

OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION

MINUTES OF MEETING HELD APRIL 10, 1997

Agenda

REVIEW - 9TH STREET FOCUS AREA DEVELOPMENT PLAN

HAMILTON - REZONING (#96-24)

HERWEG - REZONING (#97-4)

BALKEMA - REZONING (#97-5)

A meeting was conducted by the Oshtemo Charter Township Planning Commission on Thursday, April 10, 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
 Lara Meeuwse

Members Absent: Elizabeth Heiny-Cogswell

Also present were Rebecca Harvey, Patricia R. Mason, Township Attorney, and approximately seventy (70) other interested persons.

CALL TO ORDER

The Chairperson called the meeting to order at 7:05 p.m. The Chairperson announced that a new member to the Planning Commission, Elizabeth Heiny-Cogswell, had been appointed by the Township Board. Ms. Cogswell would be present at the next meeting.

AGENDA

Mr. Loy moved to approve the Agenda as submitted, and Mr. Block seconded the motion. The motion carried unanimously.

MINUTES

The Planning Commission next discussed the minutes of the meeting of March 27, 1997. The suggestions of Ms. Harvey were noted. Mr. Heisig suggested as to page 5, in the last paragraph, that the second sentence be amended to read "However, the drive would be in as close compliance as possible at the site." The Chairperson suggested deleting the word "totally" at the top of page 5 and creating a new paragraph.

Ms. Meeuwse moved to approve the minutes as amended, and Mr. Corakis seconded the motion. The motion carried unanimously.

REVIEW - 9TH STREET FOCUS AREA DEVELOPMENT PLAN

The Chairperson suggested that the Board first discuss the 9th Street Focus Area Development Plan and then called for public comment. Following this analysis, the specific rezoning requests within the area would be discussed. The Chairperson indicated the boundaries of the 9th Street Focus Area. He stated that there were three rezoning requests within the Focus Area. The first was along West Main west of DeKorne. The applicant requested rezoning to the "R-3" or "C" District. In the south portion of Focus Area, east of 8th Street and north of KL Avenue, an applicant was seeking rezoning to the "R-3" District. North of KL Avenue in the south east area, an applicant was seeking rezoning to the "R-5" District.

The Chairperson reminded the Planning Commission that they had felt it was important to review the Focus Area Plan and consider whether amendment to its implementation portion was appropriate prior to consideration of these rezonings. The Planning Department had been asked to develop a discussion outline, and the report of the Planning and Zoning Department with regard to a review of the Focus Area Development Plan is incorporated herein by reference.

The Chairperson noted that currently the Focus Area Plan does not include "R-3" or "R-5" as an implementation mechanism within the Focus Area. Therefore, the Plan does not support rezoning to either "R-3" or "R-5." Therefore, the issue is whether the "R-3" or "R-5" Districts can effectively implement the plan and, therefore, amendment to the Plan to include the Zoning Districts as implementation tools would be appropriate.

There was a review of the Plan's objectives, identifying key objectives. The Chairperson also read the Vision Statement which was an exhibit to the Plan. The principal objective of the Plan was to provide for coordinated development with regard to access, open space, signage, landscape, stormwater management, etc.

The Chairperson commented that Oshtemo Township was one of the fastest growing areas in the County. He was sensitive to the fact that the Township was accused of being anti-business and anti-development. The Chairperson stated he felt that the Township was

not anti-business or development but wanted business and development to occur in a rational and harmonious manner so as to maintain the character of the Township. Ms. Meeuwse concurred with the comment, stating that, when the Focus Area Development Plan was created, the Focus Group sought to develop a Plan which would provide for coordinated rather than piecemeal development. It was not the intent to block development in the area.

The Chairperson noted that at the time of the adoption of the 9th Street Focus Area Plan, it had been recognized that the Zoning Ordinance did not have sufficient tools to implement, and therefore the Open Space and PUD provisions were created. There was further discussion of the Vision Statement, and Planning Commission members agreed that the vision of the Plan is still appropriate and there is still a need to support the Plan objectives.

The Planning Commission reviewed the implementation measures provided in the Plan to consider how they achieved Plan goals and objectives. It was felt that, while the uses allowed within the areas were important, the key was the Plan's objective as to the orientation and coordination of non-residential uses. Coordination was achieved through certain design elements and review processes. The Chairperson stated that, in his opinion, limited access from the main thoroughfares (West Main, KL Avenue and 9th Street) was the central goal and objective of the Focus Area Plan. An interior street system to control access was sought. It was intended that development be oriented toward the interior of the Focus Area rather than in strips along West Main, 9th Street or KL Avenue. He felt that if each lot or parcel developed with each having an access point, development would be "Westnedge-like" in character; this would lead to traffic problems. The Township was attempting to reach a "big picture approach" to development in this area.

Ms. Meeuwse agreed stating that the PUD development option allowed for an entire area to be reviewed and approved. No changes to the area's development could be made without further review. Further, the PUD would allow for a mixture of uses in the area, and there was no need for rezoning in order to develop a PUD. Stated as examples of PUD development in the area were Parkview Hills and The Moors.

The Planning Commission next considered whether the "R-3" and/or "R-5" Districts could effectively achieve the objectives of the Plan. It was noted that uses in the "R-3" District were comparable (low to medium density residential and office development) to those permitted in the Focus Area through PUD and Open Space development. However, there was a lack of standards to achieve controlled or planned (limited/shared) access onto West Main and KL Avenue. Apart from the Access Management Planning Guidelines, no standards could be imposed in the "R-3" District. It was recognized that the "R-3" District does include design standards for compatibility with residential development, but there was a lack of coordinated design with adjacent parcels.

The Chairperson noted that rezoning to the "R-3" District would allow for the development of offices. Mr. Corakis recognized that office development was allowed with

PUD development in the "R-2" District. However, it was required that the residential portion of the PUD be developed first.

The Planning Commission members were concerned that, if property were rezoned to the "R-3" District in the Focus Area, there would be no way to plan or coordinate access in that each property could be used for office development and would be entitled to its own access point. This would not be in keeping with the Plan's Vision. Mr. Loy said that he felt it was important to maintain the commitment of the Township to coordinated development in this area. Ms. Meeuwse stated that she recognized there was some sensitivity to the word "control." She felt that the Township was not so much trying to control but to plan and coordinate development.

With regard to the "R-5" District, it was noted that twice the density allowed in the "R-2" and "R-3" Districts was allowed in the "R-5" District. Further, the design standards applicable to mobile home park development were limited because of the State's jurisdiction over such development. Therefore, while mobile home development was single family, there was a much greater density and a lack of coordinated development controls. It was noted that "R-5" zoning was not needed in order to place manufactured housing in the "R-2," "R-3" or "R-4" Districts as long as the manufactured homes met the Township's definition of a dwelling.

Planning Commission members acknowledged that other uses were available to property owners within the "R-2" District other than PUD or Open Space Development. The Chairperson agreed that, if the parcels in the area were to develop piecemeal, there was still reasonable use. However, he felt it was important that, if development were to occur of greater density or more intensity (such as commercial or office development), coordination of that development was vital.

Planning Commission members agreed, first, that the uses permitted in the "R-3" District are comparable to those uses available under the PUD and Open Space Development options. They further concluded that the "R-3" District has no mechanism to effectively achieve limited access and coordinated development design, two major objectives set forth in the Plan. Planning Commission members agreed that the uses permitted within the "R-5" District allow for densities that exceed the densities permitted under the PUD or Open Space Development options. Additionally, Planning Commission members agreed that the ability to effectively achieve limited access and coordinated development design within the "R-5" District was limited by the state's jurisdiction over mobile home park development. Finally, Commission members concluded that parcels in the "R-2" District continue to have reasonable use.

Based upon these conclusions, Planning Commission members determined that it was not appropriate to add "R-3" or "R-5" District zoning as implementation tools within the Focus Area Development Plan. Therefore, no amendments to the Master Land Use Plan to allow for these Districts was appropriate.

However, there was discussion of whether it may be appropriate to create a way of permitting offices without being developed in conjunction with residential zoning in a coordinated and planned manner in the area. Ms. Harvey suggested the possibility of an Overlay Zone, which was a special District placed on top of the existing zoning. An Overlay Zone could be created to allow for office development similar to the types of offices allowed in the "R-3" District but subject to design standards comparable to the PUD or Commercial Restricted District provisions of the Zoning Ordinance. This option would entail amending the Master Land Use Plan to add this Overlay Zone as an implementation tool in the Focus Area and to amend the Zoning Ordinance to create the Overlay Zone. The possible locations for the Overlay Zone could be along the KL and West Main corridors. Planning Commission members agreed that they were interested in pursuing this option.

Jeff Schwartz of Lodge Lane stated he appreciated the sentiments of the group as to the Focus Area Plan but was confused about the possibility of an Overlay Zone. He felt that office development should not be allowed without residential development in this area.

Robert Triplett stated that he was also concerned about an Overlay Zone possibility and its impact on residential uses in the area. He commended the Planning Commission for its work on the Focus Area zone and acknowledged that the Planning Commission took its work seriously. However, he felt that office or commercial uses developed in this area would create a greater attraction for criminals. In his opinion, a PUD which would combine residential with office or commercial use would curtail such activity.

Mr. Sharp also commended the Planning Commission on its Plan/Vision and recognized the difficulties implementing the Plan. However, he noted that the Country Club Village Plat residents were concerned about possible rezonings in the area. He presented a colored map showing the Focus Area and indicating therein the location of the three zoning requests. He stated that when the plat was developed it was known that the area surrounding was "R-2" in zoning. He stated that an area to the south was zoned "R-4" because at that time it was planned for development as a retirement home. In his opinion, "R-2" was envisioned in this area in order to maintain the residential and rural character. He felt that, since this was the basis on which people had bought their homes in the plat, this zoning ought not to be changed. He felt that the "R-4" zoning should be rezoned to "R-2" in that the retirement home was never in fact developed in this area.

The Chairperson stated that generally the Township did not look at the proposed use in deciding a rezoning request but at all possible uses for exactly the reasons stated by Mr. Sharp, i.e., that a developer may not in fact carry through with his expressed intentions.

Mr. Sharp commented that the residents of the plat did not want to increase the value of their property at the expenses of others and therefore did not want rezoning around them that would decrease the value of their property, increase traffic, increase crime and increase taxes. Although he recognized that the Township had complied with noticing requirements,

none of the residents of the area had been aware of the proposed zoning changes until approximately two weeks before.

Mr. Sharp stated he felt that the Master Land Use Plan's policies regarding protection of general health, safety and welfare and protection of existing neighborhoods were important goals. He presented petitions which had been signed by residents of the area, requesting that the Township take no action on these zoning applications until a number of studies had been conducted to determine the impact of rezoning on the area. He stated that the residents of the area would like to participate in this planning.

The Chairperson noted that he was glad to see interest in these issues and urged the group to follow the process to the next level and let the Township Board know their opinions and feelings.

Gerald Pahl stated that, in his opinion, there was a problem when the developer purchased property knowing its zoning and then sought to change the zoning. He felt that the most important goal of the Township was protection of community and the existing homes. Therefore, he felt rezoning should be denied. In his opinion, developers were not interested in the community but only in their pocketbooks.

Ralph Balkema stated that his property was originally owned by the Minkler Estate. At the time the real estate agent had represented that the property was zoned for apartment development. In order to obtain zoning, he stated that he had deeded a 200'-deep area at the south end of the plat so as to satisfy the concerns of the residents of the Country Club Village. He complained that, in his opinion, the residents of the plat had actively controlled his property for over 30 years. He felt that if the residents did not want this property to be developed they should buy it.

Jeff Neel expressed that he was impressed with the Focus Area Plan and agreed with its objectives and goals. He felt that the Plan was well thought out and that rezoning to the "R-5" District would be very inconsistent with the Plan.

Shawney Sisco stated she had only owned her home in the plat for approximately 1½ years. She liked its atmosphere and felt that offices or commercial development in the area would be contrary to the character of the area. She felt it was important for the Township to protect established residential communities such as the Country Club Plat.

Bob Keller stated he felt it was ironic that in the 1950's and '60's the area was agricultural in nature. The property had been rezoned to the "R-2" District and homes developed thereon; now home owners wanted to stagnate growth.

Jim Herweg spoke, stating he had only requested rezoning of approximately 13 acres. He noted it appeared that the possibility of an Overlay Zone would not include "R-5" uses and would only pertain to the corridors or thoroughfare areas. He was in favor of pursuing

an Overlay Zone, feeling that this type of zoning would serve to respect the concerns of the residents. Further, an Overlay Zone would advance the Plan, which currently envisioned office use in this area.

Gordon Stocking stated he had no objections to Mr. Herweg's request but did not feel that the entire acreage included in the notice should be rezoned. He commended the Planning Commission on its Plan for the area but felt that there was a need for a Transitional Zone along KL Avenue due to the light industrial development across the street. He felt, however, that rezoning should only go to a depth of approximately 600' from KL Avenue.

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

Ms. Meeuwse moved to conclude that the 9th Street Focus Area Plan's vision, objectives and goals were still appropriate and that no amendment thereto should be made. She further moved to conclude that the 9th Street Focus Area Development Plan within the Master Land Use Plan should not be amended to include the "R-5" or "R-3" Zoning Districts as implementation tools for the reasons stated in the Planning Commission's discussion. However, there was a desire to pursue consideration of the possibility of an Overlay Zone, and it was suggested that a draft of the language in outline form be reviewed at the May 8, 1997, meeting.

Mr. Loy seconded the motion, and the motion carried unanimously.

HAMILTON - REZONING (#96-24)

The next item was consideration of the rezoning of property in the North ½ of the SE¼ of Land Section 14 from the "R-2" Residence District to the "R-3" Residence District. The item was returned by the Township Board. The Planning Commission had previously recommended denial of rezoning to the "R-3" and "C" Districts on the basis that rezoning was not supported by the Master Land Use Plan, there would be a negative impact on traffic, no utilities were available, it was contrary to the established land use pattern, it was likely to stimulate additional rezonings in the area, and the property currently has reasonable use as zoned. The Township Board requested that the Planning Commission consider "R-3" zoning for the entire area rather than a combination of Commercial and "R-3."

The Chairperson stated that, based upon the analysis of the Planning Commission regarding the fact that it was not appropriate to amend the Master Land Use Plan with regard to the Focus Area to include "R-3" zoning as an implementation tool, and based upon the Board's reasoning at its meeting of December 19, 1996, rezoning was not appropriate.

Mr. Loy moved to recommend denial of the rezoning to the "R-3" District and denial of Master Land Use Plan amendment on the basis of the Board's discussion at the meeting of December 19, 1996, and based upon the Commission's previous conclusion that it was not

appropriate to amend the Master Land Use Plan to include the "R-3" District as an implementation tool in the Focus Area. Mr. Block seconded the motion.

It was noted that the Planning Commission would be considering an Overlay Zone. Upon questioning by Mr. Corakis, the Township's Attorney stated that, if the Overlay Zone were eventually developed and adopted and applied to the geographic area including Mr. Hamilton's property, Mr. Hamilton would not need to return for rezoning but could pursue development in accord with the Overlay Zone; he would need only site plan review.

There was no public comment offered on the motion, and the motion carried unanimously.

HERWEG - REZONING (#97-4)

The next item was consideration of the rezoning of approximately 80 acres consisting of the South ½ of the North ½ of Land Section 23 situated east of 9th Street; the subject property is located along the north side of KL Avenue with approximately 2,600' of frontage thereon. The Planning Commission would consider rezoning the subject property from the "R-2" to the "R-3" Residence District Zoning classification and amending the Master Land Use Plan to reclassify the property.

It was noted that the item had been tabled from the meeting of March 27, 1997, in order to enable the Planning Commission to make an in-depth analysis of whether the "R-3" District was the proper implementation tool within the Focus Area. The Chairperson noted that, based upon the conclusion of the Planning Commission during that discussion, he felt that rezoning was not appropriate. However, he felt that an Overlay Zone may be appropriate for this area or a portion thereof. Other Planning Commission members agreed, and Mr. Loy moved to recommend denial of the rezoning and Master Land Use Plan amendment. Mr. Heisig seconded the motion.

The Chairperson sought public comment, and Mr. Herweg asked about an estimate for the time necessary for the process of consideration of an Overlay Zone. The Chairperson estimated approximately a 3-to-4-month process if the Overlay Zone were adopted. However, no rezoning would be necessary for the Herweg property if the Overlay Zone were adopted and applied to the geographic area which would include his parcel.

Mr. Stocking again expressed that he was not opposed to office development in this area.

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

BALKEMA - REZONING (#97-5)

The next item was consideration of the rezoning of approximately 100 acres located in the West ½ of Land Section 24 on the north side of KL Avenue with approximately 2,200' of frontage thereon. The subject property is adjacent to the north and west of Chateau Manor Mobile Home Park. The Planning Commission would consider rezoning of this property from the "R-4" Zoning District to the "R-2," "R-3" and/or "R-5" Residence District Zoning classification. The Planning Commission would further consider amendment of the 9th Street Focus Area Development Plan contained in the Master Land Use Plan regarding this property. It was noted that the item had been tabled from the meeting of March 27, 1997, to provide the Planning Commission with an opportunity to analyze whether it would be appropriate to amend the Master Land Use Plan, with regard to the 9th Street Focus Area Development Plan, to include the "R-5" District as an implementation tool.

The Chairperson noted that, although the applicant was present, a letter had been received from Jerald Adams, which is incorporated herein by reference. Mr. Adams requested that the item be tabled to the next meeting of the Planning Commission. Mr. Balkema also indicated that he would like the matter tabled. The Chairperson stated that the next regular meeting was April 24, 1997, and it appeared that the agenda could accommodate the item.

Mr. Loy moved to table the proposed rezoning and Master Land Use Plan amendment to the meeting of April 24, 1997. Mr. Corakis seconded the motion, and the motion carried unanimously.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:00 p.m.

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

BY: Lara Meeuwse
Lara Meeuwse, Secretary

Minutes prepared:
April 11, 1997

Minutes approved:
April 24, 1997

AGENDA: _____
MINUTES: Planning Commission

DATE: April 10, 1997
SENT: April 25, 1997

ZBA

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

PC

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

4-21-97

TB

✓ Fred
✓ Dave B.
____ Marvin
✓ Norm

OFFICE

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

Total

PEOPLE

Jack & Patricia Hamilton
3861 North 2nd Street
Kalamazoo, MI 49009

James Herweg
25446 CR 653
Gobles, MI 49055

John Balkema
2314 Miller Road
Kalamazoo, MI 49001

Gerald Adams
Langworthy LeBlanc, Inc.
15 Ionia SW, Suite 450
Grand Rapids, MI 49503

Home Builders Association
5700 West Michigan
Kalamazoo, MI 49009

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



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

NOTICE

OSHTEMO TOWNSHIP PLANNING COMMISSION MEETING

April 10, 1997
7:00 p.m.

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
- March 27, 1997
4. Review - 9th Street Focus Area Development Plan
5. Rezoning - Hamilton (#96-24)

: Returned by Township Board

Consideration of the rezoning of property in the north ½ of the SE1/4 of Land Section 14 from the "R-2" Residence District to the "R-3" Residence District and/or "C" Local Business District Zoning classification. The subject property is located on the south side of West Main, with approximately 2,200' of frontage thereon, and includes parcels 14-405-010, 14-405-020, 14-405-030, 14-405-040, 14-405-050, 14-430-010, 14-430-020, 14-430-030, 14-430-040, 14-430-050, and 14-430-060.

Consideration of the amendment to the 9th Street Focus Area Development Plan contained within the Master Land Use Plan to amend same or reclassify the property identified above to the Transitional and/or Commercial classification.

6. Rezoning - Herweg (#97-4)

: Tabled from March 27, 1997 Planning Commission Meeting

Consideration of the rezoning of approximately 80 acres consisting of the South ½ of the North ½ of Land Section 23 situated east of 9th Street; the subject property is located along the north side of KL Avenue with approximately 2,600' of frontage thereon. The Planning Commission will consider rezoning the subject property from the "R-2" to the "R-3" Residence District Zoning classification.

Consideration of the amendment of the 9th Street Focus Area Development Plan, contained within the Master Land Use Plan of Oshtemo Charter Township, concerning the property described in No. 6 above.

7. Rezoning - Balkema (#97-5)

: Tabled from March 27, 1997 Planning Commission Meeting

Consideration of the rezoning of approximately 100 acres located in the west ½ of Land Section 24 on the north side of KL Avenue, with approximately 2,200' of frontage thereon. The subject property is adjacent to the north and west of Chateau Manor Mobile Home Park. The Planning Commission will consider rezoning of the subject property from the "R-4" to the "R-2", "R-3" and/or "R-5" Residence District Zoning classification.

Consideration of review/amendment of the 9th Street Focus Area Development Plan contained within the Master Land Use Plan with regard to the property described in No. 7 above.

8. Other Business

9. Adjourn

**** SCHEDULE OUTLINE**

April 17, 1997 Special Planning Commission Meeting

- : Text Amendment - Neighborhood Commercial
- : Text Amendment - Telecommunications Ordinance

AGENDA: Planning Commission
MINUTES: _____

DATE: April 10, 1997
SENT: April 7, 1997

ZBA

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

PEOPLE

Jack & Patricia Hamilton
3861 North 2nd Street
Kalamazoo, MI 49009

James Herweg
25446 CR 653
Gobles, MI 49055

PC

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

John Balkema
2314 Miller Road
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Gerald Adams
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TB

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

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Home Builders Association
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Kalamazoo, MI 49009

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

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Kalamazoo, MI 49004

Oshtemo Business Association
P.O. Box 1
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Wightman Ward corporation
1818 W. Centre Street
Portage, MI 49024

William D. Nemedi
Inter-Source Recovery Systems
1470 South 8th Street
Kalamazoo, MI 49009

Total



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

To: Planning Commission

Meeting Date: 4-10-97

From: Planning/Zoning Department

Agenda Item: #4

9th Street Focus Area Development Plan

Board Discussion Outline:

A. Brief review of Plan vision/objectives.

B. How do identified implementation measures achieve the Plan vision/objectives?

: uses permitted

- orientation/coordination of nonresidential uses

: required design elements

- minimum parcel size (vs. piecemeal)

- interior street system - access control

- open space (locational/use parameters)

- coordinated development (access, open space, signage, landscaping, stormwater management, etc.)

: application/review process

- conceptual plan/master plan review approach (vs. piecemeal)

C. Can the "R-3" District effectively achieve the vision/objectives? [How does the "R-3" District differ from the PUD/Open Space development options?]

: uses permitted are comparable (low-medium density residential, offices)

: lacks standards to achieve controlled (limited/shared) access onto West Main and KL Avenue

: lacks standards to achieve coordinated development with adjacent parcels (interior street systems, limited access, open space systems, signage, landscaping, stormwater management, etc.)

D. Can the "R-5" District effectively achieve the vision/objectives? [How does the "R-5" District differ from the PUD/Open Space development options?]

: permits residential densities twice that permitted within the "R-2" and "R-3" Districts (4 units/acre vs. 8 units/acre)

: design standards applicable to mobile home park development are limited due to State jurisdiction; reference Section 25.401 for zoning standards currently applicable to mobile home parks (local zoning standards are subject to State approval).

E. Does the property located within the 9th Street Focus Area have 'reasonable use' outside of the application of the PUD/Open Space development options?

: single- and two-family residences
: libraries
: fire stations
: schools
: cemeteries
: churches
: agriculture, greenhouses, nurseries
: home occupations
: golf courses, parks, outdoor recreational areas

Conclusions:

- a. The uses permitted within the "R-3" District are comparable to those uses available under the PUD and Open Space development options.
- b. The "R-3" District has no mechanism to effectively achieve limited access and coordinated development design, two major objectives set forth in the Plan.
- c. The uses permitted within the "R-5" District allow for densities that exceed the densities permitted under the PUD/Open Space development options. (4 units/acre vs. 8 units/acre)
- d. The ability to effectively achieve limited access and coordinated development design within the "R-5" District is limited by the State's jurisdiction over mobile home park design.

Recommendation:

- a. Amend 9th Street Focus Area Development Plan to include the '9th Street Focus Area Overlay Zone' as an implementation tool.
- b. Amend Zoning Ordinance to include the '9th Street Focus Area Overlay Zone'.

'9th Street Focus Area Overlay Zone'

- permit office use with conditions similar to those set forth in Section 23.404

- establish design standards similar to those set forth in Section 32.203
(commercial puds):

- : interior street systems; limited access
- : designated open space
- : coordinated approach to development of area
 - access
 - interior street systems
 - streetscape
 - open space
 - signage

- establish location(s) of the '9th Street Focus Area Overlay Zone'

: along West Main and KL Avenue

- c. Schedule review of draft language ('9th Street Focus Area Overlay Zone' - Draft #1) for May 8, 1997 Planning Commission meeting.

**9TH STREET FOCUS AREA DEVELOPMENT PLAN
OSHTEMO CHARTER TOWNSHIP
WORK SESSION
OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION**

To: Oshtemo Township Planning Commission
From: Jerry Adams, Senior Planner, Langworthy LeBlanc, Inc.
Re: R-5 District Rezoning for Mr. John Balkema
Date: April 4, 1997

Dear Commissioners,

The following is in response to the request of the Planning Commission Chair.

Background:

At the regular Planning Commission meeting of March 27, 1997, the Commission tabled two (2) rezoning actions impacting the 9th Street Focus Area Development Plan. A prior rezoning request, currently under consideration by the township and also effecting the 9th Street Focus Area, was also mentioned. Concern was voiced by several Commissioners that the implementation strategies identified by the 9th Street Focus Area Development Plan were not being called for by the various requests. The implementation strategies being:

- Open space provisions
- Planned unit development provisions
- Site condominium provisions
- Subdivision control ordinance
- Access management plan

One of the requests was made by my client, Mr. John Balkema. Mr. Balkema owns approximately 100 acres north of KL Avenue. He seeks rezoning to R-5 in order to develop a residential project incorporating manufactured housing of varying sizes and styles in a planned setting.

9th Street Focus Area Implementation Policies and R-5 Zoning:

1. Prior to initiating the R-5 request, the Oshtemo Township Zoning Ordinance and the Oshtemo Township Master Plan were examined to identify the range of potential development options available to Mr. Balkema. A staff contact was also completed. Of particular interest was the opportunity to use the PUD technique. Unfortunately:
 - PUD is not available for R-5 Districts;

- The Open Space Community option is predicated on use of the PUD technique, and,
 - The Access Management Plan standards may be incorporated in a proposed project as part of site plan design, and subsequent review process. However, except for a PUD which is created via rezoning, such standards may not be “conditioned” to a rezoning. [Note: the Oshtemo Charter Township Zoning Ordinance processes PUD’s as special uses and not through a rezoning.]
- 2 While the PUD technique is not available to the R-5 District, subdivision and site condominium regulations have been incorporated as appropriate R-5 development techniques. In fact, one of these tools **must** be used when establishing an R-5 use [Section 25.201(a) and Section 25 203(b)]

Subdivision and site condominium regulations have been delineated as 9th Street Focus Area implementation elements [Chapter 8, page 122, 9th Street Focus Area Plan]. Therefore, even though use of a PUD is not possible at this time, consistency with the implementation policies of the 9th Street Focus Area Plan will be ensured. The language of Sections 25.201 and 25.203 mandates such consistency. The site plan review procedure associated with an R-5 application permits the Planning Commission to require adequate and appropriate open space and access management elements.

Therefore, based on the mandates of Sections 25.201(a) and 25.203(a), R-5 zoning represents a means of accomplishing the implementation goals of the Focus Area Plan.

For Planning Commission Consideration:

1. Notwithstanding the mandates of Sections 25.201 and 25.203, the opportunity to design a project under the provisions of a PUD seem appropriate for the R-5 District. If the concern possibly lies with the “manufactured” housing aspects of an R-5 District [e.g., area compatibility, quantity, etc.], the concept of a PUD rezoning [versus special use] might be a viable option. Under a PUD rezoning, an applicant is required to submit a detailed site plan as part of the rezoning application. The rezoning, if approved, is conditioned on the site plan, and any stipulations attached thereto. The concept of PUD rezoning is common in Michigan and might be an appropriate tool for the Township to explore.
2. As a side comment, during my analysis of the Township’s ordinance, it was noted the PUD regulations are oriented to residential development. Even within underlying commercial and industrial districts, commercial and industrial PUD’s are not provided for. Given the Township’s development potential, large undeveloped areas zoned commercial and industrial, and the obvious desire to ensure high quality development, PUD’s fully oriented to commercial and industrial projects seem warranted.

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---|
| 1 | 4-8-97 | Edward Muller | 5989 Valley View Dr. Kalamazoo, Mi. 49009 |
| 2 | 4-8-97 | Marcella J. Muller | 5989 Valley View Dr. Kalamazoo, MI 49009 |
| 3 | 4-8-97 | Bob Malle | 5973 Fairway Circle, Kalamazoo, MI 49009 |
| 4 | 4-9-97 | Majorie D. Mountjoy | 5973 Fairway Circle |
| 5 | 4-9-97 | Mary K. Melzer | 288 W. Ridge Circle Kal 49009 |
| 6 | 4-9-97 | Negama Duesenell | 309 W. Ridge Circle Kal 49009 |
| 7 | 4-10-97 | Todd W. Mellinger | 351 W. Ridge Circle Kal. 49009 |
| 8 | 4-10-97 | Betty E. Sharpe | 379 W. Ridge Circle, Kalamazoo 49009-9108 |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|--------|-------------------------|---------------------------------|
| 1 | 4/9/97 | Frankene Schwart | 460 Lodge Lane |
| 2 | 4/9/97 | Lou Stewart | 6125 Valleyview |
| 3 | 4/9/97 | Paul Ellis | 6125 VALLEYVIEW |
| 4 | 4/9/97 | Katherine Adams | 6196 Horizon Hts |
| 5 | 4/9/97 | William Adams | 6196 Horizon Hts |
| 6 | 4/9/97 | Ernest Buisach | 228 W Ridge Circle |
| 7 | 4/9/97 | Henna Buisach | 228 W Ridge Circle |
| 8 | 4/9/97 | Don Galvanias | 559 SUNRISE CIRCLE |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|--------|-------------------------|---------------------------------|
| 1 | 4-9-97 | Richard A. Benjamin | 157 Highcrest Dr. |
| 2 | 4/9/97 | Isidoros Alvin | 5814 Scenic Way Dr. |
| 3 | 4/9/97 | Jeffrey L. Neel | 5819 Scenic Way Dr. |
| 4 | 4-9-97 | Barbara Paulik | 6015 HORIZON HTS. |
| 5 | 4/9/97 | Larry Paulik | 6015 HORIZON HTS |
| 6 | 4-9-97 | Dan Brown Jr. | 293 Lodge Lane |
| 7 | 4-9-97 | Steve | 275 W Ridge Cir |
| 8 | 4-9-97 | Edward M. Sharp | 379 West Ridge Circle |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|----------------------------|---------------------------------|
| 1 | 4-9-97 | <i>Sharon R. Roschuk</i> | 392 Lodge Lane 49009 |
| 2 | 4/9/97 | <i>John Kowal</i> | 292 Lodge Ln. 49009 |
| 3 | 4/9/97 | <i>MLT Trif</i> | 5990 Valley View Dr 49009 |
| 4 | 4/9/97 | <i>Dianna Hargis</i> | 5990 Valley View Dr. 49009 |
| 5 | 4-9-97 | <i>Julie Hendrickson</i> | 5976 Fairway Cir 49009 |
| 6 | 4-9-97 | <i>Traci Hendrickson</i> | 5976 Fairway Cr. 49009 |
| 7 | 4-10-97 | <i>Angie Schum</i> | 320 LODGE LN 49009 |
| 8 | 4-10-97 | <i>Michael Steinhilber</i> | 262 LODGE LN 49009 |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|--------|-------------------------|---------------------------------|
| 1 | 4-9-97 | Michael Early | 5038 Scenic Way |
| 2 | 4-9-97 | Donna A. Heston | 402 CLUBVIEW DR. |
| 3 | 4-9-97 | Rick M. Mays | 5944 scenic way |
| 4 | 4-9-97 | Michael P. Stewart | 484 LODGE LANE |
| 5 | 4-9-97 | Patricia M. Williams | 6086 HORIZON HTS. |
| 6 | 4-9-97 | Jackie Hood | 188 Club View Dr. |
| 7 | 4-9-97 | Richard Rayburn | 331 W. Ridge Cr. |
| 8 | 4-9-97 | Walter Rayburn | 331 W. RIDGE CR |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|--------|-------------------------|---------------------------------|
| 1 | 4/9/97 | Suzanne S. Mellinga | 351 W. Ridge Circle |
| 2 | 4/9/97 | Nancy D. Katojowski | 405 Clubview |
| 3 | 4/9/97 | Robert Poffen | 96 Windingwood Dr |
| 4 | 4/9/97 | Bob & Barbara | 96 Windingwood Dr. |
| 5 | 4/9/97 | David Bahl | 5817 Manorwood Dr |
| 6 | 4/9/97 | Jeffrey Schmidt | 460 Lodge Lane |
| 7 | 4/9/97 | Bilbert W. Jackson | 460 SUNRISE CIRCLE |
| 8 | 4/9/97 | Margaret Schwabbe | 483 Sunrise Circle |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|--------|-------------------------|---------------------------------|
| 1 | 4/9/97 | Elynn Dacsa | 545 Sunrise Hill |
| 2 | 4/9/97 | Bette Dacsa | 545 Sunrise Hill |
| 3 | 4-9-97 | M. Buzny Fall | 5889 Manorwood Dr |
| 4 | 4-9-97 | DARLENE FALL | 5889 MANORWOOD DR. |
| 5 | 4-9-97 | Melanie Culp | 351 Lodge Lane |
| 6 | 4-9-97 | Wendy Berry | 24 Woodlane Dr. |
| 7 | 4-9-97 | Walt Berry | 24 Woodlane Dr |
| 8 | 4/9/97 | Charles M Large | 796 Clubview Dr |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---------------------------------|
| 1 | 4/10/97 | Nemey Ziolkowski | 115 WEST RIDGE CIRCLE |
| 2 | 4/10/97 | Ryan Ziolkowski | " " |
| 3 | 4/10/97 | Donahy Talanda | 6093 Harrison Ave. Dr. |
| 4 | 4/10/97 | [Signature] | 376 Lodge Lane |
| 5 | 4/10/97 | [Signature] | 546 Lodge Lane |
| 6 | 4/10/97 | Connie Vestal | 546 Lodge Lane |
| 7 | 4/10/97 | [Signature] | 224 Clubview Drive |
| 8 | 4/10/97 | [Signature] | 224 Clubview Drive |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---------------------------------|
| 1 | 4/10/97 | Jack Michalec | 206 LODGE LANE |
| 2 | 4/10/97 | Eileen Muehle | 206 LODGE LANE |
| 3 | 4/10/97 | Jamatt Martin | 591 E. Ridge Circle |
| 4 | 4/10/97 | Mary Marshall | 273 E. Ridge Circle |
| 5 | 4/10/97 | Leona M. Boje | 223 Highcrest Dr. |
| 6 | 4-10-97 | John Visser | 6148 VALLEYVIEW DR |
| 7 | 4-10-97 | Constance Kissel | 6148 Valleyview Dr. |
| 8 | 4-10-97 | Don Hubbard Jr. | 37 W. Ridge Cr. |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|---------------------------|---------------------------------|
| 1 | 4/9/97 | <i>William Smith</i> | 467 LODGE LANE |
| 2 | 4/9/97 | <i>Andrew Harding</i> | 560 Lodge Lane |
| 3 | 4/9/97 | <i>Tom Kiblar</i> | 598 Lodge Lane |
| 4 | 4/9/97 | <i>Richard Harding</i> | 587 Lodge Lane |
| 5 | 4/9/97 | <i>Richard Kiblar</i> | 188 Club View Dr |
| 6 | 4/9/97 | <i>Donna Borman</i> | 257 W. Ridge Cir. |
| 7 | 4/10/97 | <i>Kathryn J. Simpson</i> | 147 W. Ridge Circle |
| 8 | 7/10/97 | <i>Joseph W. Boyd</i> | 353 F. Ridge Circle |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|--------------------------|---------------------------------|
| 1 | 4-9-97 | <i>Collen J. J...</i> | 5834 MANOEWOOD |
| 2 | 4-9-97 | <i>Patricia A. ...</i> | 5815 WINDINGWOOD RENT |
| 3 | 4/9/97 | <i>Sheila Ford</i> | 5815 Windingwood Dr. |
| 4 | 4/10/97 | <i>Ralph P. Rothman</i> | 368 E. RIDGE CIRCLE 49009 |
| 5 | 4/10/97 | <i>Pat ...</i> | 346 E. RIDGE CIRCLE |
| 6 | 4/10/97 | CAROL DULLAM | 346 E. RIDGE CIRCLE |
| 7 | 4/10/97 | <i>Diane P. Kostecia</i> | 6166 Horace Hts |
| 8 | 4/10/97 | <i>Jane L. Martin</i> | 591 E. Ridge Circle |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|------|-------------------------|---------------------------------|
| 1 | 4/10 | Daniel E Dean | 605 CLUB VIEW DR |
| 2 | 4/10 | Jill M Dean | 605 CLUB VIEW DR. |
| 3 | 4/10 | James B. Wooding | 755 CLUB VIEW DR. |
| 4 | 4/10 | Jayne M. Wooding | 755 Club View Dr. |
| 5 | 4-10 | Jean Rice | 3091 Chestnut Hill Apt 103 |
| 6 | 4-10 | Marcia Montgomery | 459 Sunrise Cir |
| 7 | 4-10 | W.W. Montgomery | 459 Sunrise Cir |
| 8 | | | |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---------------------------------|
| 1 | 4/9/97 | Mark G. [Signature] | 273 E. RIDGE CIRCLE |
| 2 | 4/10/97 | Mark [Signature] | 405 CLUBVIEW |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|----------|-------------------------|---------------------------------|
| 1 | 04-09-99 | Richard D. Buchanan | 559 Sunrise Circle |
| 2 | 4/10/99 | Robert A. Holman | 388 E. Kelgo Circle |
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PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the ~~Osthemo~~ Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---------------------------------|
| 1 | 4/10/97 | <i>John R. Distace</i> | 5841 Manorwood Dr |
| 2 | 4-10-97 | <i>Ruth C Pfisteron</i> | 5841 MANORWOOD DR |
| 3 | 4/10/97 | <i>Jesus T Heron</i> | 5987 Scenic Way Dr |
| 4 | 4/10/97 | <i>Richard A. Munn</i> | 5964 Scenic Way Dr. |
| 5 | 4-10-97 | <i>Lynn Johnson</i> | 5834 Manorwood |
| 6 | 4-10-97 | <i>James L. Hays</i> | 5865 Manorwood Dr. |
| 7 | 4-10-97 | <i>Shawney E. Susad</i> | 467 Lodge Lane |
| 8 | | | |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

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| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|---|---------------------------------|
| 1 | 4-10-97 |  | 181 W. RIDGE |
| 2 | 4-10-97 | Sharon Mahoney | " " |
| 3 | 4-10-97 | Christine Ingle | 321 Lodge Lane |
| 4 | 4-10-97 | Richard L Ingle | " " " |
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PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---------------------------------|
| 1 | 4-15-97 | Steve Quarterly | 309 W. Ridge Circle |
| 2 | 4-15-97 | Mark Postma | 1149 Cadet Ln |
| 3 | 4-15-97 | Susan Postma | 1149 Cadet Ln |
| 4 | 4-15-97 | James Chle | 1090 CADET LANE |
| 5 | 4/16/97 | Robert E. Sec | 1119 CADET LN |
| 6 | 4/16/97 | Patricia A. De | 1060 Cadet Lane |
| 7 | 4-16-97 | Clara L. De | 1060 Cadet Lane |
| 8 | 4-16-97 | Matthew L. Conway | 4173 Westlark Ave |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|--|
| 1 | 4/19/97 | Jamar Ferron | 5487 Scenic Way Dr Kalamazoo MI 49009 |
| 2 | 4-19-97 | Marcia Newby | 5944 Scenic Way Dr Kalamazoo MI 49009 |
| 3 | 4/19/97 | Rob Williams | 5899 Scenic Way Dr Kalamazoo MI 49009 |
| 4 | 4-19-97 | Kurt Colman | 5899 Scenic Way Dr Kalamazoo MI 49009 |
| 5 | 4-19-97 | Frank Bolman | 5899 Scenic Way Dr Kalamazoo MI 49009 |
| 6 | 4-19-97 | Carl Willis | 5919 Scenic Way Kalamazoo MI 49009 |
| 7 | 4-19-97 | Martin Myles | 5878 Scenic Way Kalamazoo MI 49009 |
| 8 | 4-19-97 | Jay Russell | 5878 Scenic Way Kalamazoo MI 49009 |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|--|
| 1 | 4/13/97 | Steve Wysony | 46 Windingwood Dr. Kalamazoo, MI 49009 |
| 2 | 4/13/97 | Robert L. Farber | 5880 Manotwood Dr. Kalamazoo, MI 49009 |
| 3 | 4/13/97 | Phillip E. Farber | 5850 Manotwood Dr. Kalamazoo, MI 49009 |
| 4 | 4/13/97 | Angela L. Connell | 5850 Manotwood Dr. Kalamazoo, MI 49009 |
| 5 | 4/13/97 | Robert L. Farber | 5812 Manotwood Dr. Kalamazoo, MI 49009 |
| 6 | 4/10/97 | [Signature] | 147 W Ridge Cir Kalamazoo, MI 49009 |
| 7 | 4/18/97 | Thomas L. Cronin | 5879 Scenic Way Dr. Kalamazoo, MI 49009 |
| 8 | 4/19/97 | Blenda Heron | 5987 Scenic Way Dr. Kalamazoo, MI 49009 |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---------------------------------|
| 1 | 4-19-97 | Mary Statten Anglin | 1125 N. 10 th St. |
| 2 | 4-19-97 | Ron Anglin | 1125 N 10 th St |
| 3 | 4-19-97 | Pamela Early | 5838 Senic Way |
| 4 | 4/20/97 | Patricia A Lombard | 6072 Oak Highlands |
| 5 | 4/20/97 | Christine Paul | 6872 OFF HIGHLANDS |
| 6 | 5/8/97 | W. Jackson | 791 CLUB VIEW DR. |
| 7 | 4/5/97 | Linda Jackson | 791 Club View Dr. |
| 8 | 5-20-97 | Barbara B. Schellinger | 645 East Ridge Circle |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

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| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---------------------------------|
| 1 | 4/19/97 | Richard C. Berman | 84 Echo Hills Dr |
| 2 | 4-19-97 | Wanda L. Berman | 84 Echo Hills Dr. |
| 3 | 4-19-97 | Maria M. Gwyn | 5853 Scenic Way Dr. |
| 4 | 4-19-97 | John M. Gwyn | 5853 Scenic Way Dr. |
| 5 | 4-19-97 | Patrick R. Miller | 5922 Scenic Way Dr. |
| 6 | 4-19-97 | Joan Smith-Milley | 5922 Scenic Way Dr. |
| 7 | 5-2-97 | Mildred W. Ford | 1700 Bronson Way |
| 8 | 5-2-97 | Louis D. Ford | 1700 Bronson Way |

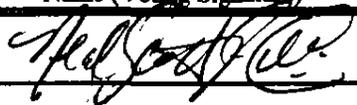
PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

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| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---------------------------------|
| 1 | 4/24/97 | Ed J. Lemm | 316 W. Ridge Cir |
| 2 | 4/24/97 | Clara C. Lemm | 316 W. Ridge Circle |
| 3 | 4-24-97 | S. Myagawa | 152 Club View Drive |
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PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

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| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|---|--|
| 1 | 4-23-97 |  | 6117-C SAN GABRIEL DV KALAMAZOO 49009 |
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Page 1

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact, Traffic Impact, Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---------------------------------|
| 1 | 4/29/97 | Dancy L. Deane | 8685 West H Avenue |
| 2 | 4/29/97 | Corinne Conway | 32630 32nd ST. |
| 3 | 4-29-97 | John W. Moore | 1279 Cadet Lane |
| 4 | 4-29-97 | Robert W. Boyce | 1237 N. 2nd |
| 5 | 4-29-97 | Wesley D. D... | 1169 Mount Royal Dr. |
| 6 | 5/5/97 | Wendy Halloway | 233 Sunnywood Ln. |
| 7 | 5-26-99 | Barbara J. Halloway | 382 W. Ridge Cr. |
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PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

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| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---------------------------------|
| 1 | 4-28-97 | Amy R Craver | 3068 Mill Creek #6 |
| 2 | 4-28-97 | Conette J Olson | 6411 Maple Leaf |
| 3 | 5/1/97 | Flanagan Juletz | 2555 Ramblerwood |
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PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

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| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---------------------------------|
| 1 | 4/28/97 | 1272 St. | 264 WESTVIEW |
| 2 | 4/28/97 | Debbie Spencer | 6488 Killington |
| 3 | 4/28/97 | Shirley J Small | 5840 West N Ave |
| 4 | 4/29-97 | Henry Whitman Jr | 434 S 4th. |
| 5 | 4/29/97 | Jean Homola | 6552 West N Ave. |
| 6 | 5/13/97 | Janie [unclear] | 191 N. 8TH ST. |
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PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

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| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---------------------------------|
| 1 | 4-30-97 | Delyna K. Totten | 2346 Fairgrove Ave |
| 2 | 5-8-97 | Doris L. Chopp | 9137 West L. Avenue |
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Post-It Fax Note 7871

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| Date 05-08 | # of pages 1 |
| To: Doris Chopp | From: Pat Zushanas |
| Co / Dept: Arcadia | Co: P-U |
| Phone # | Phone # |
| Fax # 372-9871 | Fax # 337-2720 |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

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| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|----------------------------|---------------------------------|
| 1 | 4/29/97 | <i>James C. Stegman</i> | 2516 Plainview St. |
| 2 | 5/2/97 | <i>Shirley J. Jacobson</i> | 5818 West "N" Ave. |
| 3 | 5/7/97 | <i>Dean R. Jacobson</i> | 5818 WEST "N" AVE. |
| 4 | 5/7/97 | <i>Stephen D. Jacobson</i> | 7214 Baton Rouge |
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PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

We, the undersigned, residents of Osthemo Township, Kalamazoo County, State of Michigan, oppose any rezoning or changes to the Osthemo Township Master Land Use Plan for the portion of the 9th Street Focus Area Development Plan bounded on the North by West Main Street (M-43), on the East by Highway 131, on the South by KL Avenue, and on the West by 9th Street until sufficient studies are completed by the Osthemo Township Planning Commission, Zoning Board, and the Township Board and such studies shall include but not be limited to: Environmental Impact; Growth Impact; Traffic Impact; Property Value Impact; School Impact; Law Enforcement Impact; Fire Protection Impact; Water, Sewer, Surface Drainage Impacts; Business Impact; Surrounding Property Value Impact, Aesthetic Impact; Taxation and Assessment Impact; and the impact to the growth of Resources of the Township and County as a whole. Said studies are not limited to the above and when completed, these studies shall be made available to all parties residing within the identified area, as well as to all township residents, for review and comment with the review period being not be less than 180 days. Notice of the completion of these studies shall be given by mail to those parties on the Taxpayers Rolls of Osthemo Township as well as to the General Public via Public Notification.

| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|-----------------|--------------------------|---------------------------------|
| 1 | 6/24 | Shirley Thompson | 105 Echo Hill Dr. |
| 2 | 6/24 | Alvin Jan | 5900 Seenie Way Dr |
| 3 | 6/26 | William Targ | 5900 Seenie Way Dr |
| 4 | 4/26 | Raymond Parks | 5850 Monocloud Dr. |
| 5 | 6/26 | Debbie Hehner | 5902 Monocloud |
| 6 | | | |
| 7 | | | |
| 8 | | | |

SEE
PG. 19

214

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
OSHTEMO TOWNSHIP PLANNING COMMISSION
OSHTEMO TOWNSHIP ZONING BOARD

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| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|---------------------------|--|
| 1 | 6-14-97 | <i>Myford H. Jones</i> | 229 WESTRIDGE CIRCLE KALAMAZOO, MI 49009-9108 |
| 2 | 6-14-97 | <i>Gerallene A. Jones</i> | 229 West Ridge Circle Kalamazoo, Mi 49009 |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
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| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---------------------------------|
| 1 | 6/23/97 | Debra DeMaat | 484 Locke Lane |
| 2 | 6/24/97 | King Corente | 5968 Valley View |
| 3 | 6/24/97 | David Chandler | 6085 Valley View |
| 4 | 6/24/97 | Michele Chandler | 6085 Valley View Dr. |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

PEOPLES PETITION
TO
OSHTEMO TOWNSHIP BOARD OF TRUSTEES
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| No. | Date | Name (Voting Signature) | Address (Per Township Register) |
|-----|---------|-------------------------|---------------------------------|
| 1 | 6-18-97 | Laura DeVries | 260 Clubview |
| 2 | 6-18-97 | Harm DeVries | 260 Clubview |
| 3 | 6-18-97 | Tom Broadlyk | 5945 Valley View |
| 4 | 6-18-97 | Ronald DeYoung | 263 Lodge Lane |
| 5 | 6-18-97 | Judith K. Turuta | 379 Lodge Ln |
| 6 | 6-18-97 | John E. Turuta | 379 Lodge Lane |
| 7 | 6-23-97 | TA CP | 351 LODGE LAINE |
| 8 | 6-23-97 | Anna Kille | 598 Lodge Lane - |

To: Planning Commission
Charter Township of Oshtemo

Re: Consideration of Rezoning Approximately 80 Acres on KL
Avenue from "R-2" to "R-3"

Ladies and Gentlemen:

A rezoning application has been filed for a single, 15 acre parcel (021) on the north side of KL Avenue; it requests a change from "R-2" to "R-3" which would permit the construction of a medical/physical therapy office.

The Planning commission is considering the rezoning from "R-2" to "R-3" for 80 acres along the north side of KL Avenue beginning at the junction with 9th Street and reaching eastward 1/2 mile. This includes the foregoing parcel (021) and 3 other parcels (018, 029, and part of 012) which **have not** requested the rezoning. The property under consideration extends northward 1/4 mile from KL Avenue.

As owners of the included parcel (029), we object to the rezoning of 80 acres from "R-2" to "R-3", primarily because of the northward incursion into the area designated for residential development in the 9th Street Focus Area Development Plan.

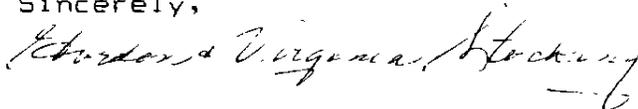
A transitional area along the north side of KL Avenue to permit the construction of medical or business offices may fit the intent of the existing Focus Area Development Plan. However, "R-3" zoning also permits the building of four-family dwellings (apartments), which do not appear to be compatible with the long term development of this property.

We suggest reducing the "R-3" rezoning of the 4 named parcels on KL Avenue from **1300 feet (1/4 mile) north, to 500 feet plus the required front set-back.** This would reduce the total rezoned area from 80 acres to approximately 30 acres, reserving more area for residential development.

We believe this would satisfy the current and future needs for a transitional area along the northside of KL Avenue and more closely comply with the 9th Street Focus Area Development Plan.

We trust that this recommendation will be given your serious consideration.

Sincerely,



Gordon and Virginia Stocking
Owners of parcel 029, in the center of property subject to rezoning