

OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION

MINUTES OF MEETING HELD MARCH 13, 1997

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Agenda

SCHRAMM - TEXT AMENDMENT - SECTION 40 - USES IN "I-R" DISTRICT

QUAIL MEADOWS SITE CONDOMINIUM - PHASE II - SITE PLAN REVIEW

NEIGHBORHOOD COMMERCIAL - TEXT AMENDMENT

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A meeting was conducted by the Oshtemo Charter Township Planning Commission on Thursday, March 13, 1997, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall, pursuant to notice.

Members Present:            Wilfred Dennie, Chairperson  
                                 Ken Heisig  
                                 Ted Corakis  
                                 Millard Loy  
                                 Marvin Block

Member Absent:            Lara Meeuwse

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 7:05 p.m.

**AGENDA**

The Chairperson suggested adding as a discussion item the West Main rezoning application which was before the Township Board for consideration. Mr. Loy moved to approve the agenda as amended, and Mr. Corakis seconded the motion. The motion carried unanimously.

**MINUTES**

The Planning Commission next considered the minutes of the meeting of February 27, 1997. Mr. Heisig moved to approve the minutes as submitted, and Mr. Loy seconded the motion. The motion carried unanimously.

## SCHRAMM - TEXT AMENDMENT - SECTION 40 - USES IN "I-R" DISTRICT

The next item was consideration of the application of Richard Schramm to amend Section 40 of the Township Zoning Ordinance to add the following as permitted uses within the "I-R" District: offices and office buildings; wholesale sales of services and merchandise; central facilities for off-site retail sales of services and merchandise; limited on-site retail sales of services and merchandise as a secondary use (the primary use shall be another permitted use or combination of other permitted uses).

It was noted that, on January 23, 1997, the Planning Commission had considered the applicant's originally requested text so as to add as a permitted use within the "I-R" District offices, sales and services related to the building trades.

Mr. Schramm was present and stated that he proposed limited commercial uses in the "I-R" District and thereby in the other industrial zones within the Township.

The Chairperson questioned the applicant with regard to the meaning of the terminology "wholesale sale of services and merchandise." He wondered what was meant by "wholesale sale of services." The applicant offered as an example the Tupperware business, which was a distribution of products to salespersons who sold products at retail. Another example he offered was a subcontractor.

The Chairperson further questioned the applicant with regard to the meaning of "central facilities for off-site retail sales." The applicant responded that this was meant to be a "distribution center."

Mr. Heisig questioned the applicant as to the meaning of the last portion of the proposed text and how to distinguish between primary and secondary use. Mr. Schramm proposed that perhaps the consideration should be the overall use and/or dollar of sales derived from each use. There was discussion of the propriety of requiring sales information of applicants. Mr. Schramm offered as an example DeNooyer as primarily retail sales with parts as a secondary use.

Mr. Schramm referenced the handouts he had submitted to the Commission on January 23, 1997, concerning the Kalamazoo Commerce Park. He noted that the types of businesses located in this park did not need to be in a "storefront" in a Commercial District. The Chairperson agreed, indicating that, in his opinion, the walk-in traffic was limited.

The applicant felt the Township should amend its text so as to relieve the Commercial District of having to accommodate these uses. He felt that there was a problem with mixing quasi-industrial uses with retail uses. The applicant submitted a photograph showing a semi truck unloading at a hardware store at the Orchard Place Shopping Mall. In response to Mr. Corakis' inquiry as to loading and unloading areas at Orchard, Mr. Schramm stated that

the back of the building was a fire lane. Ms. Harvey agreed but stated that, although vehicles could not park within this area, loading and unloading could take place.

The Chairperson noted receipt of three letters, the first from Burnham & Flower, in which a Mr. Joe Reno indicated that he saw an advantage to adopting a more flexible language in the Ordinance. A letter had also been submitted by A-1 Refrigeration in support of the proposed text amendment, indicating that they felt the text would allow better use of property in the Industrial District. Michigan Real Estate Services also provided a letter supporting the text, stating they felt that the current text was too restrictive.

The Chairperson asked for public comment, and none was offered. The public hearing was closed.

The report of the Planning and Zoning Department is incorporated herein by reference. Ms. Harvey stated that she had gathered certain background information and other material to allow the Commission to analyze the application.

She had provided a history of the 1988 Industrial District review conducted by the then Zoning Board, and she felt it was important that the Planning Commission consider the reasoning of the Zoning Board at that time when offices and retail uses were removed from the Industrial Districts and the "I-R" District was created. She noted that the issues initiating review had actually begun at the end of 1985 when the Township Board received suggestions that there was interest in creation of a zone which would deal with "hi-tech uses." Further, the Zoning Board was dealing with receipt of a number of requests for rezoning along South 9th Street. She said that a lot of time and effort had been expended by the Zoning Board in drafting the current text. The text had been reviewed with the Township Board in a number of joint sessions, and the Township Board had conducted a public comment session. The result was that, in October through December of 1988, the proposed changes were adopted.

Ms. Harvey had also provided the Planning Commission with maps of industrially zoned property. Most property was within the "I-1" District. She felt that the Planning Commission should determine the impact on these properties of amending the text.

Further, she noted that the Zoning Ordinance is drafted to implement the Master Land Use Plan, and therefore the Planning Commission should determine that the proposed text change would advance the goals and objectives of the Master Land Use Plan and be in keeping therewith.

Additionally, she noted that the applicant had provided a copy of a Comstock Township ordinance as an "ideal or model." Ms. Harvey had submitted a comparison drawing the relationships between the uses allowed within the Comstock ordinance and those allowed within Oshtemo. With the exception of offices and office buildings and child care or day care, the uses permitted within Comstock Township were permitted in the "I-R" District.

Further, there were additional uses allowed in the "I-R" District not allowed in the Comstock ordinance. She had also compared the special exception uses and noted that the "I-R" District includes a number of additional uses not allowed in the Comstock ordinance.

She stated that offices were allowed in conjunction with permitted uses and as accessory uses within the "I-R" District, as are retail sales if they are accessory. Wholesale sales are permitted.

The Chairperson stated he felt it was important to review and understand the differences between the Commercial and Industrial Districts within the Township. He felt that these Districts should be kept distinct. He felt that the major difference was that the permitted uses within the "C" District had patronage from the general public whereas within the "I" District the activities were wholesale. He was not in favor of allowing retail sales as a permitted use within the District. However, he felt that he was most troubled by the issue of whether offices should be allowed in the "I-R" District.

There was a discussion of the Master Land Use Plan Industrial Land Use Policies. The Chairperson queried whether similar standards should be applied, for example, to an office park.

Mr. Heisig noted that, for the most part, the uses proposed by the new language were already allowed, noting wholesale sales and limited retail sales as an accessory use. Principally, then, offices and office buildings were at issue. Offices are already allowed as an accessory use or offices which were associated with permitted uses. Therefore, he felt that the issue was whether to add "general offices" to permit the uses taking place, for example, in the Kalamazoo Commerce Park. However, Mr. Heisig also felt that many of the businesses currently in place at the Kalamazoo Commerce Park were allowed under the "I-R" District as wholesaling.

The Chairperson wondered whether a corporate headquarters should be allowed, for example, in the Industrial District. He wondered whether, if an office were compatible in the Industrial District for a permitted use, why an office unrelated to the permitted use would be incompatible. Ms. Harvey noted that the original reasoning was to preserve industrially zoned land for industrial use which was otherwise being utilized by commercial and office development.

The Chairperson and other Planning Commission members agreed that dental, medical, insurance, law and other general offices were not in character with the Industrial District. However, perhaps a corporate headquarters or office park was compatible.

Ms. Harvey noted that the applicant had pointed toward truck traffic as a distinction between the Industrial and Commercial Districts, and she pointed out that most uses allowed in the Commercial District have truck traffic in loading and unloading activities and, therefore, that was not an appropriate distinction.

Mr. Block made reference to the tenants within the office park identified by the applicant. He noted that he had been a former tenant thereof and that most of the businesses within this office park were related to warehousing. There was some office space associated therewith. Therefore, he felt that such uses would already be permitted within the Township's "I-R" District. He did not feel that general offices should be allowed as a permitted use.

The Chairperson stated again that he felt the question was whether only offices associated with permitted uses should be allowed in the "I-R" District. He felt it was important to maintain a distinction between the Commercial and Industrial Districts but felt that perhaps some text change could be made to allow offices which were not patronized by the general public.

Mr. Loy disagreed, stating he felt that offices unrelated to permitted uses should not be allowed. He felt that the Industrial District's character should be preserved.

There was discussion of the meaning of the terminology "central facilities." It was noted that, if the distribution activities were with regard to wholesale sales and warehousing, they would be permitted under the current text language.

After further discussion, Mr. Loy stated he felt that more study was necessary in order to do justice to the applicant and the Township. He felt it was important to look at ordinance language from other units and consider what office characteristics were appropriate for the Industrial District and which were not. He felt that office parks should be considered. Further, offices as a special use should be considered. He was in favor of investigating how to be more flexible but still maintain control of offices so as to retain the character of the Industrial District.

Ms. Harvey suggested that she could collect for the Planning Commission's review sample language and draft some language for review. There was discussion of how soon Ms. Harvey could compile this information, and the Chairperson proposed tabling the item to the May meeting (work session) to give the staff time to gather the necessary data for the Planning Commission. Mr. Loy moved to table the item to the meeting of May 8, 1997. Mr. Corakis seconded the motion.

The Chairperson sought public comment on the motion. The applicant stated that the so-called "hi-tech zone" had been a goal of the "I-R" District, but he felt that the text as adopted did not lend itself to high-tech use. He noted that, in his opinion, many high-tech uses were merely "offices."

Brian Molony, owner of the roller rink, stated that he has been in business for 30 years and felt it would be appropriate to add offices to the Industrial District. He felt that offices would not generate as much truck traffic around his property.

Mrs. John Black stated that she owns property on 9th Street and had tried to sell this property many times but had not been successful because the proposed use was not allowed by the text. She would like to see more uses allowed in the Industrial District or her property rezoned to the Commercial District.

Chuck Nagy for Westside Auto stated that he supported the amendment. He was in favor of flexibility and encouraged the Commission to go forward.

Bill Hamilton, on behalf of the Oshtemo Businessmen's Association, stated that he wanted to see more flexibility and was encouraged that the Commission was trying to investigate text changes. He hoped to see this continue.

The public hearing was closed and, upon a vote on the motion, the motion carried unanimously.

### **QUAIL MEADOWS SITE CONDOMINIUM - PHASE II - SITE PLAN REVIEW**

The next item was consideration of the application of Derrick L. Schabbel on behalf of United Homes of Michigan, Inc., for site plan review regarding Phase II of the Quail Meadows Multiple-Use Development. The subject property is located within the NE ¼ off Land Section 26 and in the SE ¼ of Land Section 23 and is situated within the "R-4" Residence District Zoning classification.

The report of the Planning and Zoning Department is incorporated herein by reference. It was noted that the Quail Meadows project had been approved in July of 1996, but at that time Phase II of the project was to be a platted subdivision. The applicant now wished to pursue Phase II as a site condominium project and, therefore, site plan review was needed.

The applicant was not present.

There was discussion of the proposed Phase II, noting that it involved lots or building sites 34-99. Ms. Harvey stated she felt that the Planning Commission should refer to the July approval and carry those conditions forward. It would also be appropriate to require submission and approval of the master deed and bylaws for the project. There had been no changes in the plan from that previously reviewed and approved. The same criteria were applicable to site condominium development, and therefore it was sufficient to reaffirm the conditions of the July approval.

Mr. Corakis had questions as to the sanitary sewer running to Quail Run, and Ms. Harvey responded that Phase I was served by a sewer line connected to the Stadium Drive sewer and Phase II was served by a sewer connection to 9th Street.

There was public comment sought, and Francis Conner indicated he wanted to make sure that the project was as proposed last year. He reviewed a copy of the proposed plan.

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

Mr. Loy moved to approve the site plan for Phase II of Quail Meadows Site Condominiums, conditioning approval on those conditions indicated in the July 25, 1996, approval of the project. Further, the master deed and bylaws for the project were required to be reviewed and approved by Township staff and the Township Attorney. ~~Mr. Conakis seconded the motion, and the motion carried unanimously.~~

### NEIGHBORHOOD COMMERCIAL - TEXT AMENDMENT

Ms. Harvey noted that she had not had time to prepare the information for this item, and the Chairperson stated that the discussion would be continued at the meeting of April 10, 1997.

### OTHER BUSINESS

The agenda for the next meeting of the Planning Commission was discussed. Next, the Planning Commission discussed the West Main rezoning and noted that the Township Board had tabled the item again at its last meeting because there still had not been a full Board present.

### ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 9:25 p.m.

### OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION

BY: *Lara Meeuwse*  
Lara Meeuwse, Secretary

Minutes prepared:  
March 14, 1997

Minutes approved:

3-27-97

AGENDA: \_\_\_\_\_ DATE: March 13, 1997

MINUTES: Planning Commission SENT: \_\_\_\_\_

ZBA

- \_\_\_\_\_ Lara M.
- \_\_\_\_\_ Dave B.
- Bill S.
- Brian
- Tom B.

PEOPLE

Richard Schramm  
2001 South 4th Street  
Kalamazoo, MI 49009

Derrick L. Schabbel  
United Homes of Michigan  
2124 Quail Run Drive  
Kalamazoo, MI 49009

PC

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

3-25-97

Home Builders Association  
5700 West Michigan  
Kalamazoo, MI 49009

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

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

TB

- Fred
- Dave B.
- \_\_\_\_\_ Marvin
- Norm

OFFICE

- Becky
- Bob
- Marci
- 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**

March 13, 1997  
7:00 p.m.

### **AGENDA**

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

- February 27, 1997

4. Text Amendment Request - Schramm

Consideration of the application of Richard Schramm to amend Section 40 of the Township Zoning Ordinance to add the following as permitted uses within the "I-R" District: offices and office buildings; wholesale sales of services and merchandise; central facilities for off-site retail sales of services and merchandise; limited on-site retail sales of services and merchandise as a secondary use (the primary use shall be another permitted use or a combination of other permitted uses).

5. Site Plan Review - Quail Meadows Site Condominium - Phase II (#97-6)

Consideration of the application of Derrick L. Schabbel on behalf of United Homes of Michigan, Inc., for site plan review regarding Phase II of the Quail Meadows Multiple Use Development. The subject property is located within the NE1/4 of Land Section 26 and in the SE1/4 of Land Section 23 and is situated within the "R-4" Residence District Zoning classification.

6. Text Amendment - Neighborhood Commercial

- Board Review

7. Other Business

8. Adjourn

AGENDA: Planning Commission  
MINUTES: \_\_\_\_\_

DATE: March 13, 1997  
SENT: March 5, 1997

ZBA

- \_\_\_\_ Lara M.
- \_\_\_\_ Dave B.
- ✓ Bill S.
- ✓ Brian
- ✓ Tom B.

PC

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

TB

- ✓ Fred
- ✓ Dave B.
- \_\_\_\_ Marvin
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OFFICE

- ✓ Becky
- ✓ Bob
- ✓ Marci
- ✓ Lois
- ✓ Ron
- ✓ Tony
- ✓ Jim
- ✓ Attorney's
- \_\_\_\_ Index
- ✓ Elaine

Total

PEOPLE

- Richard Schramm  
2001 South 4th Street  
Kalamazoo, MI 49009
  
- Derrick L. Schabbel  
United Homes of Michigan  
2124 Quail Run Drive  
Kalamazoo, MI 49009
  
- 82 Labels
  
- Home Builders Association  
5700 West Michigan  
Kalamazoo, MI 49009
  
- Dave Person  
Kalamazoo Gazette  
P.O. Box 2007  
Kalamazoo, MI 49003
  
- Cripps Fontaine Excavating  
7729 Douglas Avenue  
Kalamazoo, MI 49004
  
- Stanley Rakowski  
7151 West "G" Avenue  
Kalamazoo, MI 49009
  
- Oshtemo Business Association  
P.O. Box 1  
Oshtemo, MI 49077
  
- Wightman Ward Corporation  
1818 W. Centre Street  
Portage, MI 49024
  
- John Van Stratt  
Miller Davis Company  
P.O. Box 2888  
Kalamazoo, MI 49003

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, March 13, 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 Richard Schramm to amend Section 40 of the Township Zoning Ordinance to add the following as permitted uses within the "I-R" District: offices and office buildings; wholesale sales of services and merchandise; central facilities for off-site retail sales of services and merchandise; limited on-site retail sales of services and merchandise as a secondary use (the primary use shall be another permitted use or a combination of other permitted uses).
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 March 13, 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



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616-375-4260 FAX 375-7180 TDD 375-7198

**To:** Planning Commission

**Meeting Date:** 3-13-97

**From:** Planning/Zoning Department

**Agenda Item:** #4

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

- On 1-23-97, the Planning Commission considered the applicant's (original) requested text amendment 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.'

In response to the applicant's request to 'deny the requested amendment and consider alternative language', the Board recommended denial of the requested text amendment.

Reference 1-23-97 Planning Commission Minutes

- During the 1-23-97 Planning Commission public hearing on the proposed text amendment, the applicant submitted alternative language for Board consideration proposing offices and retail sales within the industrial districts.

Reference "LD" Restricted Industrial District, Comstock Township and 1-21-97 Handouts (Kalamazoo Commerce Park/Business One USA)

- In response to the applicant's request for text amendment made on 2-3-97, the Planning Commission scheduled a public hearing for 3-13-97 on the following proposed language:

*Section 40.209*

- 'Offices and office buildings'
- 'Wholesale sales of services and merchandise'
- 'Central facilities for off-site retail sales of services and merchandise'
- 'Limited on-site retail sales of services and merchandise as a secondary use' (The primary use shall be another permitted use or a combination of other permitted uses.)

Reference 1-31-97 Application Letter/2-3-97 Application

- The following material has been provided to assist the Board in its consideration of the requested text amendment:
  - : History of 1988 Industrial District(s) Review
  - : Existing Industrial Zoning (Maps/Tables)
  - : Master Land Use Plan - Industrial Classification Review
  - : Review of Comstock Township "LD" Restricted Industrial District
  - : Review of Proposed Text Amendments

## ***Master Land Use Plan - Industrial Classification Review***

(Pgs 62-63, 79, 113-116, MLUP)

### ***Industrial Land Use Policies***

- : . . areas suitable for industrial land use must be preserved, consistent with planned land use for the Township.
- : . . areas of existing industrial development provide land area to support growth of light industry.
- : The South 9th Street corridor is provided the necessary amenities and is earmarked for restricted industrial development.
- : . . industrial development will be directed to areas where public sewer and water are currently available.

### ***Industrial Land Use Standards***

- : Have convenient access to transportation systems.
- : Have adequate land, with sufficient reserve for expansion
- : Have adequate and reliable utilities
- : Be protected from encroachment of residential or other land uses
- : Be located so as to minimize adverse effects on adjacent non-industrial uses

### ***Implementation Actions***

- : . . restrict identified developments to areas of services and provide adequate zoned acreage near existing or potential facility extensions to accommodate growth of these uses.
- : Existing public facilities, roads, and utilities will guide development.

**Review of Comstock Township "LD" Restricted Industrial District**

**Permitted Uses**

- a. Wholesale distributor of goods and merchandise  
(Section 40.205 - "I-R")
- b. Offices and office buildings  
(Deleted in 1988 - Provided for in "R-3", "C", and "C-1")
- c. Essential services, municipal or public utility buildings  
(Section 40.207 - "I-R")
- d. Fully enclosed warehouses  
(Section 40.205 - "I-R" 'warehousing of commodities')  
(Section 41.206 - "I-1" 'warehouses, fully enclosed')
- e. Manufacturing operations for the servicing, compounding, assembling or treatment of articles of merchandise  
(Section 40.201/40.204 - "I-R")  
(Section 41.202 - "I-1")
- f. Accessory buildings/uses  
(Section 40.208 - "I-R" - includes retail sales and office use)
- h. Child care center or day care centers  
(Section 62.155 - Nonconforming single-family dwellings in "I-R")  
(Section 24.203 - "R-4", 30.401 - "C")

"I-R" District provides for the following additional 'permitted uses':

- 40.202 - Packaging of previously prepared materials
- 40.203 - Printing, lithographic, blueprinting and similar uses
- 40.206 - Publicly owned and operated buildings and uses, including community buildings and public parks, playgrounds and other recreational areas.

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*Special Exception Uses*

1. Quarries, mines, gravel pits and other excavation businesses

Section 60.300 - Special Use in "I-R"

2. Single-family dwellings

Section 62.155 - Nonconforming Use in "I-R"

"I-R" District provides for the following additional Special Exception Uses:

40.301 - Office buildings for executive and professional occupations traditionally related to the above permitted uses

40.302 - Wholesale and retail lumber yards (with locational standards)

40.303 - Agriculture, horticulture, animal husbandry, truck gardening, and other similar or related farming activities

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## ***Review of Proposed Text Amendments***

### ***1. Offices and office buildings***

- : Review Master Land Use Plan policies/locational standards**
- : Review Statements of Purpose for Industrial Districts**
- : Identify and reconsider reasoning established for deletion in 1988**
- : Consider that office use in connection with 'permitted uses' is currently afforded by Section 40.208 - Accessory Uses.**
- : Consider the provision of office use in concert with the objectives of the District by Section 40.301**

### ***2. Wholesale sales of services and merchandise***

- : Currently permitted by Section 40.205**

### ***3. Central facilities for off-site retail sales of services and merchandise***

- : Define proposed use category**
- : Wholesaling, storage, and/or warehousing of commodities is currently permitted by Section 40.205**

### ***4. Limited on-site retail sales of services and merchandise as a secondary use***

- : Currently permitted by Section 40.208**



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616-375-4260 FAX 375-7180 TDD 375-7198

**To:** Planning Commission

**Meeting Date:** 3-13-97

**From:** Planning & Zoning Department

**Agenda Item:** #5 (#97- )

**Applicant:** Bruce Brown, President  
United Homes of Michigan, Inc.

**Property In Question:** Quail Meadows Planned Unit Development

(Approximately 98 acres located north of Fairlane Plat and Quail Run and extending north past the east boundary of Quail Hollow - Sections 23/26.)

Reference Vicinity Map

**Zoning District:** Northern 76 Acres - "R-4" District  
Southern 22 Acres - "R-3" District

**Request:** Site Plan Review - Quail Meadows Site Condominium (Phase II)  
(Building Sites #34 - #84)

**Ordinance Section(s):** Section 82.200/300 - Site Plan Review  
Section 82.800 - Criteria For Review

***Planning & Zoning Department Report:***

**Background Information**

- The following Ordinance provisions establish the review process applicable to site condominium projects:

- : Section 82.200 - Establishes Site Plan Review Requirement
- : Section 82.300 - Establishes Planning Commission Site Plan Review Authority
- : Section 82.800 - Sets forth Site Plan Review Criteria

- The Planning Commission has conducted site plan review for 10 site condominium development proposals:

5-23-91	Venture Park	Kreico
10-6-94	Seeco	Seelye
10-27-94	Amber	Hamilton
3-23-95	Gordon/Maple Hill	Gordon Foods
8-24-95	624/628	Lavender
5-23-96	Farrell - H Avenue	Farrell
10-17-96	Seeco Expansion	Seelye
10-24-96	Stratford Hills	Wickford Corp.
1-9-97	Klerk "H" Avenue	Klerk
2-13-97	Oak Park #1	Buford

- On 10-27-88, the Planning Commission granted Special Exception Use Approval and Sketch Plan Review of the Quail Meadows PUD.
- On 9-29-94, the applicant received renewed approvals of the project due to expiration and Phase I was started in 1995.
- On 7-25-96, the applicant received an amendment to the Special Exception Use Approval and Site Plan Approval for modifications to the remaining phases of the project.
- Applicant has returned for Site Plan Approval of development of a portion of the approved Phase II as a Site Condominium Development (instead of a traditional subdivision) pursuant to Section 82.800.

Department Review

*Section 82.800 - Site Plan Review*

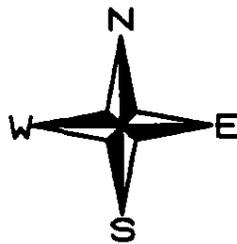
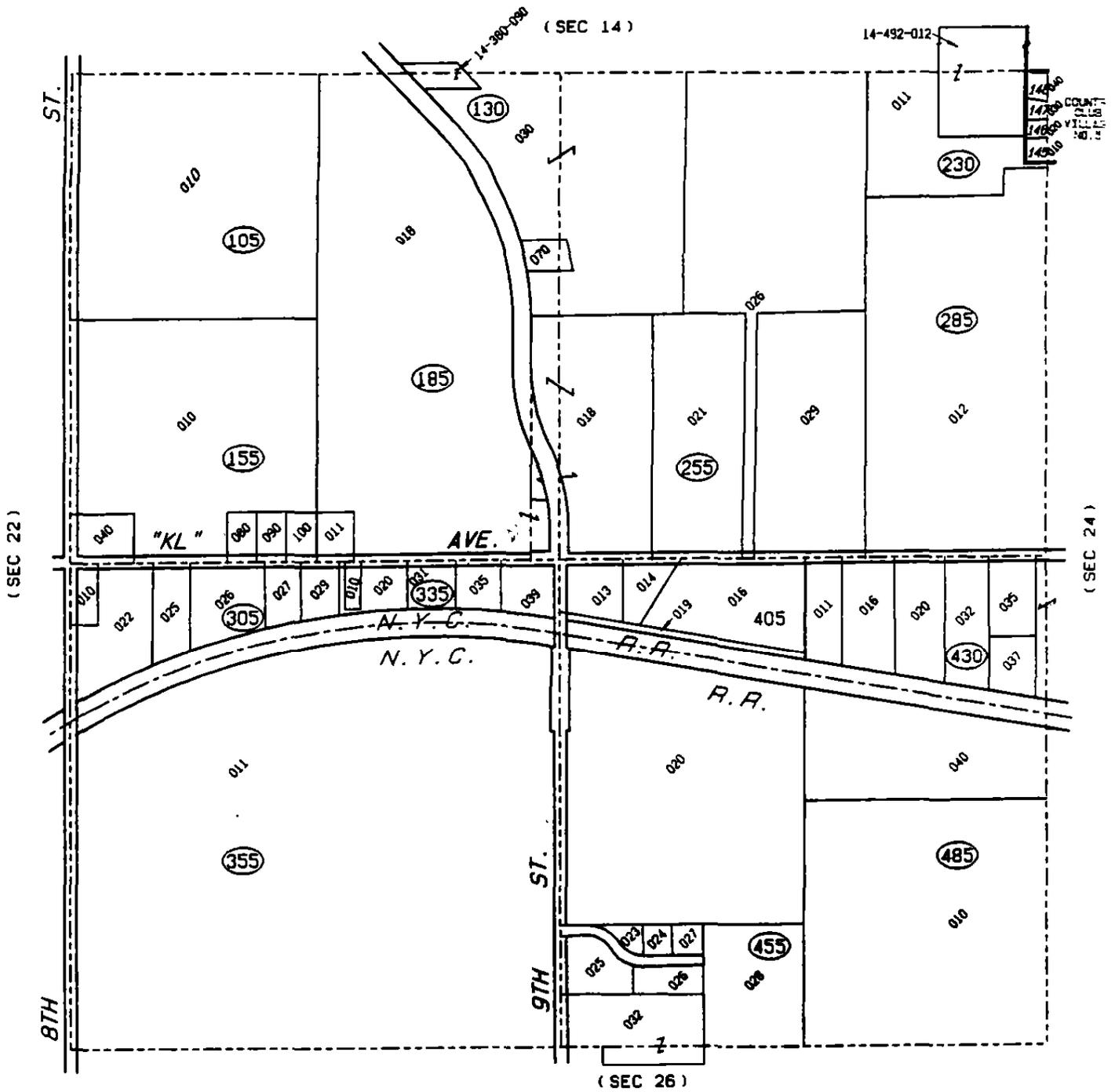
a) - The street arrangement has been proposed as a public road.

- The following design elements should be noted:

- 1 - A second access point for the project has been required with the development of Phase II and has been proposed.

- 2 -The proposed street arrangement shall be subject to Kalamazoo County Road Commission review/approval.
- 3 - The proposed street arrangement received Planning Commission review/approval as part of the Special Exception Use Permit/Site Plan Approval.
- b) - The proposed building sites comply with the dimensional requirements set forth in Section 66.201 for single-family residential building sites.
  - 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.
  - Building site dimensions/layout and street lighting were previously approved in conjunction with the Special Exception Use Permit/Site Plan Approval.
- c)&
- d) - Approval shall be subject to Township Engineer review/approval.
  - Approval shall be subject to the review comments and conditions of approval set forth in the 7-25-96 project approval.

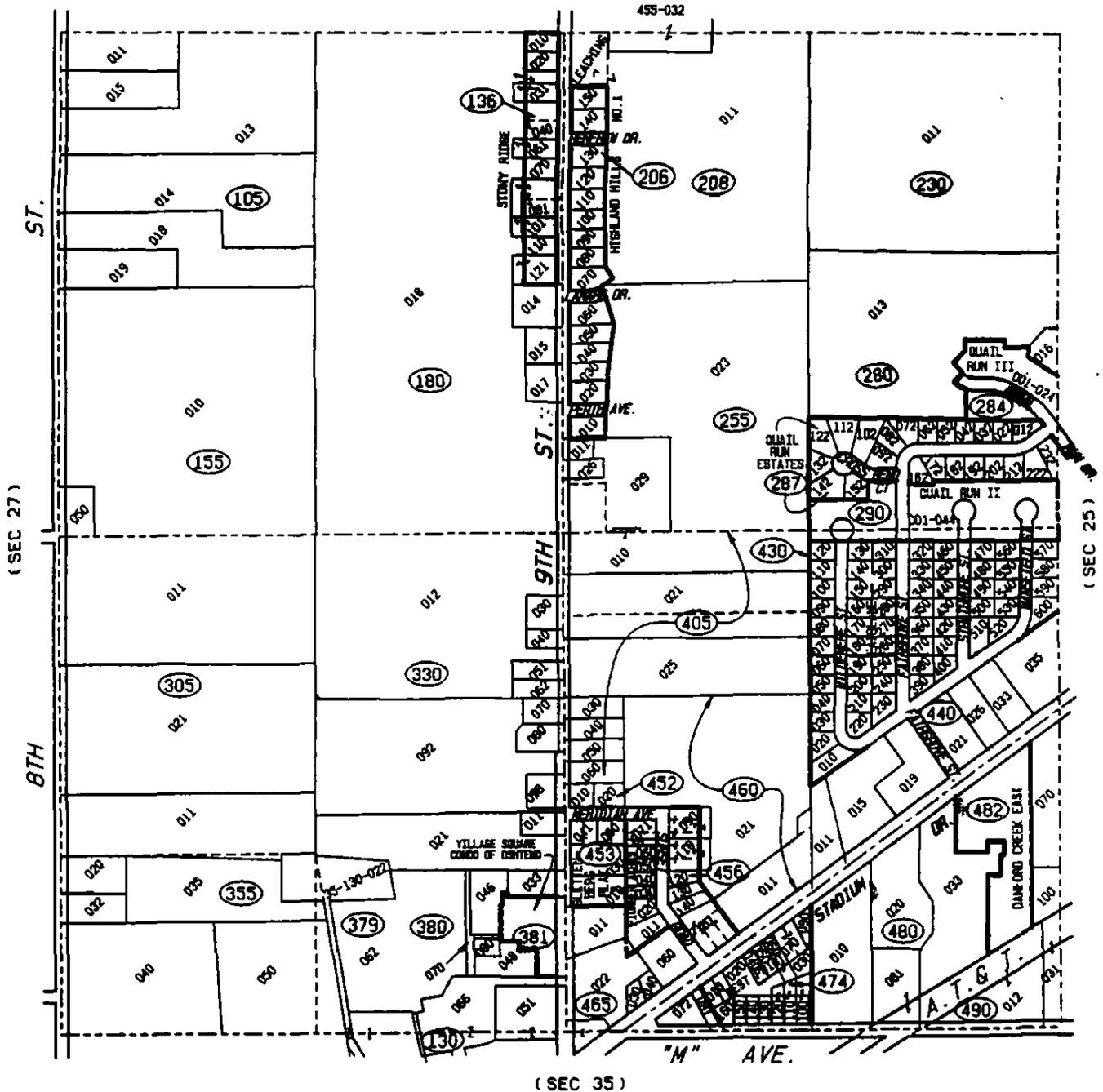
# SECTION 23



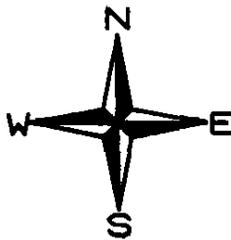
DATE: AUGUST 25, 1993  
 REVISED DATE: MARCH 8, 1996  
 PRINTED DATE: MARCH 21, 1996

# SECTION 26

( SEC 23 )



( SEC 35 )



SCALE 1" = 800'

DATE: AUGUST 25, 1993

REVISED DATE: FEBRUARY 29, 1996

PRINTED DATE: MARCH 21, 1996

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

February 17, 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**

VIA FACSIMILE

**Re: Charter Township of Oshtemo Public Hearing  
Text Amendment to Amend Section 40 ("I-R" Uses)**

Dear Elaine:

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

Friday, February 21, 1997  
Monday, March 10, 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

3-13-97 DC Mtg.



7275 W. MAIN STREET, KALAMAZOO, MI 49009-933  
616-375-4260 FAX 375-7180 TDD 375-719

SITE PLAN REVIEW APPLICATION

Date: FEB 15, 1997 Present Zoning: \_\_\_\_\_ Fee: \$150.-

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

UNITED HOMES OF MICHIGAN  
RECORD ON FILE

Person Making Request: PERRICK L. SCHABEL

Address: 2124 QUAIL RUN DRIVE Phone: 616-353-8250

Interest in Property: DEVELOPMENT.

Size of Property Involved: SEE ATTACHED PLANS

Legal Description of Property Involved: PART OF THE S.E. 1/4 SECTION 23  
AND PART OF THE N.E. 1/4 OF SECTION 26 TOWN 2  
SOUTH, RANGE 12 WEST, OSHTEMO TOWNSHIP

General Description of the Proposed Development: SITE CONDORINIUM

List Supporting Documents attached to the application, if any: SEE ATTACHED PLANS

**CHARTER TOWNSHIP OF OSHTEMO**  
7275 W. MAIN STREET  
KALAMAZOO, MI 49009  
616-375-4260

2/28/97 JF  
052095 SITE PLAN/UNITED HOM 150.00  
TOTAL PAID 150.00

THANK YOU

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

Perrick L. Schabel  
Owner/Agent

United Homes

3905-26-280-013	United SW Corp.	No O
230-011	"	No O
23-485-010	"	No O
455-028	"	No O
26-230-012	"	No O
26-274-013	United Homes	
023	" "	
033	Taylor	
043	Klingel	
053	United Homes	
063	" "	
073	Accorso	
083	United Homes	
093	" "	
103	" "	
113	" "	
123	Ferguson	
133	Blowers	
143	Helmholdt	
153	Clark	
163	Deisler	
173	United Homes	
183	" "	
193	Sorce	
203	United Homes	
213	" "	
223	" "	

3905-26-276-233	United Homes
243	Plichta
253	United Homes
263	" "
273	" "
283	" "
293	" "
303	" "
313	" "
323	" "
333	" "

26-278-001	United Homes
002	" "
003	Larsen
004	Bren
005	Yingling
006	Shuptar
007	White
008	United Homes
009	" "
010	Haeniske
011	Haenick
012	United Homes
013	" "
014	" "
015	" "
016	" "
017	" "
018	" "

3905-26-278-019

United Homes

020

" "

021

" "

022

" "

023

" "

024

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025

" "

026

" "

027

" "

028

" "

029

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030

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031

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032

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033

" "

034

" "

035

" "

036

" "

037

" "

038

" "

039

" "

040

Downey

041

Swartz

042

Farrand

043

United Homes

044

" "

045

" "

046

" "

~~047~~

~~048~~

3905-26-284-001 Anderson  
002 Burke  
003 Williams  
004 Bonnette  
005 Conner  
006 Murrish  
007 Kerstetter  
008 Meadows  
009 Miller  
010 Murrish (Dup.)  
011 Porter  
012 Zemek  
013 Derendorf  
014 Blood  
015 Wix  
016 Webb  
017 Statler  
018 Brenner  
019 Markusse  
020 Urbick  
021 Oswald  
022 Lewis  
023 Smith  
024 Halpert

26-280-016 Kal. Co. Rd. Comm.

26-255-023 De Young

3905-26-287-012	Gen Assoc.
022	Blodgett, T
032	" J
042	Bilické
052	Gen
062	"
072	Ruddy
082	Gordon
092	Gen
102	"
112	"
122	"
132	"
142	"
152	"
162	"
172	Stamp
182	Gen
192	"
202	Four Seasons
212	Sackett
222	Gen
232	Nowak

26-208-011	Ed. Comm. C.U.	No 0
------------	----------------	------

23-455-023	Kal. Co. Rd Comm. (Dup.)	
024	Bosch	
025	Ed. Comm. C.U. (Dup.)	No 0

3905- 23-455-026	Ed. Comm. C. U.	0
027	Yankee	
032	Ed. Comm. C. U.	0
23-405-020	Heritage	
23-430-040	Quality Hardwoods	
24-305- <del>040</del>	" "	
040	" "	No 0
24-355-010	Consumers	
020	Kreico	No 0
25-105-010	Kreico	No 0
25-305-010	Consumers ( <u>Dup</u> )	No 0
25-153-130	Buff Group	0
140	" "	No 0

Derrick L. Schabbel  
United Homes of Michigan  
2124 Quail Run Drive  
Kalamazoo, MI 49009

26-276-243  
PLICHTA DEAN & REBECCA  
2089 PARTRIDGE LANE  
KALAMAZOO MI 49009

26-280-013  
UNITED SOUTHWEST CORP  
4525 BROADMOOR SE  
GRAND RAPIDS MI 49512

26-278-003  
LARSEN JANET  
2066 QUAIL COVE DRIVE  
KALAMAZOO MI 49009

26-276-013  
UNITED HOMES OF MICHIGAN  
4525 BROADMOOR SE  
GRAND RAPIDS MI 49512

26-278-004  
BREU MARLENE  
2056 QUAIL COVE DRIVE  
KALAMAZOO MI 49009

26-276-013  
OCCUPANT  
2134 QUAIL RUN DRIVE  
KALAMAZOO, MI 49009

26-278-005  
YINGLING RICHARD & ELLEN  
2052 QUAIL COVE DRIVE  
KALAMAZOO MI 49009

26-276-033  
TAYLOR STEVEN & ELIZABETH ROSS  
2114 PARTRIDGE LANE  
KALAMAZOO MI 49009

26-278-006  
SHUPTAR RAYMOND & HELEN  
2048 QUAIL COVE DRIVE  
KALAMAZOO MI 49009

26-276-043  
KLINGEL RICHARD & JENNIFER  
2104 PARTRIDGE LANE  
KALAMAZOO MI 49009

26-278-007  
WHITE BEVERLEE  
2044 QUAIL COVE DRIVE  
KALAMAZOO MI 49009

26-276-073  
ACCORSO SAMUEL D  
2074 PARTRIDGE LANE  
KALAMAZOO MI 49009

26-278-010  
HAENICKE C T & J R  
2026 QUAIL COVE DRIVE  
KALAMAZOO MI 49009

26-276-123  
FERGUSON ANTHONY D & SUSAN U  
2020 PARTRIDGE LANE  
KALAMAZOO MI 49009

26-278-011  
HAENICK DIETHER H & CAROL A  
2022 QUAIL COVE DRIVE  
KALAMAZOO MI 49009

26-276-133  
BLOWERS DAVID J & PAMEL A  
2010 PARTRIDGE LANE  
KALAMAZOO MI 49009

26-278-040  
DOWNEY MARVIN E & BERNADINE A  
2069 QUAIL COVE DRIVE  
KALAMAZOO MI 49009

26-276-143  
HELMHOLDT ANDREW & TONYA  
2000 PARTRIDGE LANE  
KALAMAZOO MI 49009

26-278-041  
FARRAND KATHLEEN  
2073 QUAIL COVE DRIVE  
KALAMAZOO MI 49009

26-276-153  
CLARK DARLENE BURCH  
1980 PARTRIDGE LANE  
KALAMAZOO MI 49009

26-278-042  
SWARTZ DIANE K  
2077 QUAIL COVE DRIVE  
KALAMAZOO MI 49009

26-276-163  
DEISLER STEVEN & SUSAN  
1960 PARTRIDGE LANE  
KALAMAZOO MI 49009

26-278-043  
UNITED HOMES OF MICHIGAN  
4525 BROADMOOR SE  
GRAND RAPIDS MI 49512

26-276-193  
SORCE ANGELO & NATALIE  
2005 PARTRIDGE LANE  
KALAMAZOO MI 49009

26-278-043  
OCCUPANT *Returned*  
1927 QUAIL COVE DRIVE  
KALAMAZOO, MI 49009

26-284-001  
ANDERSON RUTH  
2221 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-012  
ZEMEK ELLEN  
2186 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-002  
BURKE LINDA K *Returned*  
5063 STADIUM DRIVE  
KALAMAZOO MI 49009

26-284-013  
DEVENDORF DONLEY & EARLENE  
2154 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-002  
OCCUPANT  
2217 QUAIL RUN DRIVE  
KALAMAZOO, MI 49009

26-284-014  
BLOOD DARLENE A  
2158 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-003  
WILLIAMS KANDY A  
2213 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-015  
WIXO DANIEL L  
2162 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-004  
BONNETTE JULIE A  
6751 NORTHSTAR AVENUE  
KALAMAZOO MI 49009

26-284-016  
WEBB JEANNE E  
2166 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-004  
OCCUPANT  
2209 QUAIL RUN DRIVE  
KALAMAZOO, MI 49009

26-284-017  
STATLER GERALDINE  
2169 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-005  
CONNER FRANCIS M & JANIE B  
2189 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-018  
BRENNER DELMAR C & FLORENCE L  
2173 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-006  
MURRISH JUSTIN & SYLVIA  
55 OVERLOOK DRIVE  
GOLF IL 60029

26-284-019  
MARKUSSE DAVID J & DOROTHY M  
2177 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-006  
OCCUPANT  
2197 QUAIL RUN DRIVE  
KALAMAZOO, MI 49009

26-284-020  
URBICK THELMA M  
2181 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-007  
KERSTETTER MARK  
2201 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-021  
OSWALD L C & M E TRUSTEES  
2143 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-008  
MEADOWS FAITH  
2193 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-022  
LEWIS FLETCHER ROGER  
2147 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-009  
MILLER STEPHEN R & MARY E  
2198 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-023  
SMITH DOREEN O  
REWALT PATRICIA  
2151 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-011  
PORTER JEFFREY/PORTER DAN  
2190 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-284-024  
HALPERT SAMUEL & ROSALIE  
2155 QUAIL RUN DRIVE  
KALAMAZOO MI 49009

26-280-016  
KALAMAZOO COUNTY ROAD COMM  
3801 EAST KILGORE ROAD  
KALAMAZOO MI 49001

26-255-023  
DEYOUNG LARRY A  
2405 SOUTH 9TH STREET  
KALAMAZOO MI 49009

26-287-012  
GEM ASSOCIATES  
1611 WEST CENTRE  
PORTAGE MI 49002

26-287-012  
OCCUPANT *Returned*  
6030 /6032 FAIRGROVE STREET  
KALAMAZOO, MI 49009

26-287-022  
BLODGETT TERRY & CYNTHIA  
13307 SOUTH 14TH STREET  
SCHOOLCRAFT MI 49087

26-287-022  
OCCUPANT  
6056 /6057 FAIRGROVE STREET  
KALAMAZOO, MI 49009

26-287-032  
BLODGETT JOYCE *Returned*  
2901 DANFORD CREEK #3A  
KALAMAZOO MI 49009

26-287-032  
OCCUPANT  
6074 /6076 FAIRGROVE STREET  
KALAMAZOO, MI 49009

26-287-042  
BILICKE PAMELA A  
313 IRWIN AVENUE  
ALBION MI 49224

26-287-042  
OCCUPANT *Returned*  
6094 FAIRGROVE STREET  
KALAMAZOO, MI 49009

26-287-072  
RUDDY RANDY/RUDDY G E & M S  
2214 EAST CORK #2A  
KALAMAZOO MI 49001

26-287-072  
OCCUPANT *Returned*  
6148 /6150 FAIRGROVE STREET  
KALAMAZOO, MI 49009

26-287-082  
GORDON WILLIAM R & BARBARA S  
6158 FAIRGROVE STREET  
KALAMAZOO MI 49009 *Returned*

26-287-172  
STAMP JOHN F & DEBRA S  
3630 NORTH 3RD STREET  
KALAMAZOO MI 49009

26-287-172  
OCCUPANT *Returned*  
6125 FAIRGROVE STREET  
KALAMAZOO, MI 49009

26-287-202  
FOUR SEASONS BUILDERS, INC  
1611 WEST CENTRE  
PORTAGE MI 49002

26-287-202  
OCCUPANT *Returned*  
6063 /6065 FAIRGROVE STREET  
KALAMAZOO, MI 49009

26-287-212  
SACKETT MICHAEL D & KATHLEEN J  
6045 FAIRGROVE STREET  
KALAMAZOO MI 49009

26-287-212  
OCCUPANT  
6043 /6045 FAIRGROVE STREET  
KALAMAZOO, MI 49009

26-287-232  
NOWAK GREGORY L  
6015 FAIRGROVE STREET  
KALAMAZOO MI 49009

26-287-232  
OCCUPANT  
6013 /6015 FAIRGROVE STREET  
KALAMAZOO, MI 49009

23-455-024  
BOSCH JOHN W  
5340 HOLIDAY TERRACE  
KALAMAZOO MI 49009

23-455-024  
OCCUPANT *Returned*  
6405 QUAIL RUN DRIVE  
KALAMAZOO, MI 49009

23-455-026  
EDUCATIONAL COMMUNITY C U  
1551 SOUTH 9TH STREET  
KALAMAZOO MI 49009

23-455-026  
OCCUPANT  
6401 QUAIL RUN DRIVE  
KALAMAZOO, MI 49009

23-455-027  
YANKEE ERNEST & PATRICIA  
9033 WEST R AVENUE  
KALAMAZOO MI 49009

23-455-027  
OCCUPANT  
6376 QUAIL RUN DRIVE  
KALAMAZOO, MI 49009

23-455-032  
EDUCATIONAL COMMUNITY C U  
1551 SOUTH 9TH STREET  
KALAMAZOO MI 49009

23-455-032  
OCCUPANT  
1551 SOUTH 9TH STREET  
KALAMAZOO, MI 49009

23-405-020  
HERITAGE BAPTIST ACADEMY ASSOC  
8828 NORTH DOUGLAS AVENUE  
KALAMAZOO MI 49004

23-430-040  
QUALITY HARDWOODS  
PO BOX 38  
SUNFIELD MI 48890

24-355-010  
CONSUMERS POWER COMPANY  
ATT R J TREVILLIAN  
2400 WEISS STREET  
SAGINAW MI 48602

24-355-020  
KREICO INC  
AMERICAN NATIONAL BANK  
121 WEST CEDAR STREET  
KALAMAZOO MI 49007

25-153-130  
BUFF GROUP  
5912 VENTURE PARK  
KALAMAZOO MI 49009



# MICHIGAN

REAL ESTATE SERVICES

RECEIVED MAR 12 1997

3719 S. WESTNEDGE • KALAMAZOO, MICHIGAN 49008-2979 • PHONE (616) 384-5151 • FAX (616) 384-6776

March 12, 1997

Charter Township of Osthemo  
7275 West Main St.  
Kalamazoo, MI 49009  
Attn: Township Board and Planning Commission

Re: Text Amendment, I-R Zone

Dear Township Board and Planning Commission:

I am writing to express my support of the Text Amendment to the I-R zoning classification. In my opinion, the current zoning text is too restrictive and does not meet the requirements that businesses need for uses in the 1990's and into the next century.

I believe that the amendment causes the property to be more attractive to the business community and places the proper restrictions on the uses, so that it is compatible with business needs and is good zoning for the township as a whole.

Because of the use limitations of the current ordinance, it has a very negative effect on the resale, leasing and financing of new development.

I strongly urge you to support this Text Amendment.

Sincerely,

Larry Norris



BROKERAGE • DEVELOPEMENT • MANAGEMENT • LEASING • MARKETING





Mechanical Contractors

6461 Valley Industrial Drive

Kalamazoo, Michigan 49009

Phone 616 375 9003

Fax 616 375 8809

• Air Conditioning

• Heating

• Refrigeration

• Plumbing

• Sheet Metal

March 13, 1997

Charter Township of Oshtemo  
Attn: Township Board & Planning Commission  
7275 West Main Street  
Kalamazoo, Michigan 49009

Dear Township Board & Planning Commission,

We are writing this letter with regards to the text revisions of the permitted uses in the I-R zone currently under consideration as submitted by Richard A. Schramm.

We would like our position to go on record in support of the proposed text amendment. Being an owner of industrial zoned property, we feel these changes will allow us, and other owners of industrial zoned property, the opportunity to make better use of our property

Respectfully,  
A-1 Refrigeration Sales & Service, Inc.

Steve R. Kuhtic

SRK/akb

"Service Is A  
Business With Us,  
Not A Sideline"





**BURNHAM & FLOWER**  
Financial Services Division

An Employee Owned Company  
Insurance Since 1966

Joseph Reno  
Registered Representative  
5555 Gull Road, Suite 301  
Kalamazoo, MI 49001

Local: (616) 381-1173  
Fax: (616) 381-6089  
Wats: (800) 748-0554  
Direct: (616) 341-4859

March 7, 1997

Oshtemo Township  
C/O Planning Board  
7275 W. Main  
Kalamazoo, MI. 49009

Dear Sir or Madam:

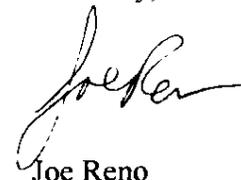
Thank you for considering the proposed text amendment regarding I-R permitted uses.

As a potential business owner in the Oshtemo Township, I can see the advantage of more flexible language in the text in order to promote business development and positive business climate.

I fully support the requested changes including adding as permitted uses in I-R zone:

- 1) Office and Office buildings
- 2) Wholesale sales of services and merchandise
- 3) Central facilities for off site retail sales of services and merchandise
- 4) Limited on site retail sales of services and merchandise as a secondary use or a combination of other permitted uses.

Sincerely,



Joe Reno

**RECEIVED MAR 10 1997**

# Oshtemo Business Association

RECEIVED MAR 11 1997

P.O. Box 1, Oshtemo, Michigan 49077

David Scott Parker, President  
FAX: 616/327-1711 Phone: 616/375-6360

RE:

## **IMPORTANT MEETING**

Oshtemo's Proposed Industrial Zoning Text Changes  
Oshtemo Township Planning Commission Meeting, 3/13/97

Dear Members & Prospective Members:

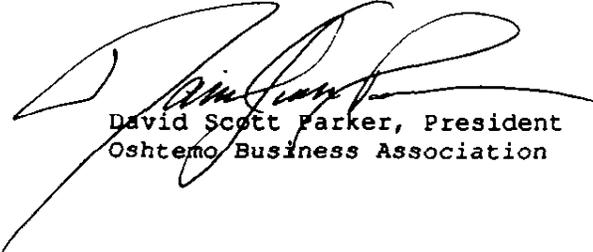
03/05/97

This Oshtemo Planning Commission meeting is extremely important to all "Industrial Zone" property owners and business owners. They will be discussing the proposed text changes to the Oshtemo's "Industrial Zones" to permit "Limited 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 Thursday 3/13/97 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 this date on your calendar, and be sure to attend the Township Meeting so your views can be heard by the Township.

See you on 3/13/97 at the Township Hall!



David Scott Parker, President  
Oshtemo Business Association

# Richard A. Schramm

2001 S. 4th Street, Kalamazoo, Michigan 49009

FAX: 616/372-7272

Phone: 616/375-2472



ORCHARD PLACE SHOPPING CENTER  
1/29/97