

OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION

MINUTES OF MEETING HELD FEBRUARY 27, 1997

Agenda

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

REZONING - 2575 S. 11TH ST. - L.S. 25 (McCARTHY)

A meeting was conducted by the Oshtemo Charter Township Planning Commission on Thursday, February 27, 1997, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall, pursuant to notice.

Members Present: Ken Heisig, Acting Chairperson
 Lara Meeuwse
 Ted Corakis
 Millard Loy
 Marvin Block

Member Absent: Wilfred Dennie

Also present were Rebecca Harvey, Patricia R. Mason, Township Attorney, and five (5) other interested persons.

CALL TO ORDER

The Acting Chairperson called the meeting to order at 7:05 p.m.

AGENDA

The Acting Chairperson suggested adding, under "Other Business," a discussion of the workshop session conducted the previous Monday evening. Ms. Meeuwse suggested adding a discussion of the upcoming Township Board meeting of March 11, 1997. Mr. Corakis moved to approve the agenda as amended, and Mr. Block seconded the motion. The motion carried unanimously.

MINUTES

The next item was consideration of the minutes of the meeting of February 13, 1997. Ms. Meeuwse suggested minor changes to pages 3, 4 and 5. Mr. Loy moved to approve the minutes as amended, and Ms. Meeuwse 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 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 North ½ of Land Section 16 and is within the "C" Local Business District Zoning classification.

It was noted that the applicant was not yet present, and the Acting Chairperson suggested tabling the item to later in the meeting.

REZONING - 2575 S. 11TH ST. - L.S. 25 (McCARTHY)

The Planning Commission next considered the application of Reid and Ardis McCarthy for rezoning of approximately three acres in the SE¼ of Land Section 25 located at 2575 S. 11th Street. The property has approximately 98.87' of frontage on 11th Street and is situated in the "R-2" Residence District Zoning classification. The Planning Commission will consider rezoning the property to the "R-3" Residence District or the "C" Local Business District Zoning classification.

The Acting Chairperson noted that the applicant had requested rezoning to the "C" District and that the Planning Commission had expanded the item for consideration of the "R-3" District.

The report of the Planning and Zoning Department is incorporated herein by reference.

Ron Zuiderveen was present on behalf of the applicants. He stated that the neighbors, such as The Kitchen Shop, had no objection to commercial zoning. Mr. Zuiderveen stated that he owns property adjacent to this property to the south, and he believes commercial zoning would be "of benefit" to his property in that the setback required for the building and parking area would be increased by the supplemental setback provisions of the Zoning Ordinance because his property is within the "R-3" District.

Further, he felt that commercial zoning would be preferable to "R-3" zoning in that offices would be limited to 10,000 sq. ft. in size in the "R-3" District. He noted that this is a three-acre parcel and could support a larger building. Additionally, there was other commercial property in the area, and this property would merely be an expansion of the commercial zoning.

Ms. Meeuwse had questions as to the commercial zoning in the area, and it was pointed out that property to the north and east of the subject property is zoned "C." Ms. Meeuwse questioned the applicant as to whether there had been any consideration of a future shared-access point, and Mr. Zuiderveen stated he did not believe that anyone had looked into this. It was noted that parcel 041 did not have an access on 11th Street.

Again, there was discussion of the supplemental setback provisions; and it was noted that, if commercial zoning borders "R-3" zoning, the setback for the commercial property is 85' for the building and 15' for the parking area.

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

The Acting Chairperson suggested a discussion of the rezoning analysis. The Planning Commission first considered whether the proposed zone change was supported by the adopted Township Master Land Use Plan. It was noted that the Master Land Use Plan identifies this area as within the commercial classification, and therefore the plan would support rezoning to the "C" District. There was a discussion of the Master Land Use Plan's objectives for the commercial classification. There was also discussion of the "R-3" zoning and the objectives for the Transitional classification found in the Master Land Use Plan. Planning Commission members concluded that either proposed District would be supported by the Master Land Use Plan.

The Planning Commission next considered whether the change would severely impact traffic, public facilities and the natural characteristics of the area. The Acting Chairperson stated he felt that the proposed rezoning would not severely impact the existing traffic conditions on 11th Street or the function of Stadium Drive/11th Street intersection.

Ms. Meeuwse mentioned that she would like to encourage shared access for this parcel, particularly if the AT&T right-of-way were developed. Ms. Harvey stated she felt the Planning Commission should assume that the parcel would have a driveway for purposes of rezoning and therefore consider the character and volume of traffic generated under each rezoning scenario in order to determine whether rezoning would have a severe impact on traffic.

The Acting Chairperson noted that there were a variety of uses allowed under the "C" zoning which were not allowed under "R-3." However, Planning Commission members concurred that, due to the current uses in the area and the nature of the street system, either rezoning would not have a severe impact on traffic in the area.

Mr. Block noted that sewer and water were available to the site. As to natural characteristics, the subject area is not located in a designated wetland area or identified woodland area.

Planning Commission members concluded that there would be no severe impact with either rezoning.

The Planning Commission next discussed whether the rezoning would constitute a spot zone. Given that the property is bordered by both classifications being considered, the Planning Commission members felt that a spot zone would not result.

The Planning Commission next considered whether the change would be contrary to the established land use pattern in the area. It was noted that the subject site is located within an area of mixed land use. Since the property borders both the commercial and

"R-3" zoning, it was concluded that the rezoning would not be contrary to the established land use pattern.

It was next considered whether the change would have the probable effect of stimulating similar rezoning requests in the vicinity. It was felt that, given its location and the surrounding land use, the area under consideration was more properly "infill area" and would not result in an extension of either the "C" or "R-3" zone along 11th Street. Mr. Corakis stated that he felt this property would represent a logical ending point or boundary for commercial zoning because of the existing "R-3" zoning to the south, which would serve as a buffer between commercial zoning and other residential use. Planning Commission members recognized that they wished to be cognizant of the property to the west side of 11th Street and the impact of the rezoning on this area. Ms. Meeuwse stated she felt that rezoning to the "C" District would not likely lead to a rezoning on the west side of 11th Street. Mr. Loy agreed, stating he felt that this was particularly true because of the small amount of frontage on 11th Street for the subject parcel and that the building, due to setback, would not be highly visible. Mr. Loy further felt that this would be a good "cutoff point" for commercial zoning and would not influence zoning on the west side of 11th Street. The Acting Chairperson agreed, stating he felt that rezoning to the "R-3" District would have a more probable possible effect of stimulating rezoning on the west side of 11th Street. Ms. Meeuwse said she felt that either rezoning would have an equivalent stimulative effect. However, she did not feel that this would be a problem.

The Planning Commission next discussed whether there had been a change in conditions in the area supporting the proposed rezoning. The development and redevelopment of three commercial parcels located at the intersection of Stadium Drive and 11th Street was noted. It was further noted that there had been approval to develop building #5 of the Westwood Office Park adjacent to the east. Development of two office buildings within the "R-3" District adjacent to the south had taken place. Further, there had been amendments to the "R-3" District regarding use restrictions and density standards. Additionally, the adoption of the Master Land Use Plan, including the Village Focus Area and Genessee Prairie Focus Area Development Plans, constituted changes in conditions. Ms. Meeuwse stated she felt that particularly the development of the three commercial parcels was a change supporting rezoning to the "C" District.

The Planning Commission next discussed whether there would be adequate sites properly zoned available elsewhere to accommodate the proposed use. It was noted that there were approximately 800 acres of "C" zoning within the Township and that the Master Land Use Plan estimates that only approximately 200 acres of "C"-zoned acreage was developed. It was, therefore, felt that there were other commercial sites available. However, it was also recognized that the Master Land Use Plan recommends efforts to identify poorly located commercial zoning and relocate those zones to more suitable areas.

After further discussion, Ms. Meeuwse moved to recommend rezoning of the subject property to the "C" Local Business District Zoning classification with the following reasoning:

- (1) That the rezoning was supported by the adopted Master Land Use Plan.

(2) That the change would not severely impact traffic, public facilities and the natural characteristics of the area.

(3) That the rezoning would not constitute a spot zone in that there was commercial zoning to the north and east of the property.

(4) That the rezoning would not be contrary to the established land use pattern in the area. It was felt that this property would constitute a natural boundary for the commercial node.

(5) That rezoning may stimulate other rezoning requests; however, this property represents a natural boundary for the commercial zoning in the area, and the property to the south would serve, being located in the "R-3" District, to be a buffer between the commercial and other residential zoning.

(6) That there had been changes supporting the rezoning.

(7) That, although it was recognized that there were other adequate commercial sites, the Master Land Use Plan recognizes identifying poorly located commercial areas and the need to relocate same.

The motion was seconded by Mr. Corakis.

The Acting Chairperson reopened the item for public comment, and Mr. Zuiderveen indicated his support for the motion.

Upon a vote on the motion, the motion carried unanimously.

LEADERS MARINE - SPECIAL EXCEPTION USE/SITE PLAN REVIEW

The Planning Commission returned to consideration of the Leaders Marine item.

The report of the Planning and Zoning Department is incorporated herein by reference.

The Acting Chairperson stated that the applicant was requesting the following amendments to the special exception use permit/site plan approval currently applicable to the subject site: (1) an expansion of the special exception use permit boundary 205' to the east (to a depth of 660' north from West Main right-of-way), (2) expansion of outdoor display area (within expanded permit boundary eastward), (3) addition of a second West Main access, (4) expansion of the existing parking lot (23 spaces), and an additional site access route.

The applicant was present and stated that the amendment would also include a leaching basin or retention basin in the northeast corner of the property.

Mr. Harris stated that he is a landscape architect. He said that this proposed project is desperately needed, including the new access point. There is considerable congestion at the existing access point at the entry, circulation and exit. He noted that, on occasion, the traffic circulation at the site would back up and inhibit traffic on M-43. He felt that the second access point and the circular drive would alleviate congestion and eliminate blockage by allowing vehicle traffic, particularly those towing boats, to circulate the property without a backing movement.

He discussed the proposed leaching basin in the northeast corner of the property, which he noted was in the "agriculturally zoned" portion of the site. He noted that the design allows for the creation of a large leaching basin rim and would considerably increase the amount of water retention which could be handled by the basin.

He stated that the existing Scotch pine trees would be removed and that the area would be restored with grasses and flowering trees. Additionally, a new border of plantings would be established 85' from the east property line.

Mr. Harris stated that eventually the owner of the property would be establishing an additional building which would be, architecturally speaking, significantly different from the existing building.

There was a return to the discussion of the circular-drive format, and the applicant stated that the circular drive would allow for better access for fire and emergency vehicles.

Mr. Corakis inquired of the applicant regarding the design of the driveway and whether it would include merely an entrance and an exit. Mr. Harris stated that the applicant had not considered this question, but he did not feel that the applicant should create two one-way drives. He felt that the drives should both be two way. Mr. Harris stated that there was an existing sign indicating to traffic accessing the site that those seeking boat service should pull to the back of the site.

The Acting Chairperson inquired as to where the vehicles towing boats would park, and the applicant indicated that they would be parking across parking spaces, perpendicular.

There was discussion of loading and unloading activities, and the applicant noted that the second access point and circular drive design would help with semi-truck deliveries to the site.

Ms. Meeuwse inquired as to the distance between the two proposed access points, and the applicant indicated that there would be 370' between the two proposed drives.

The Acting Chairperson wondered whether design changes to the existing drive, such as widening, would alleviate the traffic problems. The applicant felt that this would not alleviate the stacking congestion in that there was a need to allow a through driveway so that cars towing boats and semi trucks could move through the site without backing.

Mr. Loy wondered whether the proposed driveway would meet driveway spacing requirements of the Ordinance.

Ms. Harvey noted that the Planning Commission should consider that the Access Management Guidelines of the Zoning Ordinance allow for only one drive at the site. A second drive is considered if a site has over 300' of frontage. However, the Planning Commission must be satisfied that traffic information provided supports the need for a second drive and that the second drive would comply with spacing requirements. She noted that the new drive would not meet spacing requirements from the drive to the east, which is 50' therefrom.

Ms. Meeuwse wondered whether the applicant would be submitting a traffic study. Ms. Harvey noted that the applicant had submitted information as to why a second access point was sought, and the Planning Commission must determine whether it has enough information from which to consider the Access Management Guidelines and the deviation therefrom. Ms. Meeuwse wondered whether a ring-drive arrangement could be provided at the site without a second access point. Mr. Harris stated that the applicant had "struggled with this."

The Acting Chairperson questioned the applicant with regard to the boundaries of the outdoor display area, and these were explained. Further, the Acting Chairperson questioned whether the open-space calculation included on the site plan included the display area. Ms. Harvey noted that there were no requirements for a certain amount of open space in the "C" District but that this display area could be considered open space in that it was unpaved. She felt the more crucial question was whether the outdoor display area was in keeping with the special exception use criteria considered by the Planning Commission due to its quantity, location, etc.

Mr. Loy questioned the applicant as to whether some of the topography as indicated on the plan would be changed, and Mr. Harris indicated that it would. There was discussion as to whether the gate would accommodate truck traffic, and Mr. Harris stated that it would not if the truck were over 60'. However, Mr. Harris had indicated he had met with the Fire Chief to make sure that the access and circulation would accommodate Fire Department needs. Mr. Loy stated he was concerned about the ability of trucks to access the east gate and felt that there would be a problem with getting trucks through this gate. He felt that this would lead to unloading of trucks in the driveway area. Mr. Harris acknowledged that unloading may occur in the parking area. Mr. Loy inquired as to why the applicant did not widen the gate so that trucks could more easily access same. Mr. Harris stated that it might be possible to do so.

Mr. Corakis inquired as to a gate on the west side of the property, and the applicant indicated that this was a secondary gate used to get to the leaching basin or the back field if needed.

Ms. Meeuwse has questions regarding the location of the drives across the street and the location of the intersection with Almena. Ms. Harvey noted that, under the Guidelines, drives must be opposite or offset by 150'.

There was acknowledgment that any approval of the proposed application would require the combination of three parcels so that development was on a single parcel. Combination needed to be accomplished by a recorded legal instrument.

Bob Janson stated that he lives not far from this area on Almena. He felt that this property constituted a hazard for traffic as it exists and that traffic backs up onto the site and there are conflicts with turns to and from Almena. He was in favor of creating a second drive for the site.

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

As to parcel combination, Ms. Harvey noted that the parcels need not be combined in their present configuration but merely needed to include the site improvements. As to access, Ms. Harvey noted that the Planning Commission should consider Section 67.700 and determine whether it was appropriate to deviate to allow for a second drive and to deviate from the driveway spacing requirements.

She also felt it was important that there be a special notation as to approval of the "off-zoning" retention basin. She further stated that the special exception use boundary would be extended to the east boundary of what was noted on the plan as Parcel B. An 85' setback would apply to the building and display areas. As to the proposed drive, it would be logical to assume that this would also be used as a point of access for any development to the rear of the existing Parcel B.

The Planning Commission next considered whether the proposed use would be compatible with other uses expressly permitted within the "C" District. Reference was made to the Statement of Purpose of the "C" District. The Acting Chairperson felt that, in that there was already outdoor display in this area, the question was whether the additional display would render the use incompatible with the "C" District. Inquiry was made as to whether there would be additional lighting at the property, and the applicant indicated that there would not be additional lighting.

Ms. Meeuwse wondered whether allowing this significant increase in display area would set a precedent forcing the Planning Commission to approve similar increases for other uses involving outdoor sales and display. Both Ms. Harvey and the Township Attorney stated that with special exception use the applications were considered on a case-by-case basis, and this would not necessarily create a precedent. However, it was important to review the amount of display proposed to determine its compatibility with the "C" District and with the adjacent area.

Ms. Meeuwse queried as to how boats/merchandise would be delivered to the display area, given the topography and other features. Additionally, she was concerned that the display area was unpaved and, therefore, there may be a spill of contaminants. The applicant stated that there was very little fuel in the boats which were displayed. Mr. Loy was not concerned about this issue.

Ms. Meeuwse inquired as to how the Groundwater Protection Standards should be applied, and Ms. Harvey stated that the Planning Commission's analysis on this point would be "discretionary." The Planning Commission should take information regarding the characteristics of the proposed display and determine whether a threat was posed. The applicant stated, in response to questioning, that primarily new but some used boats could be displayed in this area. The boats would not be repaired or worked on in this display area, however. Mr. Loy felt that, in his opinion, the activities proposed would not pose a threat to groundwater.

There were some comments as to the containment of fluids in the boats. Ms. Harvey noted that it must always be assumed that there could be a leak from the boats but that the Planning Commission might consider that the amount of fluid would be minimal on a long-term basis and, therefore, would not pose a hazard.

Returning to the issue of compatibility, Ms. Meeuwse stated she felt that the use may be incompatible with the surrounding area due to the amount of outdoor display proposed. Mr. Loy disagreed, stating he felt that the vegetation/landscaping which would be established would adequately screen the display area from view. Further, he and Mr. Corakis did not feel that the display would pose a threat to groundwater.

The Acting Chairperson felt that there was a general consensus that the use would be compatible with the "C" District, but he noted that Ms. Meeuwse felt that the proposed use may be incompatible with the general area.

There was discussion of whether the proposed use would be detrimental or injurious to the use or development of adjacent properties or the general neighborhood. It was noted that there was no additional lighting proposed, that screening was proposed, and that there would be an 85' setback for the building and outdoor display area. It was felt that these would weigh in favor of compatibility. Ms. Meeuwse inquired as to the hours of operation, and the applicant responded that they would be open 9:00-6:00 p.m., 9:00-8:00 p.m. on Wednesday and 9:00-4:00 p.m. on Saturday. Ms. Meeuwse inquired as to the trip-generation data, and the applicant indicated that there was none available. No lighting would be added, and the applicant indicated that there would not be a P.A. system in the display area.

There was discussion of how the display area would be accessed, and the applicant indicated that customers would walk to this area. There would be no parking or driving in the display area. Merchandise would be moved to this area from the ring road.

There would be signage indicating "No Parking - Fire Lane."

There was a return to the discussion of landscaping, and it was noted that the area along the east boundary would be planted with 5-6' blue spruce. These trees would reach approximately 60-70' when mature. The trees would be approximately 15' within 8-10 years.

Mr. Corakis wondered whether any trip-generation information could be obtained, and Ms. Harvey stated that such information is available from a traffic consultant.

There was discussion of whether the proposed use would promote public health, safety and welfare. It was noted again that safety/traffic was a concern. The Acting Chairperson agreed that the current arrangement is not safe but that the question was whether the proposed arrangement would alleviate or exacerbate safety at the site.

There would be no public sewer or water available to the site; however, since no building would be added, sewer was not a real concern. However, the lack of municipal water may be a concern due to the added display area. Ms. Harvey felt that this issue could be "flagged" for additional attention by the Fire Department in its review.

There was a return to the discussion of the proposed access arrangement, and Ms. Meeuwse stated she felt that two one-way drives would improve the situation at the site. She felt that two two-way drives would exacerbate safety problems. Ms. Harvey stated that two one-way drives would be considered one drive and, therefore, a deviation from the number of drives allowed under the Ordinance would not be needed. Mr. Loy agreed, stating he felt that two one-way drives would be a good solution for the site. Some Planning Commission members felt that two two-way drives would compound traffic conflicts on the site and on the adjacent street. Further, Mr. Loy and others were concerned about the failure to comply with driveway spacing requirements. Mr. Loy stated he felt that, with the expansion, the owner must expect an increase in traffic to the site, and therefore he was concerned about this new arrangement. Planning Commission members felt uncomfortable with the lack of traffic information and analysis concerning the proposed access. There was discussion with the applicant, and Ms. Harvey noted that the Ordinance requires that the applicant demonstrate, through traffic analysis, a need for a second drive and the impact of the development on the abutting street.

There was discussion of tabling the item and what meetings were available. Although the meeting of March 13, 1997, was available, Mr. Harris stated that he was not available for that meeting. It was finally agreed that the applicant could return to the meeting of March 27, 1997, and will have provided a traffic analysis prior to that date.

Mr. Loy moved to table the item to the meeting of March 27, 1997, so as to allow the applicant to submit additional information regarding traffic analysis, justifying the number of drives proposed, and driveway spacing. Ms. Meeuwse seconded the motion, and the motion carried unanimously.

OTHER BUSINESS

There was discussion of the Monday evening workshop which dealt with tools for managing growth. The Acting Chairperson stated he felt that this was a very beneficial workshop, and Mr. Loy agreed.

There was discussion of the meeting of March 11, 1997, and it was agreed that Ms. Meeuwse would attend this meeting. It was probable that Mr. Dennie would also attend the meeting, and other Planning Commission members were urged to do the same if they were available.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:10 p.m.

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

BY: *Lara Meeuwse*
Lara Meeuwse, Secretary

Minutes prepared:
February 28, 1997

Minutes approved:
3-13-97

AGENDA: _____

DATE: February 27th, 1997

MINUTES: Planning Commission

SENT: March 21, 1997

ZBA

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

PEOPLE

Larry L. Harris
3503 Greenleaf Boulevard
Kalamazoo, MI 49008

Dale & Ethel Resh
982 North 5th Street
Kalamazoo, MI 49009

PC

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

3-6-97

Ronald J. Zuiderveen
5464 Holiday Terrace
Kalamazoo, MI 49009

Reid & Ardis McCarty
2575 South 11th Street
Kalamazoo, MI 49009

Home Builders Association
5700 West Michigan
Kalamazoo, MI 49009

TB

- Fred
- Dave B.
- _____ Marvin
- Norm

Oshtemo Business Association
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Oshtemo, MI 49009

F. W. Dodge Division
McGraw-Hill Information Systems Co.
4000 Portage Road
Kalamazoo, MI 49001

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- Lois
- Ron
- Tony
- Jim
- _____ Attorney's
- _____ Index
- Elaine

Total



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

NOTICE

OSHTEMO TOWNSHIP PLANNING COMMISSION MEETING

February 27, 1997
7:00 p.m.

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes

- February 13, 1997

4. 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.

5. Rezoning - South 11th Street (#97-2)

Consideration of the application of Reid and Ardis McCarthy for rezoning of approximately three acres in the SE1/4 of Land Section 25 located at 2575 South 11th Street. The property has approximately 98.87 feet of frontage on 11th Street and is situated in the "R-2" Residence District zoning classification. The Planning Commission will consider rezoning this property to the "R-3" Residence District or to the "C" Local Business District zoning classification.

6. Other Business
7. Adjourn

**** SCHEDULE OUTLINE**

March 11, 1997 Township Board Meeting

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

March 13, 1997 Planning Commission Meeting

: Text Amendment - "I-R" District (Schramm)

: Text Amendment - Convenience Center Overlay Districts

AGENDA: Planning Commission
MINUTES: _____

DATE: February 27, 1997
SENT: February 18, 1997

ZBA

- ____ Lara M.
- ____ Dave B.
- ✓ Bill S.
- ✓ Brian
- ✓ Tom B.

PEOPLE

Larry L. Harris (Leader's Marine)
3503 Greenleaf Boulevard
Kalamazoo, MI 49008
23 Labels

Ronald Zuiderveen (McCarty)
5464 Holiday Terrace
Kalamazoo, MI 49009
22 Labels

PC

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

Dave Person
Kalamazoo Gazette
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Home Builders Association
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Kalamazoo, MI 49009

TB

- ✓ Fred
- ✓ Dave B.
- ____ Marvin
- ✓ Norm

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Portage, MI 49024

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- ✓ Lois
- ✓ Ron
- ✓ Tony
- ✓ Jim
- ✓ Attorney's
- ____ Index
- ✓ Elaine

John Van Stratt
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Kalamazoo, MI 49003

Total



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

To: Planning Commission

Meeting Date: 2-27-97

From: Planning & Zoning Department

Agenda Item: #4 (#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 - Parking Lot/Site Access
Modifications and Increased 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:

Background Information

- The subject site has received the following development approvals related to Leader's Marine:

: 8-13-86 - Special Exception Use Permit/Site Plan Approval for

Showroom/Offices/Related Outdoor Display

- : 12-18-86 - Special Exception Use Permit/Site Plan Amendment for Expanded Showroom/Office**
- : 9-22-88 - Site Plan Amendment for 5600 sq ft Storage Building**
- : 8-24-89 - Site Plan Amendment for 4200 sq ft Addition to Storage Building**
- : 8-17-92 - Site Plan Amendment for 11,760 sq ft Addition to Storage Building**
- : 6-23-94 - Special Exception Use Permit/Site Plan Approval for Expanded Permit Boundary, Expanded Outdoor Display Area, 2800 sq ft and 4800 sq ft Additions to Storage Buildings**
- : 1-26-95 - Special Exception Use Permit/Site Plan Approval for Expanded Permit Boundary, Expanded Outdoor Display Area, Parking Lot Expansion**
- Applicant requests the following amendments to the Special Exception Use Permit/Site Plan Approval currently applicable to the subject site:**
 - : Expansion of the Special Exception Use Permit boundary 205 ft to the east (to a depth of 660 ft north from West Main right-of-way)**
 - : Expansion of Outdoor Display Area (within expanded permit boundary eastward)**
 - : Addition of second West Main access, expansion of existing parking lot (23 spaces), and additional on-site access route)**

Reference 1-23-97 Site Plan

- Approval of the proposed application shall require the combination of the 2 parcels proposed to accommodate the development into a single parcel by a recorded legal instrument.**

Department Review

Section 60.100/200 - Special Exception Uses

The following criteria should be considered in determining the appropriateness of the proposed expanded outdoor display area and access modifications on the subject site:

1. Is the proposed use compatible with the other uses expressly permitted within the "C" District?

- Reference Section 30.100 - 'Statement of Purpose' for the "C" District.
- Identify characteristics of the permitted uses within the "C" District and compare with the characteristics of the proposed outdoor display area expansion. Specifically, size and location of the display area, and associated lighting, access, noise.

2. Will the proposed use be detrimental or injurious to the use or development of adjacent properties or to the general neighborhood?

- What will be the impact from the proposed expansion in terms of its location, intensity, fences, lighting, access, noise, etc. upon the character of development existing or planned for adjacent properties and the area in general?
- Will the operations in connection with the proposed expansion be objectionable to the neighborhood to an extent which is more than would be expected of a 'permitted use' in the "C" District?

Consider the following:

- : hours of operation
- : traffic volume/trip generation
- : site lighting/vehicle-related lighting
- : noise
- : outdoor activity
- : generation of debris
- : drainage impacts
- : open space/green areas (area-wide and site specific)
- : available control mechanisms to adequately address concerns

3. Will the proposed use promote the public health, safety, morals and general welfare of the community?

- Additional access to the site is proposed.
- The proposed display areas will be subject to applicable setback standards.
- Municipal sewer and water do not service the subject site.
- The proposal is required to comply with the Groundwater Protection Standards contained within Section 69.000.

- A detailed lighting proposal is required to determine compliance with Section 78.700, Lighting Standards.
- The proposal shall be subject to Township Fire Department and Engineer review/approval.
- The open/green space on the site will be decreased as a result of the proposed site improvements.

4. Will the proposed use encourage the use of the land in accordance with its character and adaptability?

- Attention to the following design issues is in order in determining the appropriateness of the proposed modifications on the subject site:
 - : access arrangement
 - : parking lot layout/circulation
 - : open space/landscape-screening proposal
 - : project lighting design/layout

Section 31.403 - Outdoor Activities

- b) -Detailed lighting specifications shall be provided pursuant to Section 78.700 to determine compliance with Ordinance standards.
- d) -The proposed display area shall be subject to applicable setback requirements.

Section 82.800 - Site Plan Review

- a) - A second access to the site(s) is proposed.

Section 67.400 1. - Number of Driveways restricts the subject site to a single driveway unless the provisions of Section 67.400 2., 3., 4. or Section 67.700 - Deviation from Guidelines can be met.

Additional site plan information will be required to determine compliance with the remaining provisions of Section 67.000 - Access Management Guidelines.

- The proposed parking lot layout and site circulation pattern are satisfactory.
- : All customer/employee/service parking areas shall comply with Ordinance

dimensional standards. (10 ft x 20 ft)

- Barrier free parking has been adequately provided. Said parking shall be subject to compliance with ADA and MI Barrier Free Guidelines and designated by signage and pavement logo.

- Existing loading areas continue to be serviced adequately.

b) - The proposed display area shall be subject to building setback standards and should be designed to effectuate compliance.

- The existing dumpster arrangement is satisfactory and can be adequately serviced.

- All lighting shall be subject to compliance with Section 78.700 and shall be submitted for review/approval consistent with the standards set forth in Section 78.700 g.

- Additional signage has not been proposed.

c)&

d) - The subject site abuts "AG"-Rural zoning to the north, east, and the northern portion of the west boundary.

- Screening along the north and east boundaries of the site is required.

The previously approved site plans included the retention of the existing tree line along the (former) east property boundary, the establishment of a tree line along the north 230 ft of the existing special exception use permit west boundary, and the establishment of a 20 ft landscape area along the western perimeter of the front display area.

Amendment of the Special Exception Use Permit and Site Plan should reference the previously required screening/landscape requirements, as well as reviewing the impacts related to the proposed display area expansion and modified screening/landscape proposal.

Consider the following:

- : the expanded display area abuts "AG"-Rural zoning on its north and east boundaries

- : proposed surface of the expanded display area (grass)

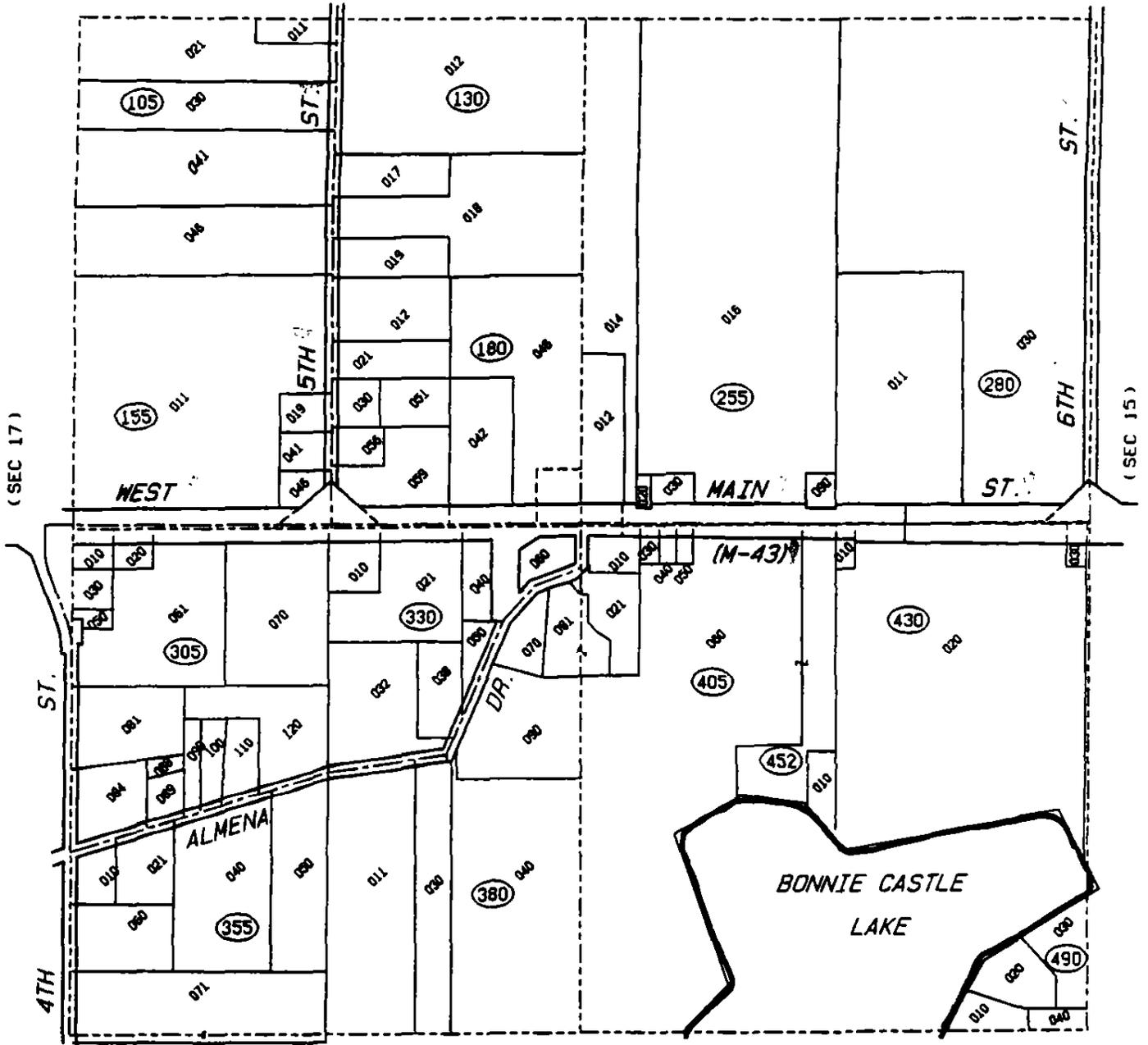
- : total coverage of the site as it relates to the preservation of the general

appearance of the neighborhood, the control of erosion, and the discharge of stormwaters

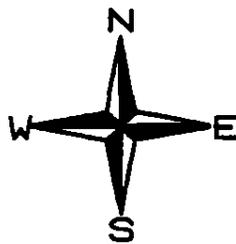
- e) - Variance approval has not been requested.
- f) - Approval shall be subject to Township Fire Department review/approval.
- g) - Approval shall be subject to Township Engineer review/approval.
- Planning Commission approval of the proposed placement of the stormwater system serving the existing/proposed commercial land use on the site within the "AG"-Rural zoned portion of the site is required.

SECTION 16

(SEC 9)



(SEC 21)



DATE: AUGUST 25, 1993
REVISED DATE: MARCH 5, 1996
PRINTED DATE: MARCH 21, 1996

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, February 27, 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 Reid and Ardis McCarthy for rezoning of approximately three acres in the SE¼ of Land Section 25 located at 2575 South 11th Street. The property has approximately 98.87 feet of frontage on 11th Street and is situated in the "R-2" Residence District zoning classification. The Planning Commission will consider rezoning this property to the "R-3" Residence District or to 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 February 27, 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: 2-27-97

From: Planning & Zoning Department

Agenda Item: #5 (#97-2)

Applicant: Ron Zuiderveen
Representing Reid and Ardis McCarthy
2575 South 11th Street

Property In Question: Approximately 3 acres located on the east side of South 11th Street, situated between Holiday Terrace and Stadium Drive - 2575 South 11th Street.

Reference Vicinity Map

Existing Zoning: The subject site is located within the "R-2" Residence District.

Request: Rezone subject 3 acre site from "R-2" to "C".

The Planning Commission expanded the districts to be considered to include the "R-3" District.

Existing Land Use: The subject property is currently occupied by a single-family dwelling.

Surrounding Zoning/Land Use: Adjacent to the north and east of the subject site is "C" zoning, fully occupied by the following commercial land uses: Kitchen Shop, Pine West, Westwood Office Park, Holiday Inn, and Holiday Lanes.

Land area south of the property under consideration is located within the "R-3" District and consists of a mixture of office and residential land use (including a church).

Opposite the subject area is "R-2" zoning occupied by single-family residential and vacant land use.

Master Land Use Plan: The Oshtemo Township Master Land Use Plan classifies the property under consideration as Commercial.

An amendment to the Plan will not be required to support an expansion of the commercial zoning in the subject area.

Utilities: Public sewer and water facilities service the subject site through extensions along South 11th Street.

Transportation Network: South 11th Street is classified as a collector, designed to provide movement to local traffic and serve to link arterials. Access control through the minimization of curb cuts is recommended. (Pg 91-92, MLUP)

Environmental Factors: The subject property is not located within a designated wetlands or woodlands area.

History: On January 14, 1997, the Genesee Prairie Focus Area Development Plan was adopted and incorporated into the Township's Master Land Use Plan. The Genesee Prairie Focus Area encompasses all of the land area located within Section 36 (directly south of the subject area), as well as the Colony Farm Orchards parcel located on the east side of US-131, opposite the area under consideration.

The goals and objectives set forth in the Genesee Prairie Focus Area Development Plan should be reviewed for applicability to the general area of the requested rezoning.

Rezoning Request Analysis:

1. Is the proposed zone change supported by the adopted Township Master Land Use Plan?

The Master Land Use Plan has identified the subject area as lying within the Commercial Classification, supporting the requested rezoning from "R-2" to "C".

The Plan identifies the following objectives of the Commercial Classification: (Pgs 61-62, 77-78)

: Commercial growth will be directly primarily in areas adjacent to existing commercial development, where access, availability of sewer and water, and compatibility with adjoining land uses are best suited for such uses.

These areas include the Stadium Drive-11th Street area with attention to the size and configuration of the commercial center so as not to result in strip commercial development.

: Commercial growth in the Township shall be accommodated by concentrating growth areas in designated areas of Stadium Drive and keeping the remaining areas along the corridor for transitional and residential land use.

: Reference Community Commercial Locational Standards - Pg 78, MLUP

: To preserve the nature of the village area and its small businesses through the implementation of the Village Focus Area Development Plan.

: Establish and maintain a high degree of visual quality in commercial areas.

: Existing public facilities, roads, and utilities will guide development.

The "R-3" District is defined as a 'transitional' zoning district and has been designed to implement the Transitional Land Use Classification. The objectives of the Transitional Classification include the following:

: Encourage an orderly, planned land use pattern which protects residential land use from the negative impacts of commercial and industrial uses.

: Transitional land uses will be located between single family and commercial/industrial land uses.

- : Establish smooth transitions through appropriate transitional land use or physical buffering.
- : Permit a stepping down from more intensive to less intensive land uses.
- : Serve to prohibit 'strip' and promote 'cluster' development.
- : Development types in this category will be suitable in scale and intensity to surrounding uses and particularly sensitive to residential development.

2. *Would the change severely impact traffic, public facilities and the natural characteristics of the area?*

Traffic: The proposed rezoning would not severely impact the existing traffic conditions on 11th Street or the function of the Stadium Drive/11th Street intersection. However, the Township recognizes that unmanaged access along major arterys promotes an undesirable situation for traffic and safety and should be considered in the larger development picture for the corridor.

Utilities: The availability of utilities in the area supports the rezonings under consideration.

Natural Characteristics: The subject area is not located within a designated wetlands area or an identified woodlands area.

3. *Would the rezoning constitute a 'spot zone', granting a special privilege to one landowner not available to others?*

In 'spot zoning', the 'spotness' is defined as the 'arbitrary and inappropriate nature of the change'.

The requested rezoning ("C") would constitute infill within an existing commercial development center. The provision of a zoning buffer ("R-3") in the subject area also offers a zoning/land use pattern in concert with the objectives of the Plan.

A determination of the desired level and nature of growth to be encouraged along South 11th Street, specifically within the 'undeveloped' land area opposite the subject site, should accompany the direction provided the subject site.

4. *Is the change contrary to the established land use pattern?*

The subject site is located within an area of mixed land use. The appropriate boundaries of the commercial node are at issue with the requested rezoning and

should be determined in concert with Plan policies.

5. If the change is approve, what will be the probable effect on stimulating similar zoning requests in the vicinity?

Given its location and the surrounding zoning/land use, the area under consideration more characteristically represents an 'infill' area. As such, the proposed rezonings ("R-3" or "C") would not result in an 'open end' extension along South 11th Street serving to stimulate similar rezonings along the corridor. It does, however, beg the question regarding the 'logical boundary' between the Stadium Drive/US-131 commercial node and the transitional zoning ("R-3" and "R-4") along 11th Street.

6. Has there been a change in conditions in the area supporting the proposed rezoning?

The following activity along South 11th Street should be noted in identifying 'changes in conditions' applicable to the requested rezoning:

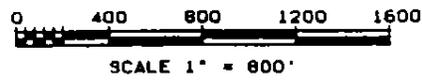
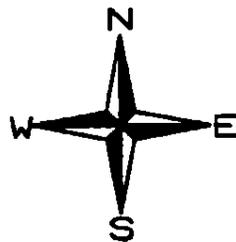
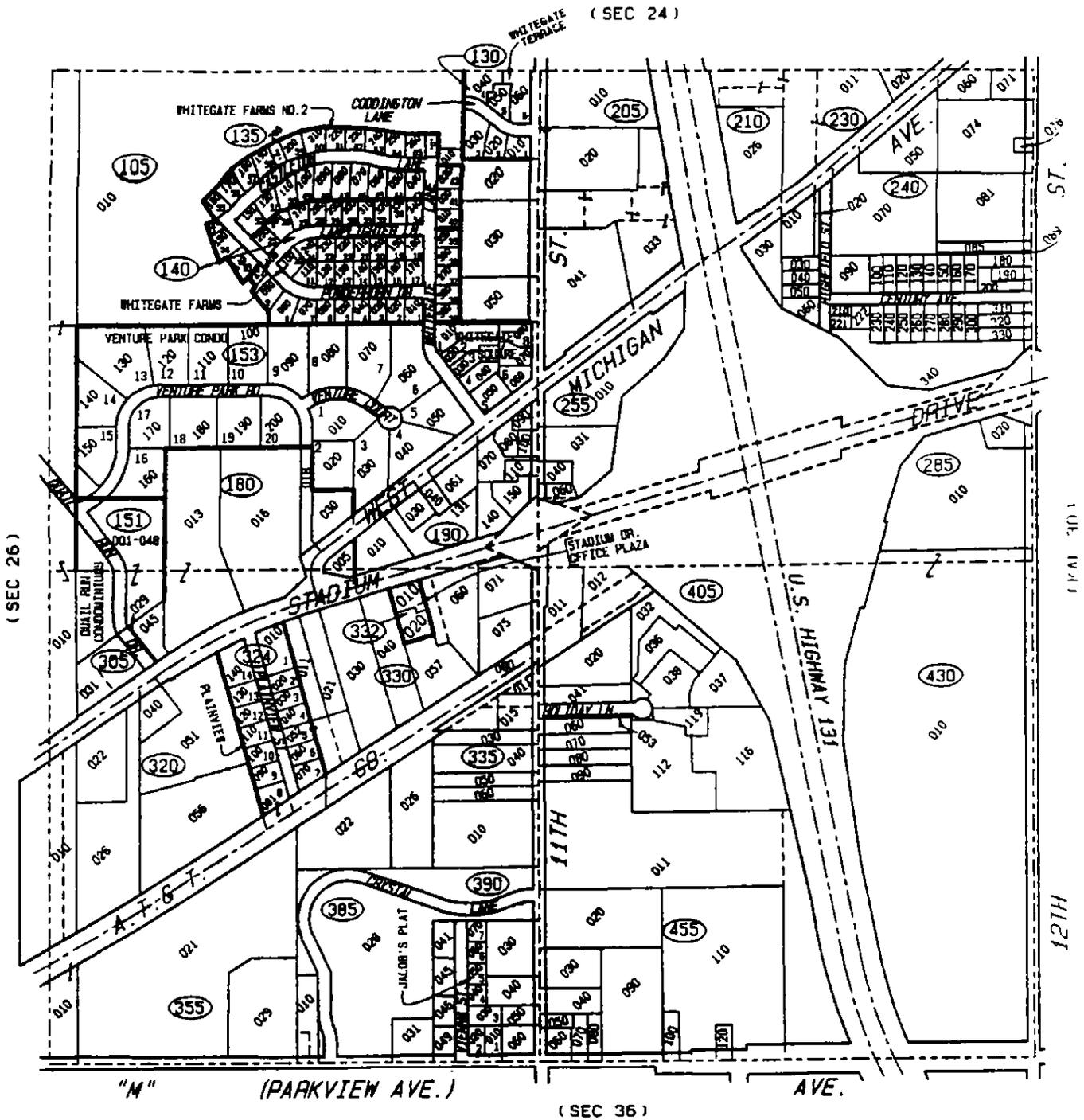
- : Development (and redevelopment) of 3 commercial parcels located at the intersection of Stadium Drive/11th Street (011,071,075).
- : Approval to develop Building #5, Westwood Office Park adjacent to the east.
- : Development of two office buildings within "R-3" District adjacent to the south.
- : Amendments to the "R-3" District regarding use restrictions and density standards.
- : Adoption of the Master Land Use Plan, including the Village Focus Area and Genesee Prairie Focus Area Development Plans.

7. Are adequate sites properly zoned, available elsewhere to accommodate the proposed use?

Approximately 800 acres within the Township are zoned "C". The Plan estimates that only approximately 200 acres of the "C"-zoned acreage is developed. In recognition of the existence of excess land area in the commercial zoning classification, the Master Plan recommends efforts to identify poorly located commercial zoning and a relocation of those zones to more suitable areas.

The placement of transitional zoning more appropriately requires a review of the objectives for growth and land use along the corridor.

SECTION 25



DATE: AUGUST 25, 1993
 REVISED DATE: MARCH 8, 1996
 PRINTED DATE: MARCH 21, 1996

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

December 20, 1996

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
Notice of Public Hearing re
McCarthy Rezoning

Dear Elaine:

Enclosed is a Notice of Public Hearing. Please publish this as a legal notice in the Gazette (Hometown West and North) on:

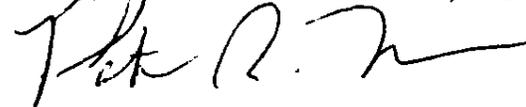
February 10, 1997 and
February 24, 1997

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

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

December 20, 1996

Robert C. Engels
Gould Fox

Patricia R. Mason
Willy Nordwind, Jr.
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Carolyn W. Schott
Michael A. Shields
Gregg E. Stover

Of Counsel

Richard H. Morris
Edward P. Thompson

Dan Frizzo
Wilkins & Wheaton
171 Portage
Kalamazoo, MI 49007

RE: Oshtemo Charter Township
Zoning Public Hearing February 27, 1997
Rezoning in Land Section 25 (McCarthy Request)

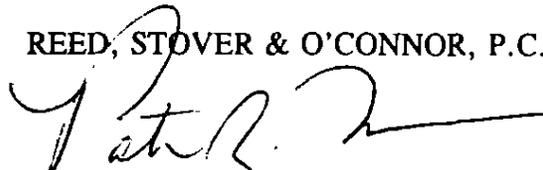
Dear Dan:

Enclosed is a copy of a Notice for Zoning Public Hearing to be held February 27, 1997. Please prepare a zoning map and description for the property on the Notice. A copy of the map is enclosed indicating the parcel to be considered.

Thank you for your assistance in this matter.

Very truly yours,

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



Patricia R. Mason

PRM/jrd

Encl.

C Oshtemo Charter Township

800 Comenca Building
Kalamazoo, Michigan
49007-4731

Telephone 616-381-3600

Fax 616-381-8550

OSHTEMO CHARTER TOWNSHIP

KALAMAZOO COUNTY, MICHIGAN

AFFIDAVIT OF SERVICE OF NOTICE UPON
UTILITIES AND RAILROAD

STATE OF MICHIGAN)
 : ss
COUNTY OF KALAMAZOO)

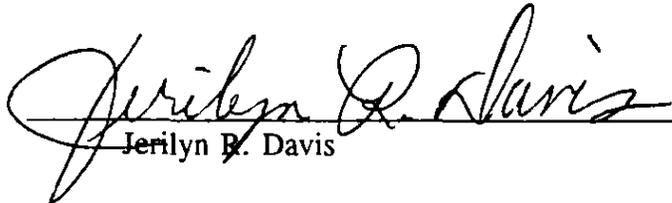
I, JERILYN R. DAVIS, being first duly sworn, depose and say that I served a true and correct copy of the attached Notice of Zoning Public Hearing set for February 27, 1997, (regarding McCarthy rezoning) upon the following named utilities and railroads, as directed by the Clerk of Oshtemo Charter Township, Kalamazoo County, Michigan:

1. Consumers Power Company
 Attention: Right-of-Way Dept.
 2500 East Cork Street
 Kalamazoo, MI 49001

2. Michigan Bell Telephone Company
 District Manager - Planning and Real Estate
 105 E. Bethune, Room 1000
 Detroit, Michigan 48202

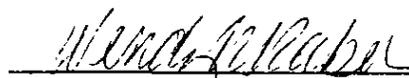
3. Conrail
 75 Mills Street
 Kalamazoo, MI 49001

by placing the same in sealed envelopes, properly addressed to said companies, with postage prepaid thereon, and by mailing the same by first-class mail, from a United States Post Office box in Kalamazoo, Michigan, on December 20, 1996.



Jerilyn R. Davis

Subscribed and sworn to before me this 20th day of December, 1996.



Wendy R. Raber, Notary Public
Kalamazoo County, Michigan
My commission expires: 4/12/99

#300.5

CHARTER TOWNSHIP OF OSSTEMO
KALAMAZOO COUNTY, MICHIGAN

APPLICATION FOR REZONING

Date 12-8-96

Applicant Name Reid and Ardis McCarthy - Ron Zuiderveen

Address 2575 South 11th St. Phone (616) 375-6777

Section or Plat Section 25

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.

A parcel of land situated in Section 25, Oshtemo Township beginning at a point on the N and S 1/4 li sec 25 537 ft. So of C 1/4 Post sd. Sec. th N 57 deg 14 min E alg Sely R.O.W. li AT & T 594.91 ft. th S 414.7 ft. th W 501.25 ft. to SD 1/4 li th N alg rd 1/4 li 98.87 ft. to the place of beginning. Site area 2.96 acres.

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

2.96 acres 98.87 Frontage 11th St. Between Holiday Terrace and Stadium Dr.

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

House and Garage

(over)

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

Realestate Agent

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).

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

To use the property as follows: Offices, Restaurant, Motel, etc
to fit in with surrounding area.

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

IX. Enclosed herewith is the application fee of \$300.- payable to the Charter Township of Oshtemo to help defray a portion of the cost of the consideration of the foregoing application.

Reed C. McCarty
Signature of Applicant

Ardis L. McCarty

12.11.14
12.11.14

12.11.14
12.11.14

McCarthy / Zuiderveen

3905-25-405-020	McCarthy	
25-405-011	TNB Assoc.	
012	Tarnow	
032	Creal	0
036	"	0
038	"	0
041	Zuiderveen	
053	Jayna	No 0
060	"	
070	"	
112	Eastland	
119	Kal. Co. Ret. Comm.	
25-330-075	West Hills	
080	Kal. Area Retirement Assoc	
25-335-011	Putman	
015	Resch	
030	Thompson	
040	Langkam	

25-405-020
MCCARTY REID & ARDIS
2575 SOUTH 11TH STREET
KALAMAZOO MI 49009

25-405-011
TNR ASSOCIATES
HOLLY'S INC
428 SOUTH LINDEN
MARSHALL MT 49068

25-405-011
OCCUPANT
2415 SOUTH 11TH STREET
KALAMAZOO, MI 49009

25-405-012
TARNOW CARL JR & LILLIAN
2133 TREFHAVEN
KALAMAZOO MI 49008

25-405-012
OCCUPANT
2425 SOUTH 11TH STREET
KALAMAZOO, MI 49009

25-405-032
CREAL ENTERPRISES INC *Returned*
777 ORLEANS BLVD SUITE 301
COLDWATER MI 49036

25-405-032
OCCUPANT
5380 HOLIDAY TERRACE
KALAMAZOO, MI 49009

25-405-036
CREAL ENTERPRISES INC
777 ORLEANS BLVD SUITE 301
COLDWATER MI 49036

25-405-036
OCCUPANT
5360 HOLIDAY TERRACE
KALAMAZOO, MI 49009

25-405-038
CREAL ENTERPRISES INC
777 ORLEANS BLVD SUITE 301
COLDWATER MI 49036

25-405-038
OCCUPANT
5340 HOLIDAY TERRACE
KALAMAZOO, MI 49009

25-405-041
ZUIDERVEEN IRENE J
5464 HOLIDAY TERRACE
KALAMAZOO MI 49009

25-405-060
JAGUA MARY ANN
864 EAST EAGLE LAKE DRIVE
KALAMAZOO MI 49009

25-405-060
OCCUPANT
2665 SOUTH 11TH STREET
KALAMAZOO, MI 49009

25-405-070
JAGUA MARY ANN
864 EAST EAGLE LAKE DRIVE
KALAMAZOO MI 49009

25-405-070
OCCUPANT
2727 SOUTH 11TH STREET
KALAMAZOO, MI 49009

25-405-112
EASTLAND HOLDINGS INC
2747 SOUTH 11TH STREET
KALAMAZOO MI 49009

25-405-119
KALAMAZOO COUNTY ROAD COMM
P O BOX 2127 *Returned*
KALAMAZOO MI 49003

25-330-075
WEST HILLS ENTERPRISES INC
2490 SOUTH 11TH STREET
KALAMAZOO MI 49009

25-330-080
KALAMAZOO AREA CHRISTIAN
RETIREMENT ASSOCIATION
2920 CRYSTAL LANE
KALAMAZOO MI 49009

25-335-011
PUTMAN JAMES H & BARBARA J
13438 OAKLAND DRIVE
SCHOOLCRAFT MI 49087

25-335-015
RESH BRENT
23089 BOBOLINK AVENUE
MATTAWAN MI 49071

25-335-015
OCCUPANT
2632 SOUTH 11TH STREET
KALAMAZOO, MI 49009

25-335-030
THOMPSON ERNEST E JR & JANICE
2780 SOUTH 11TH STREET
KALAMAZOO MI 49009

25-335-040
LANGHAM LEONARD/LANGHAM SUSAN
4500 NORTH 8TH STREET
KALAMAZOO MI 49009-8533

25-335-040
OCCUPANT
2800 SOUTH 11TH STREET
KALAMAZOO, MI 49009

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

_____ *Tabled Item*

- 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.

fax # 372-0991

James Haines
Signature of Applicant
AGENT FOR OWNER (616)

3503 Greenleaf Blvd 375 6859
Address Phone
Kalamazoo, MI

Leaders Masons

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	Borgfjord	
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
SCHAFFER 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
BORGJORD 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