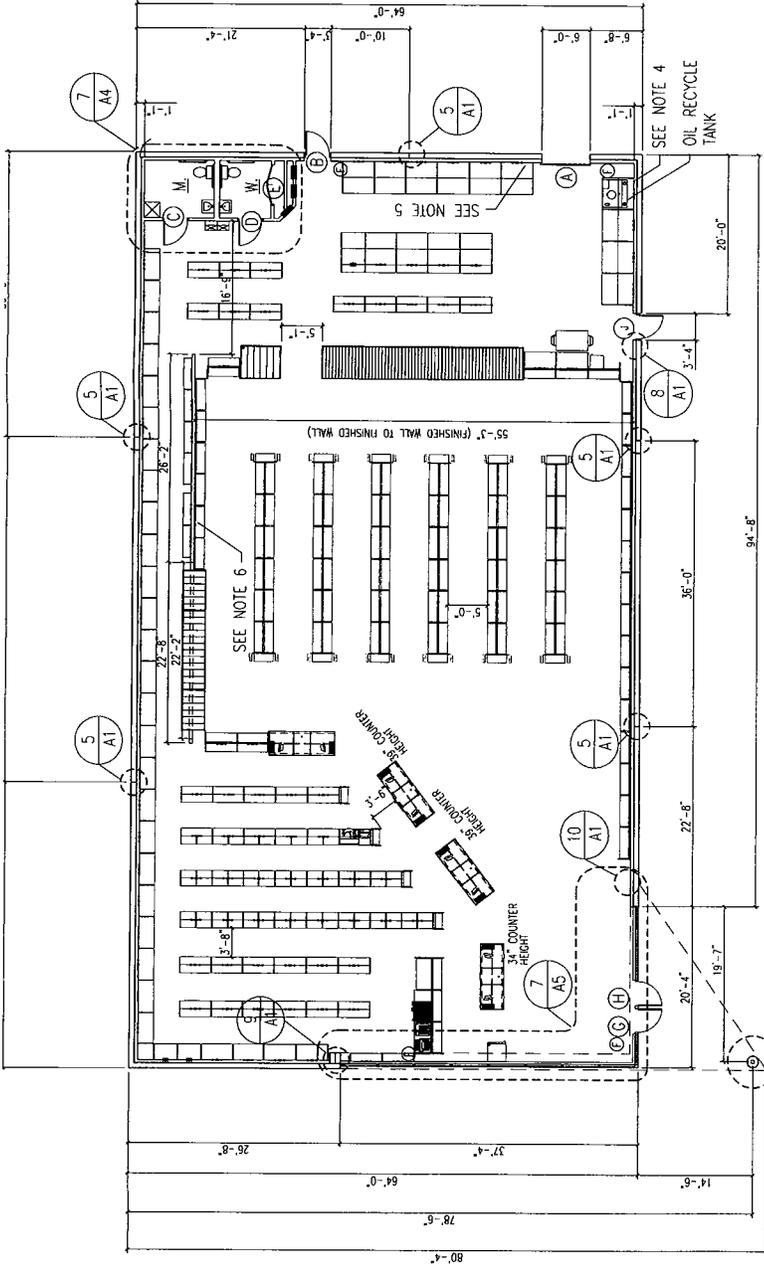
Peak discharge = 4.18 cfs
 Time to peak = 72 min
 Hyd. volume = 27.19 cfs-hr
 Reservoir name = <None>
 Reservoir storage = 0.00 cfs-hr

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Stage Storage / Discharge





NOTE: ① = 2A 10BC FIRE EXTINGUISHER. GENERAL CONTRACTOR. INSTALL EITHER ON WALL SURFACE OR ALUMINUM MULLION. MOUNTING HEIGHT = 3'-6" ABOVE FINISHED FLOOR TO TOP OF EXTINGUISHER.

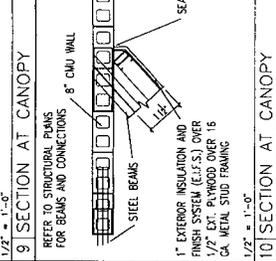
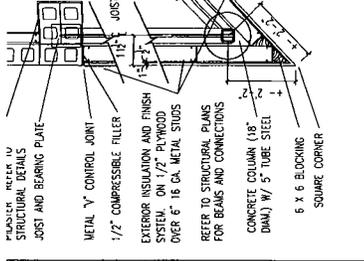
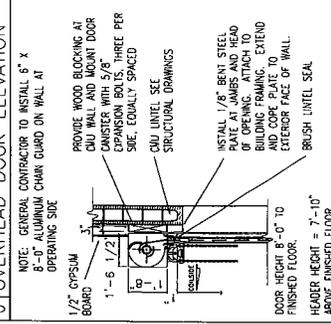
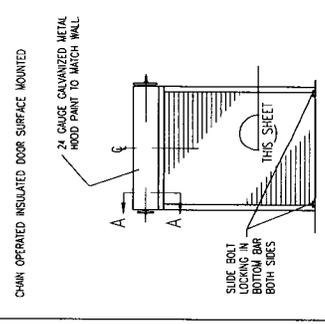
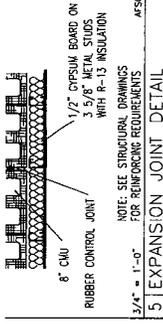
FLOOR PLAN

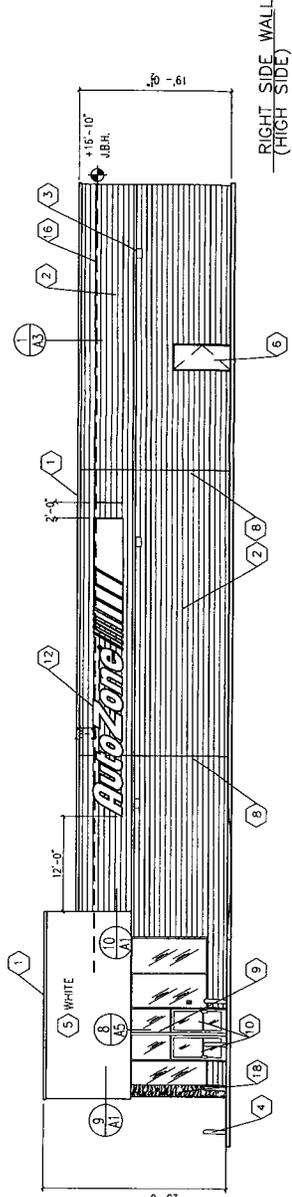
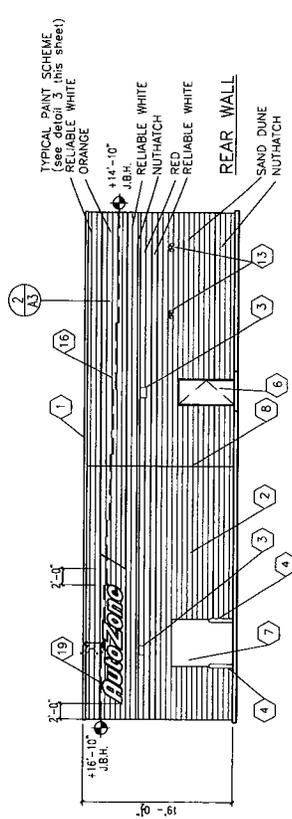
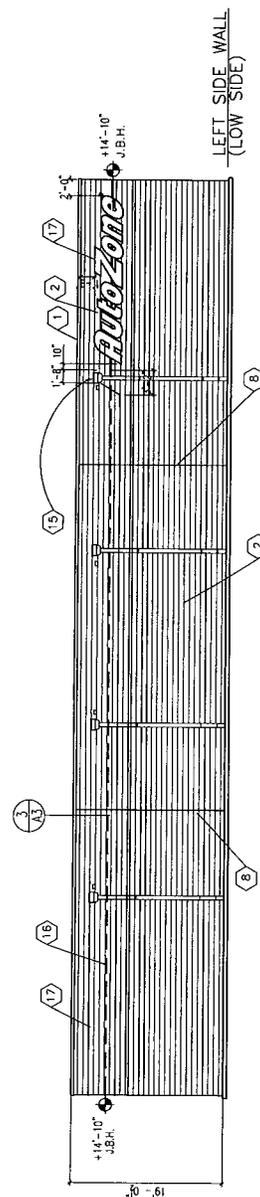
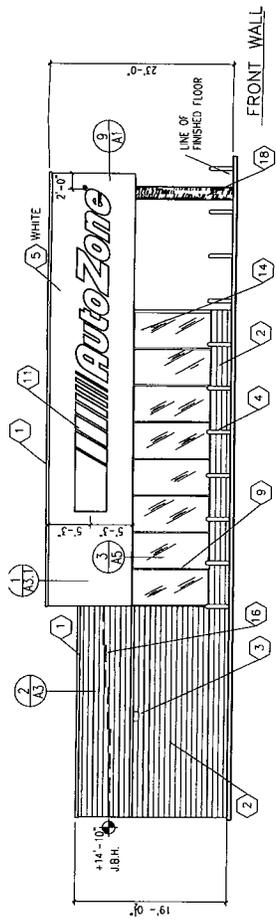
- REFER TO STRUCTURAL DRAWINGS FOR ALL DETAILS AND REQUIREMENTS REGARDING FOUNDATIONS, WALL REINFORCING, BOND BEAMS, SINKS, AND ROOF FRAMING.
- REFER TO CME DRAWINGS FOR LOCATIONS AND DETAILS OF SIDEWALKS, PIPE GUARDS, ETC., AS WELL AS FINISH FLOOR ELEVATION AND EXTERIOR FINISHED GRADES AROUND THE BUILDING.
- REFER TO CME DRAWINGS FOR THE LOCATION AND DETAILS OF THE Gypsum BOARD AND THE FACE OF THE METAL STUD WALLS AND THE INSULATION. REFER TO SHEET 11-4 FOR DETAILS OF CURTAIN WALL. TOP OF STRIP TO BE 63" ABOVE FINISHED FLOOR. REFER TO SHEET 11-4 FOR DETAILS OF CURTAIN WALL.
- SEE SHEET 11-2 FOR LOCATION OF NON-FREEZE YARD HYDRANT AND INSULATION REQUIREMENTS.
- INSTALL 1/2" X 4'-0" X 8'-0" AC PLYWOOD HORIZONTALLY WITH THE LONG EDGE ON THE FLOOR AND THE END JOINT CENTERING ON THE LONG EDGE OF THE FLOOR TO THE FACE OF Gypsum BOARD WITH SCREWS TO FACILITATE FUTURE REPLACEMENT. SEE INTERIOR ELEVATIONS SEE 11/4 DETAIL.
- SEE SPECIFICATIONS FOR INFORMATION ON ITEMS NOT COMPLETELY DELINEATED ON THE DRAWINGS.

FLOOR PLAN NOTES

LOCATION	FLOOR	BASE	WALLS	CLG.	REM.
SEALD CONCRETE		VINYL TILE	CONCRETE		
SALES AREA		VINYL	QUARRY TILE		
REST ROOMS		Gypsum BOARD	FIBER REINFORCED PANELS		
		METAL DECK	Gypsum BOARD		

MK	SIZE	TYPE	FRAME	JAMB DETAIL	HEAD DETAIL	ADA / EXIT HARDWARE	SEE SPECIFICATIONS FOR PERFORMANCE
A	6'-0" x 8'-0"	STEEL OVERHEAD ROLL-UP	STEEL ANGLE	5/8x8/A1	6x7/A1		
B	3'-0" x 7'-0"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1	PUSH BAR EXIT DEVICE WILL HAVE AN INTEGRAL SOUNDER	
C	3'-0" x 6'-8"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS	
D	3'-0" x 6'-8"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS	
E	2'-6" x 6'-8"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	UNDERCUT DOOR 1" (PAIR REQUIRED)	
G	3'-0" x 7'-0"	GLASS & ALUMINUM SHOP DRINKERS	ALUMINUM	SEE MANUFACTURER'S SHOP DRAWINGS			
H	3'-0" x 3'-4"	GLASS & ALUMINUM SHOP DRINKERS	ALUMINUM	SEE MANUFACTURER'S SHOP DRAWINGS			
J	3'-0" x 7'-0"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1	PUSH BAR EXIT DEVICE	

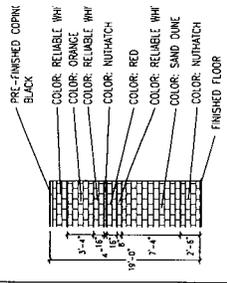




1. PRE-FINISHED COPPER BLACK
2. COLOR: RELIABLE WHITE
3. COLOR: RELIABLE WHITE
4. COLOR: RELIABLE WHITE
5. COLOR: RELIABLE WHITE
6. COLOR: NUTHATCH
7. COLOR: RED
8. COLOR: RELIABLE WHITE
9. COLOR: SAND DUNE
10. COLOR: NUTHATCH
11. FINISHED FLOOR
12. PRE-FINISHED COPPER BLACK
13. COLOR: RELIABLE WHITE
14. COLOR: RELIABLE WHITE
15. COLOR: RELIABLE WHITE
16. COLOR: NUTHATCH
17. COLOR: RED
18. COLOR: RELIABLE WHITE
19. COLOR: SAND DUNE
20. COLOR: NUTHATCH

2 ELEVATION KEY NOTES

NOTE: CENTER ALL WALL SIGNAGE VERTICAL THE PAINTED ORANGE STRIPE OR THE TOP BRICK SOLIDER COURSES. PAINT ORANGE S TO WITHIN 2' OF WALL SIGN. DO NOT PAINT ORANGE STRIPE BEHIND SIGN. CONTINUE OF STRIPE ON E.I.F.S. ABOVE STOREFRONT.



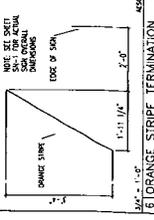
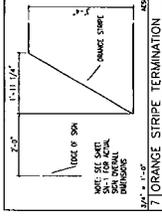
3 EXTERIOR WALL COLOR SCHEMATIC

- GENERAL NOTES:
1. REFER TO SECTION ORBOD OF THE SPECIFICATIONS FOR FINISHES AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS COMPANY.
 2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
 3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
 4. ALL MASONRY JOINTS TO BE CONCRETE TONED.

4 GENERAL NOTES

- SIGNAGE NOTES:
1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNAGE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWING. SIGN TO BE INSTALLED ON SURFACES THAT ARE FINISHED AND PREPARED BY GENERAL CONTRACTOR.
 2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL RESTROOM SIGN AND THEIR FOUNDATIONS UNLESS NOTED OTHERWISE. SIGNAGE SHALL BE INSTALLED TO MATCH ADJACENT WALL TO GRADE AND SHALL MARK WHERE SIGN IS TO BE LOCATED.

3. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRICAL AND FINAL ELECTRICAL HOOK-UP. SEE SHEETS FOR ADDITIONAL INFORMATION.



7 ORANGE STRIPE TERMINATION

8 ORANGE STRIPE TERMINATION



September 9th, 2015

Meeting Date: September 22nd, 2015

To: Zoning Board of Appeals

From: Ben Clark, Zoning Administrator

Applicant: Richard Schramm, Architectural Workshop

Owner: Carl Tarnow

Property: 2425 South 11th Street, Parcel #3905-25-405-012

Zoning: C: Local Business

Request: Site plan review for a change in use from a banquet hall to office suites

Section(s): Section 30.000—C: Local Business District
Section 82.000—Site Plan Review
Section 75.120—Provisions for Existing Sites

PROJECT NAME: Kalamazoo West Professional Center

OVERVIEW

The current location of Pine West Banquets & Catering and the Lucky Steer Restaurant before that, the applicant is proposing to convert the existing building located at 2425 South 11th Street from a restaurant-type usage to a suite of four professional offices. Situated on a 2.16 acre parcel, the subject property is located south of Stadium Drive, west of US-131, east of the Expressway Business Park, and to the north of the Best Western Hotel and New Directions Counseling. With no direct road access, the property is connected to 11th Street via a private drive that traverses the separately owned parcel to the west. All adjacent properties are also zoned as C: Local Business.

PROPOSED DEVELOPMENT

Currently used as a banquet hall, the applicant intends to establish four office suites within the existing 10,327 square foot structure. Although no changes are proposed to the overall gross floor area of the building, improvements will be made to the outside entry points. Along with the change in use, the applicant also proposes to restripe the parking area, improving disabled accommodations and bringing the layout into compliance with the dimensional requirements of the Zoning Ordinance. No additional

paving will occur and the existing driveway leading to 11th Street will not be changed. The existing structure is in compliance with the required minimum setbacks.

PARKING, CIRCULATION, AND ACCESS

The overall area of the existing parking lot will not change with this proposed transition. However, the current configuration of the parking lot is not in compliance with the dimensional requirements of the Zoning Ordinance or the Americans with Disabilities Act (ADA). The applicant has proposed a new striping scheme that will meet the standards of the Zoning Ordinance and the ADA, while also providing sufficient emergency vehicle access.

LANDSCAPING

Per section 75.120, § K of the Zoning Ordinance, since this is a change in use that will not include a building expansion, the applicant is not required to bring the site into compliance with the Township's landscaping requirements. Although the buffer widths along the northern, western, and part of the eastern edges of the property would not be considered sufficient when evaluated against the current standards of the ordinance, there is considerable vegetation around the south, east, and west of the perimeter area, consisting of mature canopy trees, evergreens, and shrubs. There is also a line of mature evergreen trees to the north of the subject property, but they are located in the Stadium Drive right of way.

ENGINEERING & FIRE DEPARTMENT

The Township Engineer has reviewed this proposed change of use. Citing the fact that no significant exterior changes are planned for the site, he has no concerns regarding the project.

The Fire Marshal has also reviewed the proposed parking layout for this project. All proposed internal circulation aisles and turning radii can accommodate emergency vehicles. Any immediate concerns identified in the included memo have been addressed in the latest version of the site plan.

OTHER DETAILS

Per section 78.730 of the Zoning Ordinance, the existing site lighting, being installed before 1994, does not need to meet the 0.1 foot-candle illumination limit at the property line. There is preexisting site lighting, and the fixtures are angled to direct light onto the subject property.

STANDARDS ROR APPROVAL

Section 82.800 of the Zoning Ordinance provides the criteria for approval of a site plan.

A. Proper relationship between existing and proposed circulation and access as well as compliance with Access Management Guidelines

This project will use the existing driveway connection to 11th Street. All interior circulation aisles are in compliance with the Zoning Ordinance.

B. Impacts on adjacent properties and neighborhood are minimized

Being changed to a less intensive use, no additional impacts to the surrounding area are anticipated.

C. Existing landscape features are preserved to provide buffer, preserve the appearance of the neighborhood, or control erosion or stormwater impacts

No changes are proposed for the existing landscaping at this time.

D. Any adverse effects of the proposed development upon adjoining properties are minimized by screening, fencing, or landscaping

Although exempt from the landscaping requirements of the Zoning Ordinance (please see section 75.120), the existing vegetation on site does provide a noticeable level of screening from adjacent properties and roadways.

E. All provisions of the Zoning Ordinance are complied with unless otherwise granted a variance

The proposed development complies with all provisions of the Zoning Ordinance unless otherwise noted herein.

F. The height and location of all portions of proposed development are accessible to emergency vehicles and equipment

The Fire Marshall has indicated that the proposed parking area layout does provide sufficient emergency vehicle access to the building.

G. The plan will not result in any additional run off onto adjoining property

The Township Engineer has reviewed the proposed plan. Since there are no proposed increases in either building or parking lot area, there are no concerns of increased runoff.

H. The plan is consistent with the intent and purpose of zoning to promote public health, safety, morals, and general welfare...

The proposed development is consistent with the public health, safety, morals, and welfare, as well as with the intent and purpose of the zoning district.

I. The plan is consistent with the groundwater protection standards in Section 69 of the Ordinance

No hazardous materials of any significant quantity are proposed to be stored on site. The proposed project is consistent with the standards of section 69.000.

RECOMMENDATION

Changing from one permitted use to another less intensive one, Staff has no issues with this project or its associated site plan. Since there will be no change in the gross floor area of the existing structure, nor will the parking lot be changing in size, area impact will be minimal. The reconfiguration of the parking area also presents an opportunity to bring the non-conforming lot into compliance with the dimensional requirements of the Zoning Ordinance, improving circulation and emergency vehicle access. If the Zoning Board of Appeals is inclined to approve the proposed site plan, Staff would recommend the following conditions:

1. 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.
2. Site plan approval is subject to the approval of the Fire Department, pursuant to adopted codes.
3. Site plan approval is subject to the review and acceptance of the Township Engineer as adequate.

Respectfully Submitted,



Ben Clark,
Zoning Administrator

Attachments: Application
Site Plan
Aerial Map
Memo from the Township Engineer
Memo from the Fire Marshal



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

PLANNING & ZONING APPLICATION

APPLICANT:

Name RICHARD SCHRAMM, ARCHITECT
 Please print
 Company ARCHITECTURAL WORKS
 Address 7540 STADIUM DRIVE
KALAMAZOO, MI 49009
 E-mail RICHARD@ARCHWORKS.US
 Telephone 269/375-2412 Fax 372-7272
 Interest in Property ARCHITECT

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

Received From: SUCCESS MORTGAGE PARTNERS
 Date: 08/31/2015 Time: 5:00:01 PM
 Receipt: 116511
 Cashier: JMILLER

OWNER*: RYAN RARICK, PARTNER
 Name KALAMAZOO MORTGAGE
 Please print
 Address 2415 S. 11TH STREET
KALAMAZOO, MI 49009
 E-mail RYAN@KZOOMORTGAGE
 Telephone 269/369-6000 Fax 269/216-6311

ITEM REFERENCE	AMOUNT
1088 SITE PLAN REVIEW	
SITE PLAN REVIEW	\$1,600.00
TOTAL	\$1,600.00
CHECK 031560	\$1,600.00
Total Tendered:	\$1,600.00
Change:	\$0.00

2425 S 11th Street

NATURE OF THE REQUEST: (Please check the ap

- Site Plan Review
- Administrative Site Plan Review
- Special Exception Use
- Zoning Variance
- Site Condominium
- Accessory Building Review
- Subdivision Plat Review
- Rezoning
- Interpretation
- Text Amendment
- Sign Deviation
- Other: CHANGE OF USE

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary):

CHANGE OF RESTAURANT USE TO OFFICE USE
FOR PROFESSIONALS. INTERIOR OF BUILDING
WILL BE SEPARATED WITH FIREWALLS INTO 4 SITES
TO MEET BUILDING CODE REQUIREMENTS.

KALAMAZOO WEST PROFESSIONAL CENTER

• LEGAL DESCRIPTION •

A PARCEL OF LAND IN SECTION 25, OSHTEMO TWP.
DESCRIBED AS FOLLOWS; COMMENCING AT THE CENTER
1/4 POST OF SEC. 25, T2S, R12W. THENCE N. $89^{\circ}-15'-30''$ E.
243.00 FEET TO THE PLACE OF BEGINNING; THENCE
CONTINUING N. $89^{\circ}-15'-30''$ E. 242.23 FEET; THENCE
S. $48^{\circ}-47'-02''$ E. 204.58 FEET; THENCE S. $57^{\circ}-30'-08''$ W.
472.02 FEET; THENCE N. $00^{\circ}-11'-65''$ E. 385.25 FEET
TO PLACE OF BEGINNING.

DATA FROM "MORTGAGE CERTIFICATE" DATED JUNE 25, 1976
BY GOVE ASSOCIATES, INC.
KALAMAZOO, MICHIGAN.

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

THE PROPERTY WILL BE: "KALAMAZOO WEST PROFESSIONAL CENTER"
SEE ATTACHED DESCRIPTION

PARCEL NUMBER: 3905- 05-25-405-012

ADDRESS OF PROPERTY: 2425

PRESENT USE OF THE PROPERTY: RESTAURANT

PRESENT ZONING C COMMERCIAL SIZE OF PROPERTY 93,000 SQ FT OR 2.13 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)

Blank lines for listing other persons with legal or equitable interest in the property.

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.

Owner's Signature (*) If different from Applicant

Date

[Handwritten Signature]

8/28/15

Applicant's Signature

8/28/2015

Date

RICHARD SCHRAMM, A.L.A. ARCHITECT

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

PLEASE ATTACH ALL REQUIRED DOCUMENTS



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

Memorandum

Date: August 28, 2015

To: Ben Clark, Zoning Administrator

From: Marc Elliott, P.E.

Subject: 2425 S 11TH ST Site Plan Review

I under the above referenced address is currently used as a banquet facility and that it is being proposed to be converted to a professional office building. No exterior changes are anticipated. I have no engineering issues of concern for this proposed change.

OSHTEMO FIRE DEPARTMENT SITE PLAN CONCERNS LIST

Applicant: Pine West

Project: Proposed remodel of existing building to office space.

Location: 2425 S. 11th Street.

Date: August 31, 2015

Site Plan Date: June 15, 1989

Identified Concerns:

A 15 foot vertical clearance is required throughout the site and shall include all vegetation. This is mentioned at this time for consideration of plant growth in 10 – 15 years.

The access road shall be 24 foot minimum in width and maintained year round and shall support the live load of fire apparatus. This is mentioned at this time for future consideration after the certificate of occupancy has been issued and it becomes the responsibility of the property owner during all weather conditions.

Fire lane signs shall be posted on the North, East and South sides of the building, and shall read “FIRE LANE – NO STOPPING, STANDING OR LOADING”, and shall be installed prior to any occupancy. Signs shall be of white background with red lettering. Signs shall be installed mounted on a post with sign facing the flow of traffic with the height of 6’- 8” to the bottom of the sign. Signs shall be placed no more than 60’ on center. Please contact this office for placement locations, which shall also be shown on the site plan.

Approved access routes shall be required prior to and during construction at this site. Access routes shall be (24) feet in width and shall support the live load of the Fire department apparatus. Access routes shall extend to within one hundred fifty, (150) feet of all portions of the building or any of the exterior of the building.

An address clearly visible both during and after completion of this project is required. After completion of the project, the address shall be attached to the building with numbers clearly visible from the roadway.

Any egress points from the building shall terminated at a paved surface and be connected by continuous means.

Fire alarms systems shall meet NFPA 72 requirements.

Fire Sprinkler systems shall meet NFPA 13 requirements.

If by any code adopted by Oshtemo Township or by the Owners choice, there is going to be a fire sprinkler system installed, a remote five inch fire department connection (FDC) shall be installed away from the building. The FDC shall be installed at forty eight

inches in height and shall have locking Knox StorzGuard kit with thirty degree offset and locking cap installed. These are available on line at @ www.knoxbox.com.

A sign with red background, white lettering stating FDC shall also be required and shall be mounted on a pole 6'8" from grade to the bottom of the sign.

This building will be required to have one, (1) fire department Knox key box installed. This is mentioned at this time so if a recessed style is desired it may be incorporated into the building plans. You may order a Series 3200 Key Box online @ www.knoxbox.com, as it may take 4-6 weeks for delivery of this lock box.

Prior to final occupancy, Fire extinguishers meeting the minimum rating of 2A10BC shall be installed at not more than 75 feet of travel distance from any point in the building.

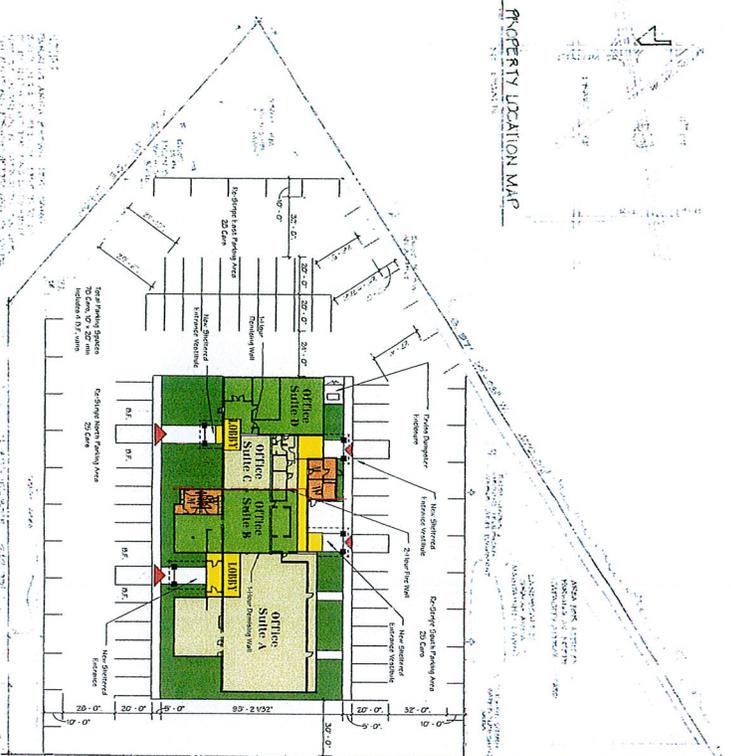
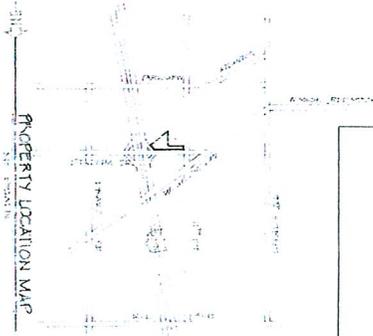
Special note:

I would recommend the interior parking on the Southeast side be abandoned.

This list shall not be considered as all inclusive as other requirements may be necessary when more information becomes available.

Should you have any questions regarding this matter, please feel free to contact me.

Jim Wiley
Assistant Fire Chief / Fire Marshal
Oshtemo Township Fire Department
P. 269.375.0487
F. 269.544.2085
jwiley@oshtemo.org



1
A111
SCALE 1" = 30'-0"

Site Plan for Kalamazoo West Professional Center



Site Plan & Building Notes:

- EXISTING CONDITIONS:**
1. Existing Building Footprint (see sheet A110)
 2. Existing Parking Area - 1,000 sq ft
 3. Existing Accessory Group - 4,200 sq ft
 4. Existing Site 500' x 500' Area - 0.000 sq ft
- PROPOSED DEVELOPMENT:**
1. Proposed Building Footprint - 10,000 sq ft
 2. Proposed Parking Area - 1,000 sq ft
 3. Proposed Accessory Group - 4,200 sq ft
 4. Proposed Site 500' x 500' Area - 0.000 sq ft
- NOTES:**
1. All new construction shall be in accordance with the latest edition of the International Building Code (IBC) and the Michigan Building Code (MBC).
 2. The proposed building footprint is shown in yellow on the site plan.
 3. The proposed parking area is shown in green on the site plan.
 4. The proposed accessory group is shown in blue on the site plan.
 5. The proposed site 500' x 500' area is shown in red on the site plan.

A NOTICE OF MAJOR IN CONSTRUCTION BY THE ARCHITECT HAS BEEN PROVIDED TO THE ADJACENT PROPERTY OWNERS AND NEIGHBORS. THE ARCHITECT HAS BEEN ADVISED OF ANY COMMENTS OR CONCERNS AND HAS TAKEN APPROPRIATE ACTION TO ADDRESS THEM. THE ARCHITECT HAS BEEN ADVISED OF ANY COMMENTS OR CONCERNS AND HAS TAKEN APPROPRIATE ACTION TO ADDRESS THEM. THE ARCHITECT HAS BEEN ADVISED OF ANY COMMENTS OR CONCERNS AND HAS TAKEN APPROPRIATE ACTION TO ADDRESS THEM.

DATE: 09/14/2015
 DRAWN BY: K.A.S.
 PROJECT: 095504
 SHEET NUMBER: A01

Site Plan, "Kalamazoo West Professional Center"

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Kalamazoo West Professional Center

Enter address here

Architectural Workshop, Inc.
 Richard Schramm, Architect

7540 Stadium Drive
 Kalamazoo, MI 49009
 Phone: 269.375.2472
 www.ArchWorks.us FAX: 269.372.7272