

OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION

MINUTES OF MEETING HELD JANUARY 23, 1997

Agenda

LEADERS MARINE - SPECIAL EXCEPTION USE/SITE PLAN REVIEW - BUILDING
ADDITION/ADDITIONAL OUTDOOR STORAGE - 8518 WEST MAIN

OAK PARK #1 - PRELIMINARY PLAT REVIEW

SCHRAMM - TEXT AMENDMENT - OFFICES IN "I-R" DISTRICT

REZONING - AGENDA ITEM (HERWEG)

A meeting was conducted by the Oshtemo Charter Township Planning Commission on Thursday, January 23, 1997, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall, pursuant to notice.

Members Present: Wilfred Dennie, Chairperson
 Lara Meeuwse
 Ted Corakis
 Millard Loy
 Ken Heisig

Member Absent: Anna Reddy
 Marvin Block

Also present were Rebecca Harvey, Patricia R. Mason, Township Attorney, and twelve (12) other interested persons.

CALL TO ORDER

The Chairperson called the meeting to order at 7:00 p.m.

AGENDA

The Chairperson proposed adding a discussion of focus area planning, a discussion of Planning Commission training sessions, and feedback regarding the Township Board Meeting of January 14, 1997. Mr. Corakis moved to approve the agenda as amended, and Mr. Loy seconded the motion. The motion carried unanimously.

ELECTION OF OFFICERS

Mr. Loy moved that the existing Chairperson, Wilfred Dennie, Vice-Chair, Ken Heisig, and Secretary, Lara Meeuwse be re-elected. Mr. Corakis seconded the motion, and the motion carried unanimously.

MINUTES

The Board considered the minutes of the meeting of December 12, 1996. The changes suggested by Ms. Harvey were noted, and the Chairperson pointed out a spelling error on page 2. Ms. Meeuwse moved to approve the minutes as amended, and Mr. Loy seconded the motion. The motion carried unanimously.

The Board next discussed the minutes of the meeting of December 19, 1996. The changes suggested by Ms. Harvey were again noted. The Chairperson suggested a change to page 6, and Mr. Heisig suggested a change regarding his comments reflected on page 6. Ms. Meeuwse moved to approve the minutes as amended, and Mr. Heisig seconded the motion. The motion carried unanimously.

LEADERS MARINE - SPECIAL EXCEPTION USE/SITE PLAN REVIEW - BUILDING ADDITION/ADDITIONAL OUTDOOR STORAGE - 8518 WEST MAIN

The next item was consideration of the application of Larry Harris on behalf of Leaders Marine for a special exception use/site plan review of a proposed building addition and outdoor display area at 8518 West Main. The applicant had requested that the item be rescheduled to the meeting of February 27, 1997. The Planning Commission consulted the agenda of that meeting, which indicated that it was available. The Chairperson pointed out that it was customary to honor such requests from applicants. Mr. Loy moved to table the item to the meeting of February 27, 1997. Ms. Meeuwse seconded the motion. The motion carried unanimously.

SCHRAMM - TEXT AMENDMENT REQUEST

The Board considered the application of Richard Schramm for amendment to the Township Zoning Ordinance to add Section 40.209 to read as follows:

"Office, sales and services related to the building trades, including, but not limited to, architectural, engineering, electrical, mechanical, plumbing, general building, excavating, landscaping, landscape architecture, communications, blueprinting, lithographic, printing and sale of drafting supplies."

It was noted that an amendment of this nature was discussed by the Planning Commission at its meeting of April 25, 1996, as part of a number of other requests. At that time the Planning Commission felt it was appropriate to consider a similar change to the "I-1" District but not to the "I-R" District. Subsequently, pursuant to Planning Commission recommendation, the Township Board did revise the Zoning Ordinance text to allow for building trade related offices as a special exception use in the "I-1" District.

In September 1996, the applicant had suggested that the Planning Commission had not properly dealt with his exact request; therefore, a public hearing on this item was scheduled for September 26, 1996. The applicant requested that the item be adjourned, and the matter was tabled to the meeting of October 17, 1996. Again, the applicant requested that the item be tabled, and the Planning Commission agreed.

The Chairperson noted the receipt of a letter from the applicant dated January 9, 1997, in which he requested that the proposed text under consideration be altered. Instead of the language he previously proposed, Mr. Schramm requested that the Township amend the "I-R" District to add as a permitted use "wholesale and retail sales of services and merchandise" and "offices and office buildings." The Chairperson noted that the published notice included the previously requested text. Mr. Schramm's suggested change to that text was significant and would require renoticing.

It was noted that the applicant was not present, and Mr. Corakis moved to table the item to be considered after the Oak Park Plat so as to give the applicant time to arrive. Mr. Loy seconded the motion, and the motion carried unanimously.

OAK PARK #1 - PRELIMINARY PLAT REVIEW

The Planning Commission next discussed the request of the Township Board for Planning Commission review of a proposed 35-lot residential subdivision occupying 32 acres. The subject property is located on the east side of North 6th Street, approximately 1530' north of West Main, and is within the "AG" Agricultural-Rural District Zoning classification. The Chairperson discussed the history of the item, indicating that the application had previously requested that the item be tabled to allow him time to work with the Kalamazoo County Road Commission regarding their concerns.

The applicant was present and submitted a plan which showed renumbering of the lots, as well as the relocation of the retention area to the common area north of lots 31 through 32. The applicant indicated that he was proposing street lighting.

The Chairperson inquired as to what changes had been made regarding access. The applicant stated that the access points had been changed to meet Kalamazoo County Road Commission visibility standards and that the Road Commission was now satisfied and would accept the road as proposed. The Chairperson noted that the applicant had also relocated Parcel A, ~~so as to allow the access points to be~~ ~~which resulted in the project access points~~ ~~being located~~ "closer together."

In response to further questioning by the Chairperson, the applicant said that the development of the property would be with single-family homes. He had considered development under the Open Space Community concept but had some concerns and wished to dedicate the roads to the Kalamazoo County Road Commission. Further, he did not think it was viable to make such a drastic change to his plan at this time.

There was discussion that the plan included "common areas," and the Chairperson inquired as to how these common areas would be owned. The applicant stated that the development would be a site condominium project and that these areas would be owned by a condominium association.

There was discussion of the fact that the applicant had converted the proposed plat to a site condominium project subsequent to submission to the Township Board and the Township Board's referral to the Planning Commission. It was noted that the plan which was submitted to the Planning Commission that night still indicated that the property would be developed in "platted lots." It was agreed that the applicant should withdraw his plat and resubmit as a site condominium project. Mr. Corakis moved to table the item to the meeting of February 13, 1997, to allow the applicant opportunity to make this withdrawal and resubmission. Mr. Heisig seconded the motion. The motion carried unanimously.

SCHRAMM - TEXT AMENDMENT - OFFICES IN "I-R" DISTRICT

The Planning Commission returned to the proposed Schramm text amendment, and again there was a discussion of the wording now proposed by the applicant. The applicant was present and asked that the Planning Commission proceed with what was noticed, however, he would propose denial of that amendment and that the Planning Commission consider alternative language. He recognized that renoticing would be required.

The Chairperson noted again that building trades were a permitted use within the "I-1" District, and therefore the Planning Commission had felt it appropriate to allow offices relating to building trades within the "I-1" District. However, building trades were not a permitted use within the "I-R" District.

Mr. Schramm spoke, stating that, when the "I-R" District was created, it had replaced "I-1." His understanding was that it was to protect the industrial zones by eliminating offices and retail sales. He felt that this was a mistake. He felt that the "I-R" District was ideally fitted to office park developments, which could include services and sales. He opined that allowing offices related to the permitted uses was too limiting. He felt that the Planning Commission should consider allowing office space within the Industrial District so as to accommodate those offices which typically engender large truck traffic.

The applicant submitted a handout regarding a business park known as Business 1 which was located off I-94. He felt that this was a "light industrial office park." The

applicant also submitted a handout regarding "Kalamazoo Commerce Park," which includes office and wholesale/retail uses.

The Chairperson stated he felt there were many uses within the Commercial District which would not necessarily be right for the Industrial District; it was important to keep the Industrial and Commercial Districts "distinct," in his opinion; but he was not opposed to considering allowing offices within the Industrial District.

Mr. Schramm submitted a copy of the Comstock Township Ordinance regarding its Restricted Industrial District. The applicant stated he was looking for an amendment which would allow office and warehousing facilities to locate in an office park and which would include allowing some retail sales.

Mr. Heisig questioned the applicant, who clarified that he no longer wished to proceed with the previously proposed language. Mr. Heisig stated that he was concerned about allowing retail sales within the Industrial District in that it would seem that "anything allowed in the Commercial District could be located in the Industrial District." Mr. Heisig stated that he agreed with many of Mr. Schramm's comments but suggested that the language was too broad in that it would "allow almost anything." Ms. Harvey pointed out that retail sales are allowed where they are "accessory" to a primary use within an "I-R" District.

The Chairperson asked for public comment, and Larry Norris of Michigan Real Estate Services stated that he felt it was difficult for anyone to own or lease a building for office space where the types of offices allowed by the Ordinance were so narrowly limited. He felt that some of the currently zoned "I-R" property did not lend itself to industrial use but was more suited to office development.

Brian Maloney stated that he currently leases a building he owns to Roller World. He stated that Roller World was conforming with the previously described "I-1" District and felt a change to the text was necessary so that he could lease his property to other users.

There was no other public comment offered, and the public hearing was closed.

Mr. Corakis stated that he would like to see some changes considered for the "I-R" District.

Ms. Meeuwse stated that she would be in favor of the Planning Commission considering changes to the "I-R" District but felt that the issue required study. Therefore, she would recommend that the item be added to the Planning Commission's work plan. She was not in favor, however, of adding "retail sales" to the Industrial District. She opined that further study was necessary so as to analyze the pros and cons of adding offices as a permitted use in the "I-R" District. Mr. Loy was also concerned about allowing retail sales, but he was not opposed to adding offices to the "I-R" District. However, he felt that further

information and analysis were needed. Mr. Heisig agreed, stating he felt that the item should be pursued during work meetings.

The Chairperson stated that he was more favorable to offices within the "I-R" District but also felt that the "pros and cons" should be studied so that the Planning Commission would understand the consequences of a change. He was opposed to the text that was noticed for public hearing in that building trades were not a permitted use within the "I-R" District and so he felt that it did not make sense to add offices related to building trades. He felt concern about the amount of time spent on this issue by the Planning Commission but was willing to add the item to the Planning Commission work plan. Mr. Schramm inquired as to how the item could be expedited, and the Chairperson responded that Mr. Schramm could rethink this item and submit an application for public hearing. Without such an application, the item would take its place in order after other current work plan items.

Mr. Corakis moved to recommend approval of the text change to Section 40.209. This motion died for lack of support. Mr. Loy moved to recommend denial of the proposed text change to Section 40.209 as noticed, but to study an alternative proposed text by placing same in the Planning Commission work plan. Ms. Meeuwse seconded the motion. Mr. Heisig proposed changing the motion to state: "the 1997 work plan." Mr. Loy and Ms. Meeuwse agreed with the amendment to their motion. The motion carried 4:1 with Mr. Corakis voting in opposition.

REZONING - AGENDA ITEM (HERWEG)

The Board next considered for an agenda item the proposed rezoning of approximately 15 acres located on the north side of West KL Avenue, 450' east of 9th Street, from the "R-2" to the "R-3" District Zoning classification. A review/amendment of the 9th Street Focus Area Development Plan contained within the Master Land Use Plan would also be required. There was a discussion of the area surrounding the property at issue. It was recognized that this area was within the 9th Street Focus Area. Mr. Loy stated he felt it would be "spot zoning" to rezone only the parcel requested to the "R-3" District. There was discussion of the expansion of the area, and Planning Commission members finally concurred that the South ½ of the North ½ of Section 23, east of 9th Street, should be considered for rezoning from the "R-2" to the "R-3" District. Further, the Planning Commission would consider amending the Master Land Use Plan. Mr. Corakis moved to schedule public hearing on this item to March 27, 1997. Mr. Loy seconded the motion. The motion carried unanimously.

OTHER BUSINESS

The Focus Area planning process was discussed, and the handout provided by Ms. Harvey was reviewed, which summarized the adoption of the various Focus Area Plans.

It was noted that the training session for which the Planning Commission members had previously been provided information was sold out.

The Chairperson then provided feedback from the Township Board meeting of January 14, 1997.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 9:45 p.m.

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

BY: *Lara Meeuwse*
Lara Meeuwse, Secretary

Minutes prepared:
January 24, 1997

Minutes approved:
2-13-97

AGENDA: _____

DATE: January 23, 1997

MINUTES: Planning Commission

SENT: March 6, 1997

ZBA

- _____ Lara M.
- _____ Dave B.
- Bill S.
- Brian
- Tom B.

PEOPLE

Larry L. Harris
3503 Greenleaf Blvd.
Kalamazoo, MI 49008

Richard Schramm
2001 South 4th Street
Kalamazoo, MI 49009

PC

- _____ Marvin
- Lara
- Ken H.
- Millard
- Ted C.
- Wilfred

2-11-97

James Buford
Buford Realtors
3003 West Main
Kalamazoo, MI 49007

James Herweg
25446 CR 653
Gobles, MI 49055

Home Builders Association
5700 West Michigan
Kalamazoo, MI 49009

Oshtemo Business Association
P.O. Box 1
Oshtemo, MI 49077

TB

- Fred
- Dave B.
- _____ Marvin
- Norm

OFFICE

- Becky
- Bob
- Marci
- Lois
- Ron
- Tony
- Jim
- _____ Attorney's
- _____ Index
- Elaine

McGraw-Hill/F.W. Dodge
4000 Portage Road
Kalamazoo, MI 49001

Total



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

NOTICE

OSHTEMO TOWNSHIP PLANNING COMMISSION MEETING

January 23, 1997
7:00 p.m.

AGENDA

1. Call to Order
2. Approval of Agenda
3. Election of Officers
 - Chair
 - Vice-Chair
 - Secretary

4. Approval of Minutes
 - December 12, 1996
 - December 19, 1996

5. Special Exception Use/Site Plan Review - Leader's Marine (#97-1)

Consideration of the application of Larry Harris, on behalf of Leaders Marine, for special exception use/site plan review of a proposed building addition and outdoor display area at 8518 West Main. The subject property is approximately 23 acres and is located in the N1/2 of Land Section 16 and is within the "C" Local Business District Zoning classification.

6. Text Amendment Request - Schramm

: Tabled from October 17, 1996 Planning Commission Meeting

Section 40.209 - "I-R" District

Consideration of the amendment of the Township Zoning Ordinance to add Section 40.209 to read as follows:

40.209 Offices, sales and services related to the building trades, including, but not limited to, architectural, engineering, electrical, mechanical, plumbing, general building, excavating, landscaping, landscape architecture, communications, blueprinting, lithographic, printing and sale of drafting supplies.

7. Preliminary Plat Review - Oak Park #1

Oshtemo Township Board requests Planning Commission review of a proposed 35-lot residential subdivision occupying approximately 32 acres.

Subject property is located on the east side of North 6th Street, approximately 1530 ft. north of West Main, and is within the "AG"-Rural District.
(3905-15-105-011)

8. Consideration for an agenda item, the proposed rezoning of approximately 15 acres located on the north side of West "KL" Avenue, 450 feet east of 9th Street, from "R-2" to "R-3".

A review/amendment of the 9th Street Focus Area Development Plan contained within the Master Land Use Plan is required.

9. Other Business

10. Adjourn

**** SCHEDULE OUTLINE**

January 28, 1997 Township Board Meeting

: Rezoning - West Main (Set for 1st Reading)

January 30, 1997 Special Planning Commission Meeting

: Special Exception Use/Site Plan Review - Klerk "H" Avenue Open
Space Community (#96-22)
: Text Amendment - Neighborhood Commercial

AGENDA: Planning Commission DATE: January 23, 1997
MINUTES: SENT: January 15, 1997

ZBA

 Lara M.
✓ Elaine
✓ Bill S.
✓ Brian
✓ Tom B.

ZB

✓ Anna R.
✓ Marvin
✓ Lara
✓ Ken H.
✓ Millard
✓ Ted C.
✓ Wilfred

TB

✓ Fred
✓ ~~George~~ Dave B
 Marvin
✓ Norm

OFFICE

✓ Becky
✓ Bob
✓ Marci
✓ Lois
✓ Ron
✓ Tony
✓ Jim
✓ Attorney's
 Index

PEOPLE

Larry L. Harris (Leaders Marine)
3503 Greenleaf Blvd.
Kalamazoo, MI 49008
23 Labels

Richard Schramm
2001 South 4th Street
Kalamazoo, MI 49009

Jim Buford (Oak Park #1)
Buford Realtors
3003 West Main
Kalamazoo, MI 49007
12 Labels

James Herweg
25446 CR 653
Gobles, MI 49055

Dave Person
Kalamazoo Gazette
P.O. Box 2007
Kalamazoo, MI 49003

Cripps Fontaine Excavating
7729 Douglas Avenue
Kalamazoo, MI 49004

Oshtemo Business Association
P.O. Box 1
Oshtemo, MI 49077

Home Builders Association
5700 West Michigan
Kalamazoo, MI 49009

John Van Stratt
Miller-Davis Company
P.O. Box 2888
Kalamazoo, MI 49003

Total

CHARTER TOWNSHIP OF OSHTEMO

KALAMAZOO COUNTY, MICHIGAN

NOTICE OF PUBLIC HEARING

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CHARTER TOWNSHIP OF OSHTEMO, KALAMAZOO COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Planning Commission of the Charter Township of Oshtemo will conduct a public hearing on Thursday, January 23, 1997, commencing at 7:00 p.m. at the Oshtemo Charter Township Hall, 7275 West Main Street, within the Township, as required under the provisions of the Township Rural Zoning Act and the Zoning Ordinance for the Township.

PLEASE TAKE FURTHER NOTICE that the items to be considered at said public hearing include, in brief, the following:

1. Consideration of the application of Larry Harris, on behalf of Leaders Marine, for special exception use/site plan review of a proposed building addition and outdoor display area at 8518 West Main. The subject property is approximately 23 acres and is located in the N½ of Land Section 16 and is within the "C" Local Business District Zoning classification.
2. Such other and further matters as may properly come before the Planning Commission at the public hearing.

Written documents will be received from any interested persons concerning the foregoing application by the Oshtemo Charter Township Clerk at the Township Hall at any time during regular business hours up to the date of the hearing on January 23, 1997, and may be further received by the Planning Commission at said hearing.

By ordinance and statute, said Planning Commission has the right at or following said public hearing to deny, approve, or approve with conditions the foregoing application.

Anyone interested in reviewing the Zoning Ordinance pertinent to the foregoing may examine a copy of the same at the Oshtemo Charter Township Hall during regular business hours of regular business days hereafter until the time of said hearing and may further examine the same at said hearing.

Oshtemo Charter Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/ hearing upon seven (7) days' notice to the Oshtemo Charter Township. Individuals with disabilities requiring auxiliary aids or services should contact the Oshtemo Charter Township by writing or calling the Township.

All interested persons are invited to be present at the aforesaid time and place.

OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION

By: Wilfred Dennie, Chairperson

Oshtemo Charter Township Hall

7275 West Main Street

Kalamazoo, Michigan 49009

Telephone: (616) 375-4260



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

To: Planning Commission

Meeting Date: 1-23-97

From: Planning & Zoning Department

Agenda Item: #5 (#97-1)

Applicant: Larry Harris, Larry Harris & Associates
Representing Leader's Marine

Property In Question: 8518 West Main
Leader's Marine

Reference Vicinity Map

Zoning District: South (Front) 660 Ft - "C" Local Business District
Remaining - "AG"-Rural District

Request: Special Exception Use/Site Plan Review - 15,600 Sq Ft Building
Addition (Showroom/Part Storage) and Outdoor Display Area

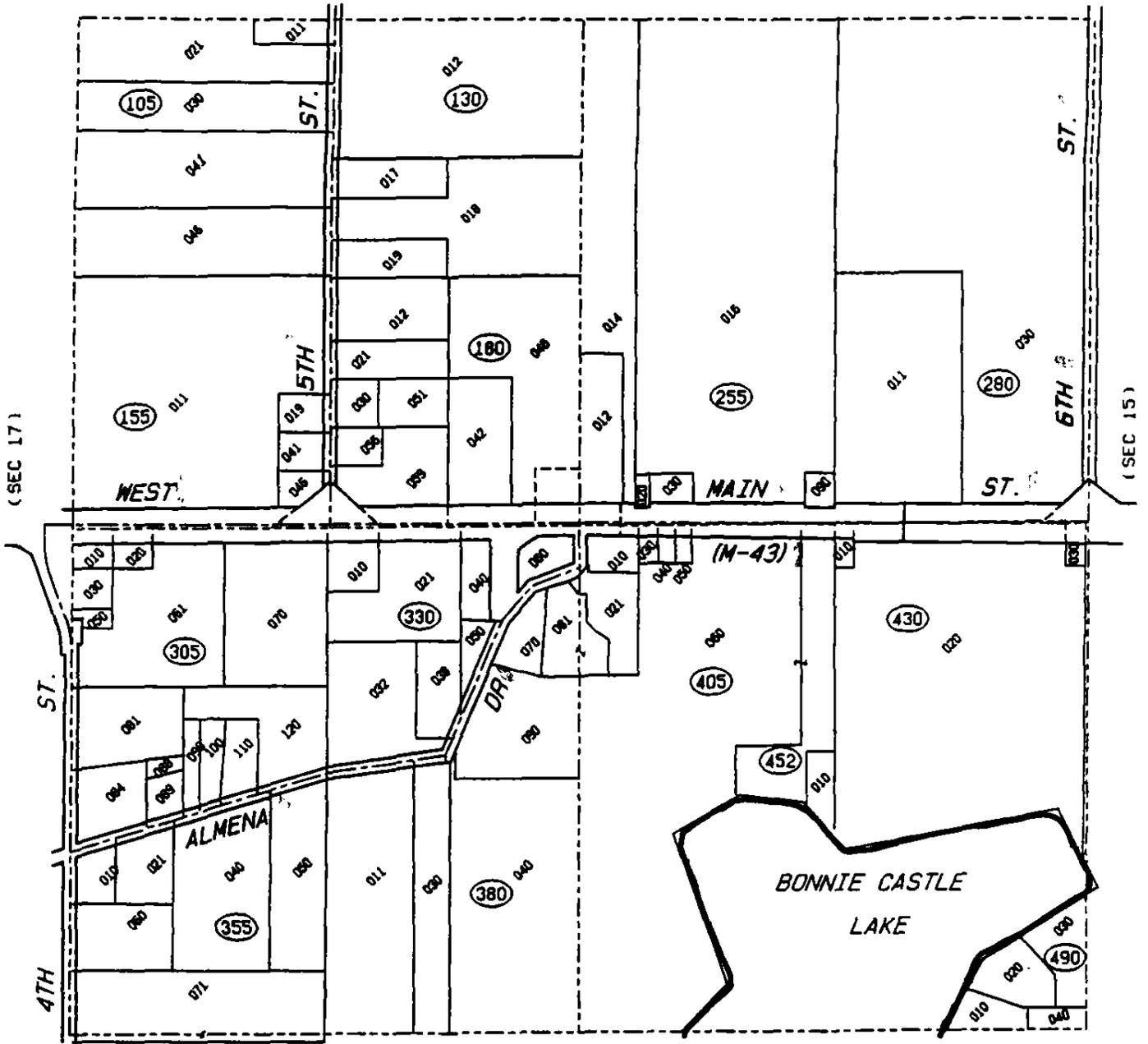
Ordinance Section(s):Section 30.409/31.403 - Vehicle Sales Lots
Section 60.100/200 - Special Exception Uses
Section 82.800 - Site Plan Review

Planning/Zoning Department Report:

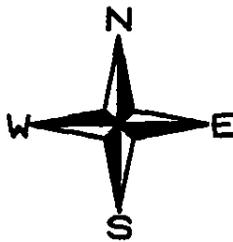
- Applicant requests the public hearing on the proposed project be rescheduled to the 2-27-97 Planning Commission Meeting to allow for completion of the required material.

SECTION 16

(SEC 9)



(SEC 21)



DATE: AUGUST 25, 1993

REVISED DATE: MARCH 5, 1996

PRINTED DATE: MARCH 21, 1996



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

To: Planning Commission

Meeting Date: 9-26-96

From: Planning & Zoning Department

Agenda Item: #6

Text Amendment Request: Section 40.209 - "I-R" District

- On 4-25-96, the Planning Commission considered the applicant's requested text amendment regarding Sections 41.200/41.400 - "I-1" District.

As a result of the consideration, the Planning Commission recommended adding as a special exception use in the "I-1" District, as Section 41.403, the following language: "office buildings for executive and professional occupations traditionally related to building trades, including, but not limited to, architects, engineers and surveyors."

Reference 4-25-96 Planning Commission Minutes

- On 5-28-96, the Township Board considered the text amendment to the "I-1" District and supported the Planning Commission's recommendation.

Reference 5-28-96 Township Board Minutes

- The applicant responded with a request for further consideration of the language proposed in the 4-25-96 text amendment application so as to add as a 'permitted use' within the "I-R" District the following:

Section 40.209

'Offices, sales and services related to the building trades, including, but not limited to, architectural, engineering, electrical, mechanical, plumbing, general building, excavating, landscaping, landscape architecture, communications, blueprinting, lithographic, printing and sale of drafting supplies.'

- On 9-26-96, the Planning Commission tabled the item to the 10-17-96 Special Planning Commission Meeting in response to a letter from the applicant requesting that the item be tabled so that he could obtain further information from the Township in preparation for Planning Commission consideration.

Reference 9-26-96 Planning Commission Minutes

- On 10-17-96, the applicant requested the item be tabled a second time due to scheduling conflicts. In response to the applicant's request, the Planning Commission tabled consideration of the requested text amendment to the 1-23-97 Planning Commission Meeting.

Reference 10-17-96 Planning Commission Minutes

- The applicant has recently requested an 'adjustment to the wording of the proposed text amendment to include the following additions:'

Permitted Uses - "I-R" District

'Wholesale and retail sales of services and merchandise'

'Offices and office buildings'

Reference 1-9-97 Application Letter

ZONING BOARD MINUTES - APRIL 25, 1996

EXCERPT

TEXT AMENDMENT REQUEST - SCHRAMM

The Board next discussed the application of Richard and Charlotte Schramm for text amendment concerning Section 11.270 as to the definition of two-family dwelling, Sections 41.200/41.400 as to the "I-1" District, Section 62.155 as to nonconforming uses, and Section 60.600 as to special exception uses, i.e., historic structures and buildings.

The Chairperson noted that the proposed text amendments dealt with three subject matters, which the Chairperson suggested be discussed separately. As to the first issue, the applicant sought, as a permitted use, certain offices within the "I-1" District. The item had been noticed to consider the language for permitted or special exception use.

Attorney Lowell Seyburn, on behalf of the applicant, stated that certain uses were permitted within the "I-1" District, particularly contractor's services related to the building trades. It was felt that architects and engineers are also related to the building trades and, therefore, offices should be allowed for location in areas in the same districts where building trades would be allowed. It was noted that many architects and engineers are also involved in contracting. When involved in contracting, storage of items on site, which could not be located in an "R-3" or Commercial zone, would be necessary.

Mr. Seyburn noted that Mr. Schramm has certain property within the "I-1" District which is a historic building. He was seeking the ability to establish an office within the building. Therefore, it had been proposed that language be added to the Ordinance to allow offices, sales and service related to the building trades, including, but not limited to, architectural, engineering, electrical, mechanical, plumbing, general building, excavating, landscaping, landscape architecture, communications, blueprinting, lithographic, printing and drafting supplies.

Mr. Heisig questioned the applicant's attorney regarding the word "communications" and its meaning. Mr. Seyburn stated it was meant to refer to communications engineers. Mr. Heisig felt that the way the proposed language was worded was too vague and it would be uncertain as to what the "communications" wording meant. The Township Attorney

stated that, if the applicant was referring to communications engineers or fiberoptics engineering, the word "engineer" would apply.

Mr. Heisig was also concerned about the term "sales" in that he felt it was not appropriate to allow retail sales within the "I-1" District. The applicant stated he was seeking to allow mail order of architectural supplies. The Chairperson stated he felt wholesaling would apply to a mail-order business and that, since wholesaling was already permitted within the "I-1" District, the wording with regard to "sales" should not be included.

Public comment was sought. Pam O'Connor spoke, stating she was in support of the request to amend the Ordinance. She felt it was important to encourage the Board to consider special uses in historic structures.

Helen Brodasky commented that she was concerned about the wording as to its vagueness. She wondered whether the supplies would be stored on site; and the applicant stated that, with his particular use, they would be. Mr. Schramm stated that calls would be received at another office for placement of orders.

The Chairperson noted a letter had been received from Mrs. Brodasky, indicating she did not feel the change was appropriate. She felt it was important to distinguish the Commercial from the "I-1" District.

Mr. Schramm stated he felt it was important that persons like him, who were licensed architects and licensed builders, be allowed to establish a use within the "I-1" District in which building trades were allowed to be located.

Dick Speglemeyer stated he had worked within the construction trades for 48 years. He had worked with companies which had staff architects. Further, he noted many architects have construction firms. He had seen offices located in Industrial and Commercial Zones. He felt it was difficult to separate architects and engineers from the building trades contractors and, therefore, he felt the change was appropriate.

The public hearing was closed, and the Chairperson noted that the intent of the application was to provide for uses related to building trades to be located in the "I-1" District in terms of their office space. The Chairperson noted that the "I-R" District allowed as a special use offices related to the permitted uses. The Board was being asked to do something similar in the "I-1" District. He felt it was important, however, not to allow every type of office as a primary use in the Industrial Zone. Nevertheless, he felt it would make sense to create a special exception use similar to that which existed in the "I-R" District.

Mr. Heisig stated he was also in agreement with the concept presented. However, he was concerned that the language offered was too broad. He was in favor of specifically allowing engineers, architects and other building-trades-related offices. But he was concerned about the "sales" and "communications" language in particular.

The Chairperson felt it would be inappropriate to include any language which could be construed to allow retail sales in the "I-1" District. He also felt it would be inappropriate to add offices as a permitted use. He felt adding such language would make the Industrial District indistinguishable from the Commercial District.

Mr. Loy agreed with the Chairperson, stating he felt it was appropriate to amend the Ordinance to accommodate those situations where architects or engineers were also involved in contracting.

Ms. Meeuwse moved to recommend adding as a special exception use in the "I-1" District, as Section 41.213403, the following language: "office buildings for executive and professional occupations traditionally related to be above permitted uses, including, but not limited to, architectural, engineers, surveyors' offices." Mr. Loy seconded the motion.

Mr. Schramm expressed concern that the use would be special exception use rather than permitted. The Chairperson and Board members indicated that they felt it was appropriate to allow the office within the District, but to allow offices as permitted use would eliminate the distinction between Commercial and Industrial Zones.

There was discussion about the concern that the language would allow offices of too broad a nature. It was felt that, to accomplish the intent sought by the applicant and to maintain the integrity of the "I-1" District, alternative language should be provided. Ms. Harvey suggested that the following be considered: "Office buildings for executive and professional occupations traditionally related to building trades, including, but not limited to, architects, engineers and surveyors." Ms. Meeuwse moved to amend her motion so as to incorporate the language suggested by Ms. Harvey. Mr. Loy seconded the amendment. The motion carried unanimously.

MAY 28, 1996

The Oshtemo Township Board held its regular meeting at the Township Hall. The meeting was called to order by Supervisor Fleckenstein at 7:00 p.m. All Board Members were present. Also, present was Richard Reed, Township Attorney and Thomas Wheat, Township Engineer along with 10 interested people.

The Pledge of Allegiance was recited.

Motion made by Fiala seconded by Johnson to approve the minutes of our last three meetings, May 14, May 16 and May 21, 1996, with the following correction to the minutes of the May 16 Special Meeting: the minutes showed that the motion "carried" but it was requested that the two "no" votes be shown. Carried.

Income to the General Fund of \$15,463.89 and disbursements of \$53,641.93 were reported. Fire Fund income was \$.00 with disbursements of \$17,814.08. Motion made by Anderson, seconded by Block to pay the bills and acknowledge the income. Carried.

CITIZENS COMMENTS

NONE

LOT SPLIT - WESTPORT PLAT

Fred Reynolds requested an approval of a lot split and combination that would create two lots from three. It involved lots 244 & 245 in Westport 4 and lot 336 in Westport 7. The report from our Planning Department stated the lots will comply with the requirements of our ordinances

Motion made by Anderson, seconded by Johnson to approve the requested lot split/combination. A roll call showed all Board Members voting "aye".

"I-1" TEXT AMENDMENT

The Zoning Board recommended amending the "I-1" Zone to add the following as a special exception use: "office buildings for executive and professional occupations traditionally related to building trades, including, but not limited to, architects, engineers and surveyors.

In response to a question by Trustee Anderson, Attorney Reed corrected the section number to 41.403 under the Special Exception Uses, not 41.213.

Motion made by Fiala, seconded by Johnson to set the amendment for First Reading on June 11 and to correct the section to 41.403.

Attorney Seyburn, representing the applicant, Richard Schramm, explained that their request was for their use to be a "permitted use" not a "special exception use". Clerk Branch responded by referring to the Zoning Board Minutes dated April 25, 1996, where they discussed having language similar to the special exception use in the "I-R", allowing offices buildings for professional related to the permitted uses. She felt this would be consistent with the language in the "I-R"

Attorney Seyburn and Richard Schramm did not agree. They felt we were being inconsistent because some contractor services would be permitted and some would be treated as special exception uses.

Lara Meeuwse, Zoning Board Member, was present and commented that offices were allowed in the "R-3" & "R-4" and that they did not want to dilute the "I-1" zone with offices or retail.

Treasurer Brown questioned Attorney Seyburn if this discussion had taken place with the Zoning Board. He replied that they did not have a "free wheeling" discussion.

Attorney Reed advised the Board, that is they felt the Zoning Board had a reasonable basis for their recommendation, then it should be set for First Reading. The other option would be to return it to them for reconsideration.

After all comments were heard and the vote was taken, the motion carried.

PLANNING COMMISSION MEETING - SEPTEMBER 26, 1996
EXCERPTS

SCHRAMM - SECTION 40.209 TEXT AMENDMENT

The next item was the application of Richard Schramm for amendment of the Township Zoning Ordinance to add Section 40.209 to allow offices, sales and services related to building trades, including, but not limited to, architectural, engineering, electrical, mechanical, plumbing, general building, excavating, landscaping, landscape architecture, communications, blueprinting, lithographic, printing and sale of drafting supplies.

The Chairperson noted that the applicant had submitted a letter requesting that the item be tabled so that he can obtain further information from the Township in preparation for Planning Commission consideration of the item. Mr. Corakis moved to table the item to October 17, 1996. Mr. Loy seconded the motion. The motion carried unanimously.

OTHER BUSINESS

The Chairperson updated the Commission with regard to the Township Board meeting of September 24, 1996.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:45 p.m.

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

BY: _____

Lara Meeuwse
Lara Meeuwse, Secretary

Minutes prepared:
September 27, 1996

Minutes approved:

10-10-96

PLANNING COMMISSION MEETING - OCTOBER 17, 1996
EXCERPTS

SCHRAMM - TEXT AMENDMENT REQUEST - SECTION 40.209

The next item was to be consideration of the amendment of the Township Zoning Ordinance to add Section 40.209. It was noted that the item had been previously tabled from the meeting of September 26, 1996. The applicant requested that again the item be tabled. The applicant had submitted a written request.

Mr. Block moved to table the item to the meeting of January 9, 1997. Ms. Reddy seconded the motion. The motion carried unanimously.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 11:00 p.m.

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

BY: Lara Meeuwse
Lara Meeuwse, Secretary

Minutes prepared:
October 21, 1996

Minutes approved:
11-14-96

Richard A. Schramm

2001 S. 4th Street, Kalamazoo, Michigan 49009

FAX: 616/372-7272

Phone: 616/375-2472

CHARTER TOWNSHIP OF OSHTEMO
7275 West Main Street
Kalamazoo, Michigan 49009
Att: Township Board & Planning Commission

REF: Text Amendment
"I-R Zone"

Dear Township Board & Planning Commission:

01/09/97

We would like to adjust the wording of our proposed "Text Amendment" request scheduled meeting on 1/23/97 regarding "I-R Permitted uses". The proposed "Text Amendment" shall include the following additions:

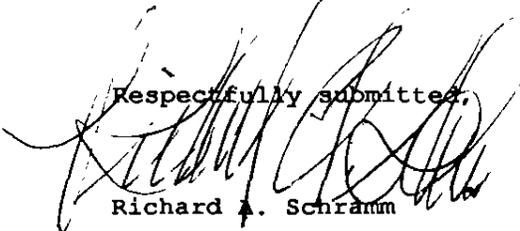
Permitted Uses in I-R Zone:

"Wholesale and retail sales of services and merchandise."

"Offices and office Buildings."

This is the exact text working for permitted uses in the Oshtemo Zoning Ordinance at the time I purchased my property, and I request that these uses be restored

Respectfully submitted,



Richard A. Schramm

RECEIVED JAN 21 1997

Oshtemo Business Association

P.O. Box 1, Oshtemo, Michigan 49077

David Scott Parker, President

FAX: 616/327-1711 Phone: 616/375-6360

RE:

IMPORTANT MEETINGS

Oshtemo's Proposed Industrial Zoning Text Changes

OBA meeting 1/20/97

Oshtemo Township Planning Commission Meeting 1/23/97

Dear Members & Prospective Members:

01/16/97

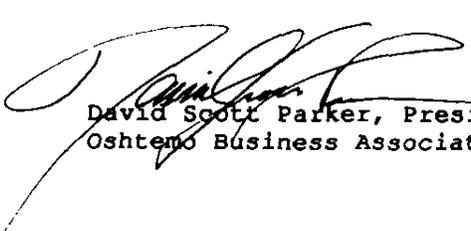
Our next regular OBA meeting is 7:00 pm, January 20th, 1997 at Pine West - Catering, 2425 S. 11th Street. We need your help, and would like you to attend.

This OBA meeting is extremely important to all "Industrial Zone" property owners and business owners. We will be discussing the proposed text changes to the Oshtemo's "Industrial Zones" to permit "Commercial" and "Office" uses. A number of property owners have found Oshtemo's existing permitted uses in the "Industrial Zone" to be inadequate, and unreasonable for proper utilization of their land.

The Oshtemo Township Planning Commission has scheduled a public hearing of this proposed text change at the Oshtemo Township Hall, 7225 West Main Street, on 1/23/97 at 7:00pm. Their decision on this issue will affect the value and viability of all industrial property in Oshtemo. Your concerns need to be expressed in person or in writing to the Township Planning Commission.

Please mark these dates on your calendar, and be sure to attend the Township Meeting so your views can be heard by the Township.

See you on 1/20/97, and on 1/23/97 at the Township Hall!



David Scott Parker, President
Oshtemo Business Association



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

To: Planning Commission

Meeting Date: 1-23-97

From: Planning & Zoning Department

Agenda Item: #7

Applicant: Jim Buford
Buford Realtors
3003 West Main
Kalamazoo, MI

Location: Approximately 32 acres located on the east side of North 6th Street, 1530 feet north of West Main - Northwest 1/4 of Section 15.

Reference Vicinity Map

Request: Preliminary Plat Review - Oak Park #1

Section 2.1 - Subdivision Control Ordinance

A. - J.

: Proposed plat is in compliance.

K.

: A legal opinion on ownership and use conditions/easements regarding the subject property shall be on file with the Township.

L.

: Reference 12-13-96 Kalamazoo County Road Commission Review Letter

Section 2.2 - Subdivision Control Ordinance

A. Streets

3. The proposed street arrangement provides for extensions to project boundaries.
4. Lots #1 and #35 shall not be permitted direct access to North 6th Street.
10. The street layout for Phase 1 will result in a dead-end street in excess of 660 ft in length. The development of future phases will bring the street arrangement into compliance with this standard.

Variance approval from the dead-end street standard is required for Phase 1. Variance approval can be granted where 'natural conditions or the prior development of the area cause practical difficulties or unnecessary hardships in plat layout, and an extension can be granted without creating a safety hazard.'

11. A second access point for the project shall be required with the development of future phases.
12. Public street lighting should be designed to comply with the intent of Section 78.700, Zoning Ordinance, and be in character with adopted lighting objectives/standards.

B. Lots

1. All proposed lots comply with the minimum area and width requirements for single-family residential lots. Only Lots #1-#6 and Lot #34 comply with the minimum area and width requirements for two-family residential lots.
2. Lots #1 and #35 will be subject to a 70 ft setback requirement from the right-of-way of North 6th Street. The size of Lots #1 and #35 should be reviewed for buildability in compliance with setback standards.

C. General Provisions

3. Some low areas on the property have been defined as 'common areas'. The proposed purpose, ownership, and maintenance of the 'common areas' should be identified.

Relief (slope) on Lots #1, #5, #8, #20-#21, and #32-#34 should be reviewed for buildability, natural feature impact, and compliance with stormwater retention objectives and standards for on-site septic systems.

PLANNING COMMISSION MEETING - NOVEMBER 14, 1996
EXCERPTS

OAK VIEW #1 - PRELIMINARY PLAT REVIEW

The next item was consideration of a proposed 35-lot residential subdivision occupying approximately 35 acres. The subject property is located on the east side of North 6th Street, approximately 1,530' north of West Main, and is within the "AG" Agricultural-Rural Zoning District classification. The Commission would consider preliminary plat review pursuant to the Subdivision Control Ordinance and make a recommendation to the Township Board. It was noted that the applicant was not present, and the Chairperson sought public comment.

Robert Schafer inquired as to the number of lots included in the proposed subdivision. The Chairperson noted that there were 35 acres and 35 proposed lots in Phase I. He showed Mr. Schafer a drawing depicting the Phase I lines. Mr. Schafer was concerned that the property abuts his and includes a pond. He was concerned about encroachment on, or damage to, his property.

There was no public comment offered, and the public hearing was closed.

Ms. Meeuwse entered the meeting.

Reference was made to the letter received from the County Department of Planning and Community Development concerning the proposed plat. Among other recommendations, it was suggested that the phasing for the entire parcel be shown on the preliminary plat. The proposed plan shows only Phase I. Also, it was recommended that the first phase include the westerly one-third of the property. It was also suggested that the applicant consider use of the Township's Open Space Community provision.

Reference was made to Section 2.1 of the Subdivision Control Ordinance, and it was noted that the proposed plat complies with Sections A through J. As to Section K, an approval could be conditioned upon receipt of the legal opinion. With regard to Section L, a letter approving the proposed plan would be required from the Kalamazoo County Road Commission.

Ms. Reddy entered the meeting.

The Commission next reviewed the provisions of Section 2.2 and noted that subparts 1 through 2 were satisfied. As to subpart 3, the street arrangement extends to property boundaries. However, the Chairperson had a concern about the overall design of the system in that the two entrances, at points on 6th Street, did not seem to distribute traffic evenly. He felt that the northerly drive served only approximately one-fourth of the plat and the other served approximately three-fourths.

The applicant, Mr. Buford, arrived. There was discussion with Mr. Buford of the proposed street system. He stated that the topography of the property presented a problem in street system design in that there were extreme dropoffs. However, the plat would need to be redesigned because he had learned that morning that the Kalamazoo County Road Commission would not approve the access points. He had been told that the Kalamazoo County Road Commission would require 540' of "visibility," and there was only approximately 340-350' for these drives. Therefore, the plat design would need to be redrawn.

There was a discussion with the applicant about the proposed plat and the possibility of Open Space Community as a development option. After further discussion, the applicant requested that the plan be withdrawn. He stated he would resubmit when the plan had been redesigned. It was suggested that he might wish to meet, or have his representatives meet, with Rebecca Harvey to explore the Open Space Community option.

Mr. Corakis moved to grant the applicant's request to withdraw the plan, and Mr. Block seconded the motion. The motion carried unanimously.



3801 East Kilgore Road • Post Office Box 2127 • Kalamazoo, Michigan 49003-2127
Telephone: (616) 381-3171 • Fax: (616) 381-1760
<http://www.kcrc-roads.com>

December 13, 1996

RONALD E. REID, Ed.D.
Managing Director

Board of County
Road Commissioners
of Kalamazoo County

JOHN J. PETERS
Chairperson
District B
3077 West Gull Lake Drive
Richland, MI 49083
(616) 629-4273

NORMAN FRENCH
Vice Chairperson
District A
9470 Stadium Drive
Kalamazoo, MI 49009
(616) 375-4876

MARGARET E. GROBBEN
Member
District C
P.O. Box 142
Fulton, MI 49052
(616) 776-9969

Office Hours 7:30 a.m. - 4 p.m.
Equal opportunity employer

Jim Buford
3003 W. Main Street
Kalamazoo, MI 49007

Re: Oak Park #1, Oshtemo Township

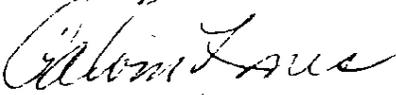
Dear Mr. Buford:

I presume you and your consulting engineer are familiar with the "Requirements and Specifications for Proposed Plats" adopted by the Kalamazoo County Road Commission on May 2, 1995, specifically Sections IX and X concerning final plat acceptance and escrow procedures.

These sections serve as plat acceptance before construction is completed, providing a Letter of Credit or cash escrow account has been established.

Therefore, per your conversation with Phil Czuk, please submit the necessary materials and data to this office prior to Thursday, December 19. The agenda will be finalized on that date for the December 23 board meeting. This letter also serves as preliminary plat approval for the above-named plat.

If you have questions or comments, please feel to contact Phil Czuk or me.

Sincerely,

Calvin L. Jones
Chief Engineer

dm

c: Leo VanderHorst
Bob Snell



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

TO: Planning Commission Members

MEETING DATE: 1-23-97

FROM: Planning/Zoning Department

AGENDA ITEM: #8

Consideration for an agenda item, the proposed rezoning of approximately 15 acres located on the north side of West "KL" Avenue, 450 feet east of 9th Street, from "R-2" to "R-3".

A review/amendment of the 9th Street Focus Area Development Plan contained within the Master Land Use Plan is required.

CHARTER TOWNSHIP OF OSHTEMO
KALAMAZOO COUNTY, MICHIGAN

APPLICATION FOR REZONING

Date December 23, 1996

Applicant Name James Herweg (Jim)

Address 25446 CR 653 Gobles, MI 49055 Phone 373-1000 (D); 628-2860 (E)

Section or Plat Section 23

To the Zoning Board:

The above named applicant hereby petitions the Charter Township of Oshtemo Zoning Board to amend the Charter Township of Oshtemo Zoning Ordinance by the rezoning of the following described property as hereinafter set forth and in support of such rezoning submits the following facts:

- I. Legal description of property (Lot and Plat name or meets and bounds description). Attach separate sheets if necessary.

Please see attached

23 200 - 021

- II. Size and general location of property (acreage, dimensions, street, street number if available, nearest landmark).

15.12 Acres at approximately 5200 KL Avenue, part of

a larger parcel of approximately 47 acres.

Dimensions of 15.12 acres: 570' X 1310'

- III. Present improvements on the property (building, other structures, etc.).

None

(over)

IV. Nature of applicant's interest in the property (deed holder, option, land contract purchaser, tenant, other).

Purchaser

V. If applicant's interest is other than deed holder, does the deed holder know of this application and consent thereto?

Yes X No _____

VI. The following private plan or deed restrictions encumber the property. (If none, so state; otherwise list such restrictions or attach a copy of the same).

None

VII. The purpose of the rezoning is to use the property as follows: (Describe operations and construction if any).

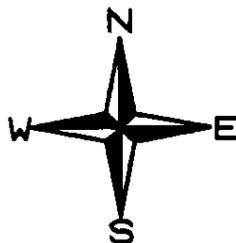
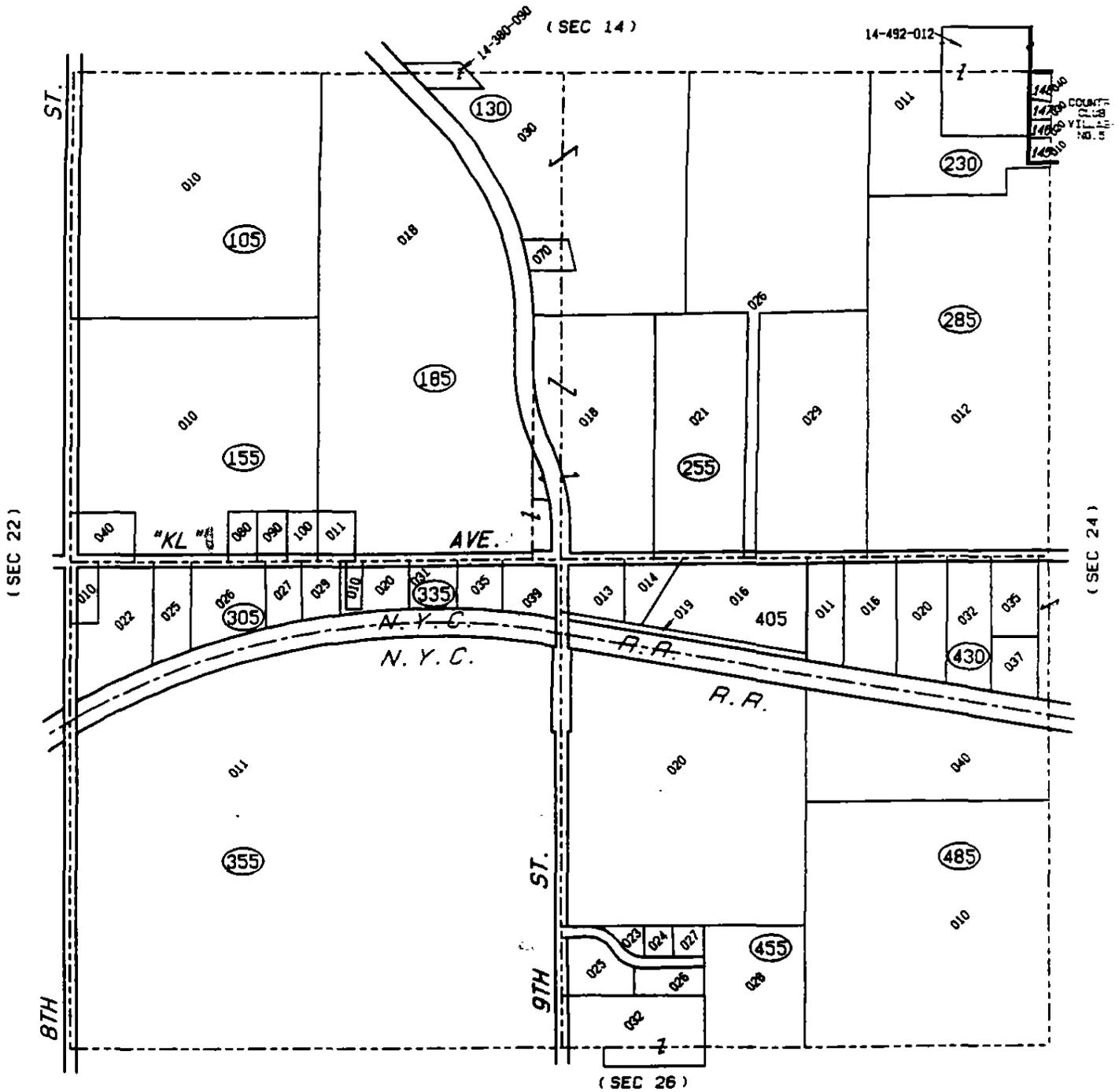
Construction of a holistic health care facility for
Kalamazoo Center for the Healing Arts

VIII. It is hereby requested that the foregoing described property be rezoned from R-2 Zone to R-3 Zone.

IX. Enclosed herewith is the application fee of 300⁰⁰ payable to the Charter Township of Oshtemo to help defray a portion of the cost of the consideration of the foregoing application.


Signature of Applicant
Jim Herweg

SECTION 23



SCALE 1" = 800'

DATE: AUGUST 25, 1993

REVISED DATE: MARCH 8, 1996

PRINTED DATE: MARCH 21, 1996

1-23-97 PC Packet

December 14, 1996
2670 Fairgrove
Kalamazoo, MI 49009

Oshtemo Township Planning Commission
7275 West Main Street
Kalamazoo, MI 49009

Dear Planning Commission Members:

My family and I have lived in the Fairlane plat since 1971 and for many years have enjoyed the township's open space and convenience. I therefore would like to take this opportunity to support your recommendation that the Stadium Drive/Ninth Street area be developed as the historic village "hub" of Oshtemo Township. In the spirit of this effort, I've outlined three items which I think could enhance this project.

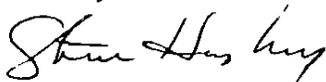
First, I agree with your proposal to use street lighting, sidewalks, park benches, and annual flowers to give our "hub" a more village-like atmosphere. In this regard I suggest a summer-time scouting trip to the Standale shopping district on Lake Michigan Drive on the west side of Grand Rapids where these elements are combined to give a very attractive "hometown" atmosphere.

Second, extend the Stadium Drive/Ninth Street bicycle path east to Drake Road, and work with the City of Kalamazoo to connect this path to Asylum Lake, Western Michigan University, and Kalamazoo Central High School. The current paths are widely used year round, and their extensions would offer even greater recreational opportunities, while helping to tie Oshtemo to downtown Kalamazoo and the Kal-Haven Trail.

Third, before all of the land between Stadium Drive, Ninth Street, KL Avenue, and Eleventh Street is fully developed, I would hope that the commission could set aside a small portion as a nature preserve or park for the township residents. Despite being more heavily developed, both Portage and Kalamazoo have many more small parks and open spaces offering recreational opportunities. Anticipating the growth that this area will soon experience, we must likewise ensure that we have enough open space to accommodate the recreational needs of our residents. As an option in this regard, it is possible that some of this land might qualify for the State of Michigan's Conservancy Trust, whereby wilderness areas adjacent to densely populated areas are purchased by the State to preserve wilderness areas and provide outdoor recreational space.

Again, thank you for providing sensible growth to Oshtemo Township and helping to keep it a great place to live.

Sincerely,



Steve Humphrey

RECEIVED DEC 16 1996

**REED,
STOVER &
O'CONNOR, P.C.**
Attorneys At Law

January 3, 1997

Robert C. Engels
Gould Fox

Patricia R. Mason
Willy Nordwind, Jr.
Michael D. O'Connor
Cynthia P. Ortega
Michael B. Ortega
James W. Porter
Richard D. Reed
Carolyn W. Schott
Michael A. Shields
Gregg E. Stover

Of Counsel

Richard H. Morris
Edward P. Thompson

Elaine Schultz
Kalamazoo Gazette
401 S. Burdick
Kalamazoo, MI 49007

Re: Charter Township of Oshtemo
Leaders Marine -
Special Exception Use/Site Plan Review

Dear Elaine:

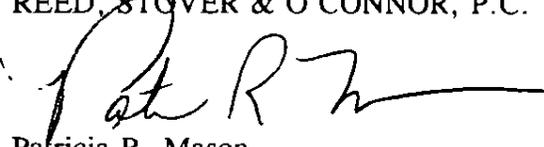
Enclosed please find a Notice of Public Hearing regarding the above matter. Please publish this Notice in the Hometown Gazette West and North on Monday, January 13, 1997.

Please forward one Affidavit of Publication to our office and one Affidavit of Publication along with your bill to: Elaine J. Branch, Oshtemo Charter Township Hall, 7275 West Main Street, Kalamazoo, MI 49009.

Thank you for your attention to this matter.

Very truly yours,

REED, STOVER & O'CONNOR, P.C.


Patricia R. Mason

PRM/jrd

Encl.

C Oshtemo Charter Township

800 Comerica Building
Kalamazoo, Michigan
49007-4731

Telephone 616-381-3600

Fax 616-381-8550

OSHTEMO TOWNSHIP
KALAMAZOO COUNTY, MICHIGAN

APPLICATION FOR SPECIAL EXCEPTION USE HEARING

Date December 27, 1996

Leaders Marine
Applicant's Name

Section 16
Land Section or Plat

The above named applicant hereby petitions the Oshtemo Township Zoning Board for a special exception use of the following described property as hereinafter set forth and in support of such use submits the following facts:

- I. Legal description of property (Lot and Plat name or meet and bounds description). Attach separate sheets if necessary.

Refer to sheet 1 of site plan

- II. Size and general location of property (acreage, dimensions, street, street number if available, nearest landmarks).

22.63 acres

- III. Present improvements on the property (building, other structures, etc.)

2 storage buildings, 1 building for shop and showroom, and an outdoor boat display area

(over)

IV. Nature of applicant's interest in the property (deedholder, option, land contract purchaser, tenant, other)

DEED HOLDER

V. If applicant's interest is other than deed holder, does the deed holder know of this application and consent thereto?

Yes _____ No _____

VI. The following private plat or deed restrictions encumber the property. (If none, so state; otherwise list such restrictions or attach copy of the same.)

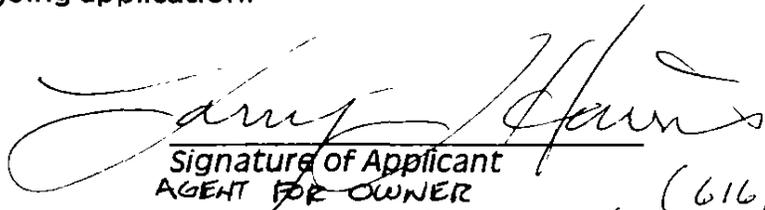
NONE

VII. The purpose of the special exception is to use the property as follows: (Describe operations and construction if any).

BUILDING ADDITION FOR PARTS STORAGE AND SHOWROOM. ALSO ADDITIONAL
OUTDOOR DISPLAY AREA.

VIII. It is hereby requested that the foregoing described property be approved for operation of a used car lot per Paragraph 16, Section 10B of the Charter Township of Oshtemo Zoning Ordinance.

IX. Enclosed herewith is the application fee of \$300.00 payable to the Oshtemo Township to help defray a portion of the cost of the consideration of the foregoing application.


Signature of Applicant
AGENT FOR OWNER

3503 Greenleaf Blvd (616) 375-6254
Address Phone

Kalamazoo, Mi

Leaders 111a

3905-16-180-046	Resh	0
255-012	"	No 0
014	"	No 0
16-130-012	Kehm	
017	Frey	
018	"	No 0
019	Wilson, John	
16-180-012	Schafer	
021	Lewis	
042	Rumery	
051	Resh (Dup)	No 0
059	Boraffjord	
16-255-016	Handley	
020	Brown	
030	Boothby	
16-330-040	Sonnevil	
060	Slack	
16-405-010	Dougherty's Corners	
030	Wilson, Wilbur	No 0
040	"	0
050	Anderson	
09-380-022	Kehm (Dup)	No 0
09-480-020	Van Hout	

Larry L. Harris
3503 Greenleaf Blvd.
Kalamazoo, MI 49008

16-180-046
RESH DALE R & ETHEL
982 NORTH 5TH STREET
KALAMAZOO MI 49009

16-180-046
OCCUPANT
8518 WEST MAIN
KALAMAZOO, MI 49009

16-130-012
KIHM JOHN L
14810 HORSESHOE TRACE
WELLINGTON FL 33414

16-130-017
FREY JAMES M & ROXANNE
1260 NORTH 5TH STREET
KALAMAZOO MI 49009

16-130-019
WILSON JOHN & BRENDA
1220 NORTH 5TH STREET
KALAMAZOO MI 49009

16-180-012
SCHAFER MONICA L
1190 NORTH 5TH STREET
KALAMAZOO MI 49009

16-180-021
LEWIS GEORGE E & MARY A
1042 NORTH 5TH STREET
KALAMAZOO MI 49009

16-180-042
RUMERY RICH L & CHERYL K
35686 MILL LAKE ROAD
GOBLES MI 49055

16-180-059
BORGEJORD HARALDUR & GRACE A
545 CHADD'S FORD WAY
KALAMAZOO MI 49009

16-180-059
OCCUPANT
8688 WEST MAIN
KALAMAZOO, MI 49009

16-255-016
QUARRY JEANNE
HUMMELL SANDRA
HANDLEY DAVID
PO BOX 298
KALAMAZOO MI 49009

16-255-016
OCCUPANT
8342 WEST MAIN
KALAMAZOO, MI 49009

16-255-020
BROWN PAUL
3227 MARLANE AVENUE
KALAMAZOO MI 49006

16-255-020
OCCUPANT *Returned*
8412 WEST MAIN
KALAMAZOO, MI 49009

16-255-030
BOOTHBY FRED C. & ELOISE
25731 M-40 HIGHWAY
GOBLES MI 49055

16-255-030
OCCUPANT
8390 WEST MAIN
KALAMAZOO, MI 49009

16-330-040

SONNEVIL LYNN
8613 WEST MAIN
KALAMAZOO MI 49009

16-330-060

SLACK NORMAN TRUST
8503 ALMENA DRIVE
KALAMAZOO MI 49009

16-405-010

DOUGHERTY'S CORNER MARKET
8441 WEST MAIN STREET
KALAMAZOO MI 49009

16-405-010

OCCUPANT
8441 WEST MAIN
KALAMAZOO, MI 49009

16-405-040

WILSON WILBUR & MARYLOU
HERETICK JANICE/WEBSTER BETTY
8403 WEST MAIN
KALAMAZOO MI 49009

16-405-050

ANDERSON BARRY T
8391 WEST MAIN
KALAMAZOO MI 49009

09-480-020

VANHOUT PETER & ALBERTA
1659 NORTH 6TH STREET
KALAMAZOO MI 49009



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9337
616-375-4260 FAX 375-7180 TDD 375-7190

SITE PLAN REVIEW APPLICATION

Date: 12-14-96 Present Zoning: Agg Fee: 150⁰⁰

Land Owner: Including the names & addresses of any officers of a corporation or partners of a partnership). Documentation is required.

_____ 15-105-011

Person Making Request: Jim Buford (Oak Park)

Address: 9757 Sunnywood Dr Phone: 353-7653

Interest in Property: Developer

Size of Property Involved: Ap 35A Total Land 79A

Legal Description of Property Involved: See Plan

General Description of the Proposed Development: Oak Park

List Supporting Documents attached to the application, if any: _____

CHARTER TOWNSHIP
OF OSHTEMO
7275 W. MAIN STREET
KALAMAZOO, MI 49009-9337
616-375-4260 FAX 375-7180
TDD 375-7190

That approval of this site plan constitutes Township of Oshtemo, that all improvements be made in strict compliance with the approved plan and conditions imposed, and shall be subject to the provisions of the Ordinance governing Site Plan Review.

Owner/Agent

Jim Buford

3905-15-105-011 Kinkman Trust

15-105-018 Danek

15-155-010 Arnold
021 Schaser

15-180-020 Johnson
040 Jean

15-205-018 Gocham

16-280-030 Applegate

09-480-020 Van Hout

10-355-051 Bourner, B
059 " , H. No 0

10-330-010 Gorham (Dup) No 0

10-455-011 Mar Ko

Jim Buford
Buford Realtors
3003 West Main
Kalamazoo, MI 49007

15-105-011

AMERICAN NATIONAL BANK
JIM BRINKMAN - TRUST DEPT
P O BOX 4019
KALAMAZOO MI 49003

15-105-018

DANEK JUDITH A
1220 NORTH 6TH STREET
KALAMAZOO MI 49009

15-155-010

ARNOLD OLIN J & EVELYN
1116 NORTH 6TH STREET
KALAMAZOO MI 49009

15-155-021

SCHASER ROBERT J
1052 NORTH 6TH STREET
KALAMAZOO MI 49009

15-180-020

JOHNSON FRED TRUSTEE
7656 WEST MAIN
KALAMAZOO MI 49009

15-180-040

JEAN ANDREW & BARBARA
7616 WEST MAIN
KALAMAZOO MI 49009

15-205-018

GORHAM MARION F & ROBERT M
7250 WEST MAIN
KALAMAZOO MI 49009

16-280-030

APPLEGATE ROBERT L & RUTH D
977 NORTH 6TH STREET
KALAMAZOO MI 49009

09-480-020

VANHOUT PETER & ALBERTA
1659 NORTH 6TH STREET
KALAMAZOO MI 49009

10-355-051

BOURNER BRUCE
2090 NORTH 6TH STREET
KALAMAZOO MI 49009

10-355-059

BOURNER HAROLD W/JEAN/BRUCE
2090 NORTH 6TH STREET
KALAMAZOO MI 49009

10-455-011

MAR BO INVESTMENTS
7292 WEST MAIN
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