

OSHTEMO CHARTER TOWNSHIP ZONING BOARD OF APPEALS

MINUTES OF MEETING HELD JANUARY 20, 1997

Agenda

WESTWOOD OFFICE PARK - SITE PLAN REVIEW - CREAL ENTERPRISES -
PROPOSED OFFICE BUILDING (#5)

OAKRIDGE FEED & HARDWARE - SITE PLAN REVIEW - PROPOSED 6,500
SQ. FT. RETAIL HARDWARE/ANIMAL FEED FACILITY - STADIUM DRIVE

SPEEDWAY - SITE PLAN REVIEW - PROPOSED SITE/BUILDING MODIFICATIONS -
DRAKE ROAD/KL AVENUE

A meeting was conducted by the Oshtemo Charter Township Zoning Board of Appeals on Monday, January 20, 1997, commencing at approximately 3:00 p.m. at the Oshtemo Charter Township Hall, pursuant to notice.

MEMBERS PRESENT: Brian Dylhoff, Chairperson
 David Bushouse
 Thomas Brodasky
 William Saunders
 Lara Meeuwse

MEMBERS ABSENT: None

Also present were Rebecca Harvey, Township Planning and Zoning Department, Patricia R. Mason, Township Attorney, and seven (7) other interested persons.

CALL TO ORDER

The meeting was called to order at 3:05 p.m.

MINUTES

The Board considered the minutes of the meeting of January 6, 1997. Mr. Brodasky moved to approve the minutes as submitted. Mr. Saunders seconded the motion, and the motion carried unanimously.

WESTWOOD OFFICE PARK - SITE PLAN REVIEW - CREAL ENTERPRISES - PROPOSED OFFICE BUILDING (#5)

The Board considered the application of Harold Creal, representing Creal Enterprises, for site plan review of a proposed 10,000 sq. ft. (two-story) office building within the existing Westwood Office Park. The subject site is located at the terminus of Holiday Terrace, adjacent to the north of Holiday Inn, and is within the "C" Local Business District Zoning classification.

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

It was noted that the Zoning Board of Appeals had previously granted approval for the development of an office complex consisting of four office buildings at the site. The Board had also granted approval for a fifth building, but these approvals were invalidated due to the lack of on-site development within a one-year period from the date of the approval(s). The applicant was again proposing the construction of building #5 within the Westwood Office Complex. Building #5 would be a 9,576-sq.-ft. two-story structure to be located similarly to the location previously approved by the ZBA. Substantial site modifications to the existing office park were not proposed.

Ms. Harvey noted that previous approvals had required that parking continue to comply with Ordinance parking requirements. She felt that this requirement should also be included in the Zoning Board of Appeals' action on this application.

Richard Cole of Diekema-Hamann, the architect for the applicant, was available to represent the applicant and answer questions.

The Chairperson inquired whether additional dumpsters were needed. Mr. Cole stated the applicant felt that the existing dumpsters would adequately serve the site; however, the applicant was willing to add a third dumpster should a problem arise.

Mr. Brodasky asked whether there would be additional lighting at the site. The applicant stated that there would be lighting along the sidewalks and on the building. Lighting specifications would therefore be required of the applicant.

Ms. Meeuwse inquired as to the differences between the proposals which received previous approval and the applicant's current proposal. Ms. Harvey stated that approval would be for a larger building, a two story rather than one story. There was discussion of the retention area with the applicant indicating that the existing retention areas would be reshaped to handle additional runoff.

The Chairperson asked about the locations of the existing dumpsters, which locations were not indicated on the plan. Ms. Harvey stated that there were two areas on the site where dumpsters were placed but that these dumpsters did not have enclosures. She felt that the locations should be noted on the site plan. Further, the Ordinance requires enclosures. She also felt that the Board should determine whether two dumpsters would be adequate.

The Chairperson felt that a third dumpster might be needed but was willing to go along with the applicant's suggestions that the two existing dumpsters be utilized and that a third be added if it was needed. The Chairperson felt that the location of this possible third dumpster should also be noted on the site plan.

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

Ms. Meeuwse moved to approve the site plan with the following conditions, limitations and notations:

- (1) That it was noted that the approved building #5 was a two-story 9,576-sq.-ft. building.
- (2) That no changes to the existing access arrangements were proposed.
- (3) That the proposed parking lot layout was satisfactory and it was required that all parking comply with Ordinance dimensional standards of 10' x 20'. Parking lot aisle width would remain at 24'.
- (4) That all barrier-free parking was subject to ADA and Michigan Barrier-Free Guidelines and was to be designated by signage and pavement logo.
- (5) That the proposed setbacks complied with Ordinance standards.
- (6) That it was noted there were two existing dumpsters at the site. It was required that these dumpster locations be noted on a revised site plan to be submitted to the Township. Further, the existing dumpsters and any future ones must be enclosed as required by the Ordinance. Pursuant to the applicant's proposal, a third dumpster location was to be specified on the plan. However, the third dumpster would not be established unless and until the Zoning Board of Appeals determined that the establishment of the third dumpster was necessary.
- (7) That existing building/site lighting should be detailed on the plan. The proposed lighting was subject to compliance with Section 78.700 and information regarding same was to be submitted for review and approval by the Township staff consistent with the standards set forth in Section 78.720(g).
- (8) That all signage was to comply with Section 76.000 of the Zoning Ordinance and be reviewed and approved through the permit process.
- (9) That screening was not required.
- (10) That no variance approval had been requested.
- (11) That approval was subject to the review and approval of the Township Fire Department and Township Engineer.

(12) That public utilities would service the proposed office building.

The Chairperson suggested that the Board require landscaping around the building to be comparable with that around existing buildings. Ms. Meeuwse agreed that that requirement should be added as subpart 13 under her motion.

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

OAKRIDGE FEED & HARDWARE - SITE PLAN REVIEW - PROPOSED 6,500 SQ. FT. RETAIL HARDWARE/ANIMAL FEED FACILITY - STADIUM DRIVE

The next item was the application of Timothy Stewart of Wightman-Ward, Inc., for site plan review of a proposed 6,500-sq.-ft. retail hardware and animal feed facility. The subject site is located on the south side of Stadium Drive, adjacent to the west of 7100 Stadium Drive, and is within the "C" Local Business District Zoning classification.

The report of the Planning and Zoning Department is incorporated herein by reference. Ms. Harvey noted that the parcel dimensions exceeded the 4:1 depth-to-width ratio contained in Section 66.201. However, the Board could approve the application subject to compliance with this standard.

Gary Hahn from Wightman-Ward was available to answer questions.

Ms. Meeuwse inquired about the location of the proposed drive and whether it coincided with the existing drive at the site. The applicant's representative stated that the proposed drive to service this use would be in a slightly different location.

In response to questioning by the Chairperson, Mr. Hahn stated that the applicant intended to split the parcel so as to comply with the dimensional requirements of the Ordinance.

There was discussion of the fact that the taper for the proposed drive was off site; the applicant's representative stated that they were now aware of this requirement and that written permission from the neighboring landowner would be obtained.

In response to questioning by Ms. Meeuwse, the applicant's representative stated that it was their intent to establish all parking initially and, therefore, if building additions were added at a later date, no additional parking would be placed on the site.

Ms. Meeuwse inquired about the proposed sign, and Ms. Harvey responded that the sign proposal was not part of the site plan for review but would be reviewed and approved as part of the permit process.

The applicant's representative was questioned as to whether lighting was adequate, and the applicant indicated that no lighting would be located in the rear parking lot, but that there would be building lights established.

There was discussion of the driveway spacing issue, and Ms. Harvey stated that the proposed drive complies with all applicable Ordinance standards except the two noted in the report. Ms. Harvey reminded the Board that, because of limitations on existing parcel sizes, the Board is sometimes in the position of having to obtain a location for a drive which "best complies with the standards." A drive could not be located on this parcel so as to comply with all standards. Ms. Harvey felt the best location was as proposed by the applicant since this location allowed the drive to meet the spacing requirements from the 8th Street intersection. Moreover, the location would allow the drive to be shared with the neighboring property.

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

There was discussion of the truck well and whether hazardous substances would drain into this area. Ms. Harvey stated that a permits checklist had been prepared and indicated that no hazardous substances were proposed for use or handling. The Chairperson inquired as to the relocation of the loading dock should future addition be established. The applicant's representative stated that the drive would be impacted and would have to be reworked if the building addition were indeed added later. Ms. Harvey stated that, with the building addition, if it included major site modifications, the applicant would need to return to the Board for approval.

There was discussion of whether additional screening was needed, and the Chairperson and Mr. Brodasky both agreed that on-site vegetation should be retained as far as was possible. They were concerned about the home located to the east even though this home was located in the "C" District. Ms. Meeuwse inquired as to the relocation of certain sugar maples indicated on the plan.

Mr. Brodasky moved to approve the site plan with the following conditions, limitations and notations:

(1) That the proposed access arrangement complies with the Access Management provisions set forth in Section 67.000. It was required that the driveway design be subject to Kalamazoo County Road Commission review and approval. As to driveway spacing, it was noted that the driveway did not comply with Section 67.500 with regard to subpart 1 in that 350' was required as a separation between other driveways. In all other respects, the driveway spacing requirements of the Ordinance standards were complied with. However, it was felt that deviation was appropriate given that the proposed driveway location, on the western border of the property, would allow for the possibility of a shared drive and the placement allows the driveway to meet the spacing requirement with regard to the distance from the drive to the 8th Street intersection. Further, the two drives to the west were residential in nature and, therefore, this deviation was preferable to some other deviation. It was required that the proposed driveway approach, which would extend beyond the frontage of the subject property, be approved only if the written consent of the affected property owner was provided.

(2) That all parking was subject to compliance with the parking-space dimensional standards.

(3) That all barrier-free parking was subject to ADA and Michigan Barrier-Free Guidelines and was to be designated by signage and pavement logo.

(4) That the proposed building setbacks comply with Ordinance standards.

(5) That the dumpster arrangement was proposed to be located in the truck dock area and, therefore, an enclosure was not required.

(6) That all exterior lighting was to be subject to compliance with the requirements of Section 78.700 and was to be detailed for review and approval by the Township staff pursuant to Section 78.700.

(7) That outdoor display and storage was not proposed.

(8) That signage was to comply with Section 76.125 of the Zoning Ordinance and be reviewed and approved through the permit process.

(9) That the existing vegetation on the rear portion of the site was proposed to remain, and a landscape plan had been provided by the applicant which provided detail as to the landscaping proposed for the developed portion of the site. To protect the residential uses in the area, it was required that the applicant retain the existing vegetation on the site as far as was practicable and add screening pursuant to Section 11.540(1) to supplement the existing vegetation along the east and west boundaries.

(10) That variance approval had not been requested.

(11) That approval was subject to the review and approval of the Township Fire Department and Township Engineer.

(12) That the applicant was required to provide information adequate to determine compliance with the Groundwater Protection Standards of Section 69.200(3-8).

(13) That approval was conditioned upon the parcel's compliance with Section 66.201.

Mr. Bushouse inquired as to the screening requirements of the Ordinance in that the property was commercially zoned and the neighboring property was also commercially zoned. It was noted that the resident of the home to the east was an owner of the subject property. Ms. Harvey responded she felt the Board had the discretion to require screening or not to require screening, depending upon its evaluation of the matter on a case-by-case basis, considering actual use of property, as well as its zoning. She felt that the Board might properly consider that the home to the east might be sold. Ms. Meeuwse seconded the motion, and the motion carried unanimously.

**SPEEDWAY - SITE PLAN REVIEW - PROPOSED SITE/BUILDING
MODIFICATIONS - DRAKE ROAD/KL AVENUE**

The next item was the application of Chris Crisenbery, representing Emro Marketing Co., for site plan review of a proposed site/building modification to the existing Speedway fuel sales and convenience store. The subject site is located at 1250 S. Drake Road and is within the "C" Local Business District Zoning classification.

The report of the Planning and Zoning Department is incorporated herein by reference. Ms. Harvey stated that the primary issue for the site is access. She felt that The applicant was aware of this and would address this issue in his comments.

The applicant was present and stated that the proposal was a complete redesign or a "complete new image" for the site. The existing service station was one of the older designs, and it was felt that the remodeled fuel sales and convenience store would be an aesthetic improvement. He stated that the property in question was a "relatively small corner lot" on the corner of Drake Road and KL Avenue. The property had approximately 180' of frontage on Drake and approximately 200' of frontage on KL Avenue. Therefore, he felt it was impossible to meet the Ordinance's driveway spacing requirements. He recognized that this was a congested though signalized intersection. He also recognized that the applicant might need to come back with a traffic analysis before the curb-cut arrangement proposed by the applicant could be approved.

Mr. Crisenbery stated that the applicant felt that there would be a significant increase in traffic to the property of approximately 30-40%. The applicant was concerned about eliminating both Drake Road access points in that it was felt that access from KL and from Drake was necessary to allow for emergency access, necessary access for traffic utilizing the site, and access for trucks which needed to refill the tanks at the site. He stated that the applicant was asking the Board to deviate from some of its access standards. He stated that the applicant was not opposed to removing the curb cut closest to the intersection on Drake Road. The second Drake Road drive, it was felt, should be more centrally located. The applicant did not want to move the KL entrance further from the intersection in that it was felt this would disrupt traffic flow at the site and parking. The Chairperson inquired as to whether the applicant had examined the option of shared access with the neighboring property owner. The applicant responded that this had been considered but that the tank farm is located in this area and it was unwise to route traffic over this tank farm. Further, when these tanks were being refueled, the access point would be blocked.

Ms. Meeuwse inquired as to whether pavement would extend to the boundary of the property. The applicant responded that there would be a border, which at present has 2-3' of rock. The Chairperson inquired about the "future drive" noted on the plan. The applicant stated that there were no plans to establish this future drive and he was not sure why it was denoted on the plan.

Matt Riley, Engineer, stated that the applicant was concerned about cross-access in that there was a concern that neighboring traffic would utilize the site to avoid the intersection.

Again it was noted that, if the applicant was requesting deviation from the Access Management standards, a traffic analysis would be required.

Ms. Meeuwse inquired as to whether the applicant had considered locating the pumps to the back of the site. The applicant stated that a "line of sight" to the pumps was necessary for security reasons and that they did not wish to orient the back of the building toward the street. The applicant and all Board members again agreed that the north drive on Drake Road should be closed. There was discussion of the distance from the intersection to the south drive on Drake Road, and it was determined that this was approximately 150' from the intersection. The KL drive was approximately 125' from the intersection. There was discussion of throat depth, with the applicant stating that they could possibly work on obtaining more throat depth. Ms. Harvey stated that throat depth was needed to accommodate staging for access from the street so that there was no back-up into KL Avenue or Drake Road.

There was discussion of moving the KL Avenue entrance to the west. Board members agreed that the applicant should seek to obtain deeper throat depths at both entrances.

There was discussion of parking, and Ms. Harvey noted that the retail sales section of the parking provisions was applied with one space being required for every 100 sq. ft. of retail area. The applicant asked whether the spaces at the pumps would be included, and Ms. Harvey stated that she would need to look into previous approvals to answer this question. Ms. Meeuwse stated she would like to see the KL Avenue drive located further to the west. She further urged the applicant to explore the possibility of shared access on Drake Road. There was discussion of whether the Drake Road access point could be restricted so as to prohibit left turns. The Chairperson felt that many of these issues would be determined by a traffic analysis. The applicant stated he felt that they would be able to meet the volume provisions of Section 67 which would allow for a second drive. He queried whether he would therefore need to present a full traffic analysis. Ms. Harvey noted that the applicant was seeking a number of deviations from the standards and, therefore, she felt that the applicant should submit a traffic analysis, which should contain the information provided for in the Ordinance.

The Chairperson stated that he would like to see some information regarding the number of accidents on Drake Road and KL Avenue. Mr. Bushouse agreed, but stated that he felt that this should be limited to the number of accidents associated with this intersection and the driveways to the subject property. Further, he would like to see information regarding the Kalamazoo County Road Commission's plans for widening KL Avenue or Drake Road and adding a turn lane at the intersection.

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

Ms. Harvey stated that the Township Traffic Consultant could be contacted to review the traffic analysis submitted by the applicant. There was discussion of tabling the item to allow the applicant time to submit this traffic analysis.

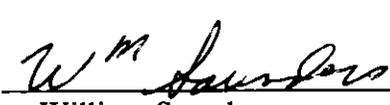
Mr. Saunders moved to table the item to the meeting of February 24, 1997.
Mr. Brodasky seconded the motion. The motion carried unanimously.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 4:45 p.m.

OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS

By: 
Brian Dylhoff, Chairperson

By: 
William Saunders

By: 
Thomas Brodasky

By: 
Lara Meeuwse

By: 
David Bushouse

Minutes Prepared:
January 21, 1997

Minutes Approved:
2-3-97

AGENDA: _____
MINUTES: ZBA

DATE: January 20 1997
SENT: February 12, 1997

ZBA

- Lara M.
 - Dave B.
 - Bill S.
 - Brian
 - Tom B.
- } 1-29-97

ZB

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

TB

- Fred
- Dave B.
- Marvin
- Norm

OFFICE

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

Total

PEOPLE

F. Harold Creal, CEO
Creal Enterprises
150 N. Willowbrook Road, Suite 500
Coldwater, MI 49036-8820

Richard Cole
Diekema/Hamann Architects, Inc.
5106 Lovers Lane
Kalamazoo, MI 49002

Timothy A. Stewart
Wightman Ward, Inc.
1818 W. Centre Avenue
Portage, MI 49024

Christopher E. Crisenbery, P.E.
209 E. Washington Avenue, Suite 234
Jackson, MI 49201

Emro Marketing Company
500 Speedway Drive
Enon, OH 43523-1056

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 ZONING BOARD OF APPEALS

January 20, 1997
3:00 p.m.

AGENDA

1. Call to Order

2. Approval of Minutes

- January 6, 1997

3. Site Plan Review - Westwood Office Park (Bldg. #5)

Harold Creal, representing Creal Enterprises, requests Site Plan Review of a proposed 10,000 sq. ft. (2-story) office building within the existing Westwood Office Park.

Subject site is located at the terminus of Holiday Terrace, adjacent to the north of Holiday Inn, and is within the "C" District. (3905-25-405-032/036/037/038)

4. Site Plan Review - Oakridge Feed & Hardware

Timothy Stewart of Wightman Ward, Inc. requests Site Plan Review of a proposed 6500 sq. ft. retail hardware and animal feed facility.

Subject site is located on the south side of Stadium Drive, adjacent to the west of 7100 Stadium Drive, and is within the "C" District. (3905-34-280-039)

5. Site Plan Review - Speedway (Drake Road/"KL" Avenue)

Chris Crisenbery, representing Emro Marketing Company, requests Site Plan Review of proposed site/building modifications to the existing Speedway fuel sales and convenience store.

Subject site is located at 1250 South Drake Road and is within the "C" District.
(3905-24-480-020)

6. Other Business

7. Adjourn

Chris ~~Callahan~~

Jacksonville

517 783-8703

AGENDA: ZBA
MINUTES: _____

DATE: January 20, 1997
SENT: January 13, 1997

ZBA

- Lara M.
- ~~Elaine~~ Dave B.
- Bill S.
- Brian
- Tom B.

ZB

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

TB

- Fred
- ~~George~~ Dave B.
- Marvin
- Norm

OFFICE

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

Total

PEOPLE

F. Harold Creal, CEO
Creal Enterprises
150 N. Willowbrook Road, Suite 500
Coldwater, MI 49036-8820
21 Labels

Timothy A. Stewart
Wightman Ward, Inc.
1818 W. Centre Avenue
Portage, MI 49024 30
13 Labels

Christopher E. Crisenbery, P.E.
209 E. Washington Avenue, Suite 234
Jackson, MI 49201

Emro Marketing Company
500 Speedway Drive
Enon, OH 43523-1056
55 Labels

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

Home Builders Association
5700 West Michigan
Kalamazoo, MI 49009

Fred Langeland
Balkema Sand & Gravel
1500 River Street
Kalamazoo, MI 49001



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

To: Zoning Board of Appeals

Meeting Date: 1-20-97

From: Planning/Zoning Department

Agenda Item: #3

Applicant: Harold Creal
Creal Enterprises

Property In Question: Westwood Office Park
5320 - 5380 Holiday Terrace

Reference Vicinity Map

Zoning District: "C" Local Business District

Request: Site Plan Review - 10,000 Sq Ft (2-Story) Office Building (Bldg #5)

Ordinance Section(s): Section 82.800 - Criteria For Review

Planning/Zoning Department Report:

Background Information

- On 7-11-77, the ZBA granted Site Plan Approval for the development of Executive Suites West (Westwood Office Park), an office complex consisting of 4 office buildings.
- On 2-1-82, Site Plan Approval was granted for the construction of a 4800 sq ft office building (Bldg #5) within the Executive Suites West complex.

Reference 2-1-82 ZBA Minutes

- Pursuant to Section 82.900, the 2-1-82 Site Plan Approval was invalidated due to the lack of on-site development within the 1-year period from the date of approval.
- In 1988, the proposed site plan for Bldg #5 approved in 1982 was resubmitted for approval. On 6-6-88, the ZBA again granted Site Plan Approval for the construction of Bldg #5 within the Westwood Office Park (formerly Executive Suites West).

Reference 6-6-88 ZBA Minutes

- Pursuant to Section 82.900, the 6-6-88 Site Plan Approval was invalidated due to the lack of on-site development within the 1-year period from the date of approval.
- Applicant again proposes the construction of Bldg #5 within the Westwood Office Park. Bldg #5 is proposed as a 9576 sq ft, 2-story structure, to be located similarly to the 2 previous proposals. Substantial site modifications to the existing office park are not proposed.

Department Review

Section 82.800 - Site Plan Review

- a) - No changes to the existing access arrangement are proposed.
 - The proposed parking layout is satisfactory. Note the following:
 - : 318 parking spaces required; 346 existing parking spaces reflected on the plan
 - : All parking shall comply with Ordinance dimensional standards (10 ft x 20 ft)
 - : Parking lot aisle widths will remain at 24 ft
 - Barrier free parking shall be subject to ADA and MI Barrier Free Guidelines and be designated by signage and pavement logo.

The following barrier-free parking standards should be noted:

- : 1 van accessible parking space shall be provided for every 8 barrier-free parking spaces (18 b.f. spaces provided; 3 v.a. spaces required)
- : van accessible parking space shall be 8 ft in width (10 ft depth) with an 8 ft aisle width
- : standard barrier-free parking shall be 8 ft in width (10 ft depth) with a 5 ft aisle width
- : barrier-free parking shall be located 'as close as possible on the most direct route to barrier-free building entrances'

b) - Proposed setbacks comply with Ordinance standards.

- The existing and proposed dumpster/enclosure arrangements should be detailed for review/approval.

- Existing and proposed lighting (site/building) has not been shown.

Existing building/site lighting should be detailed on the Site Plan. Proposed lighting shall be subject to compliance with Section 78.700 and shall be submitted for review/approval consistent with the standards set forth in Section 78.720 g.

- Signage shall comply with Section 76.000 and be reviewed/approved through the permit process.

c)&

d) -The subject site is adjacent to commercial zoning/land use on its north and south boundaries; adjacent to the east is US-131. "R-2" and "R-3" zoning/land use about the subject site along its western boundary.

The proposed location of Bldg #5 is not in close proximity to the site's western boundary. Further, site improvements are not proposed on the western portion of the property.

- Screening is not required.

- The proposed Bldg #5 will occupy an existing area of 'open space' within the office complex.

Bldg #5 'lawn area' will be used largely for stormwater retention. Building perimeter landscaping is proposed to be comparable to existing on-site landscaping.

e) - Variance approval has not been requested.

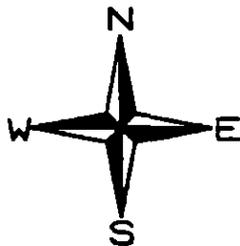
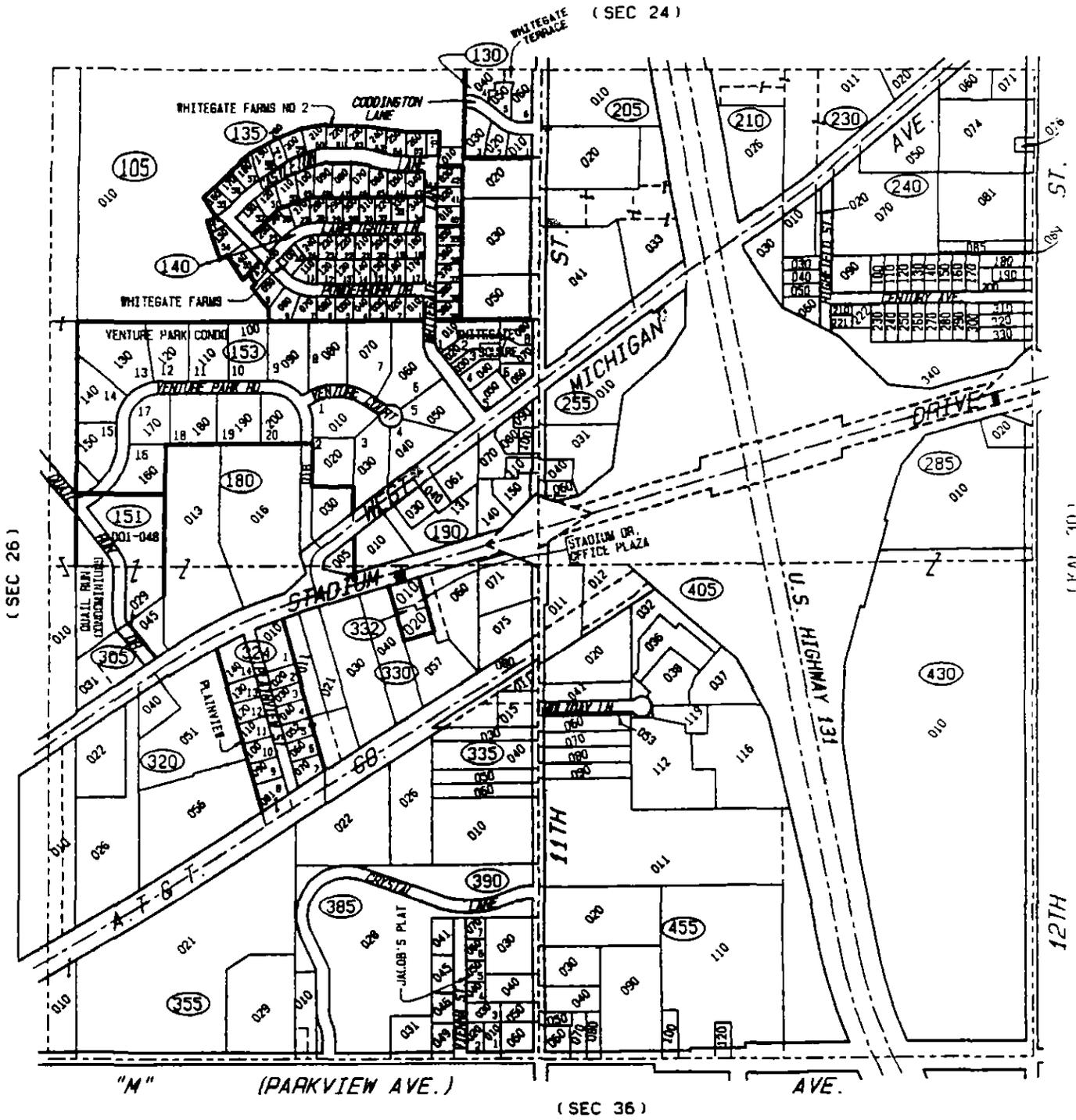
f) - Approval shall be subject to Township Fire Department review/approval.

g) - Approval shall be subject to Township Engineer review/approval.

h) - Public utilities will service the proposed office building.

- The Environmental Permits Checklist and Hazardous Substance Reporting Form have been completed and are on file with the Township.

SECTION 25



DATE: AUGUST 25, 1993

REVISED DATE: MARCH 8, 1996

PRINTED DATE: MARCH 21, 1996

ZONING BOARD OF APPEALS MEETING - FEBRUARY 1, 1982
EXCERPTS

SITE PLAN REVIEW - FOUR SEASONS REALTORS

The Chairman then announced that the next item on the agenda would be a request by Four Seasons Realtors for site plan approval for an additional 4,800 square foot one-story office building to be constructed on the site of the Executive Suites West Office complex. It was noted that the Board had approved a site plan for a four-office building complex on the site on July 11, 1977.

Mr. Reg Shave was present on behalf of Four Seasons Realtors. Mr. Shave noted that at the time of earlier site plan review, the Board had required 396 parking spaces with reservation for additional spaces if needed. Mr. Shave noted that the existing facility averaged approximately 85 cars within its parking space area and that 101 cars was the maximum that had occurred.

Mr. Gray noted that the Township Engineer had reviewed the site plan and would require verification that the sanitary lift station would be adequate to handle the volume from the new facility. Mr. Shave stated that the applicant could give such verification.

The Board then reviewed the criteria for site plan review under the Township Zoning Ordinance.

Mr. Shave noted that approximately six new parking spaces would be paved and that this was shown on the site plan.

After further discussion, Mr. Jameson moved that the Board grant site plan approval subject to the following conditions:

1. That the applicant provide written verification that the sanitary lift station will be adequate to handle the volume from the new facility.
2. That space for an additional 12 parking spaces be reserved to be developed at such time as the Zoning Board of Appeals determines that such additional parking spaces are needed.
3. That the total sign area not exceed 310 square feet and that all signs be located in close proximity to the building.

Mr. Shave noted that the proposed sign would be two feet by four feet, same as for the other buildings within the complex.

Mrs. Brown then seconded the motion and the motion passed unanimously.

ZONING BOARD OF APPEALS MEETING - JUNE 6, 1988
EXCERPTS

ITEM B - DIEKEMA/HAMANN SITE PLAN REVIEW FOR AN ADDITION TO BUILDING 5 - EXECUTIVE SUITES, WEST AT 5230 HOLIDAY TERRACE.

The Chairman noted that the next item on the agenda was the request of Diekema/Hamann, architects, for site plan review for an addition to Building 5, Executive Suites, West (Westwood Office Park) located at 5320 Holiday Terrace in a "C" District. It was noted that this request was before the Board because the previous approval of the site plan had been over a year ago, and that no construction had taken place within the approval time frame. Ms. Harvey referred the Board to her report and also noted that the Fire Department had some concerns about the additional building. Mr. Jerry Diekema was present and explained that it was the same proposed building as before but there was new ownership. He further noted that there (~~delete: had been some toilets, etc being added~~) was additional information regarding sewer facilities and that the Township Engineer was reviewing these additions.

The Board indicated to the applicant that they were concerned about whether the existing dumpsters were adequate, and addition whether additional lighting would be needed and, if so, that it be the "sharp cutoff" type.

George Vuicich then made a motion to approve the site plan as submitted, subject to the following:

1. That the barrier free (~~delete: areas~~) parking places as shown be properly marked with appropriate signage and logos.
2. That the parking lot be properly striped.
3. That in the event there is additional lighting that this will be of the sharp cutoff type.
4. That for the present, no additional dumpsters would be required, however, if any problems develop with trash and/or existing dumpsters, the the Board could require the applicant to provide an additional dumpster.
5. That this will all be subject to the Fire and Engineering Departments' review and approval.

The motion was supported by Mr. Rakowski and the motion carried unanimously.



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

To: Zoning Board of Appeals

Meeting Date: 1-20-97

From: Planning & Zoning Department

Agenda Item: #4

Applicant: Timothy Stewart
Wightman Ward, Inc.

Property In Question: Approximately 8 acres located on the south side of Stadium Drive, adjacent to the west of 7100 Stadium Drive - Section 34.

Reference Vicinity Map

Zoning District: North 600 Ft - "C" Local Business District
Remaining - "AG"-Rural District

Request: Site Plan Review - 6500 Sq Ft Retail Hardware & Animal Feed Facility
(Oakridge Feed & Hardware)

Ordinance Section(s): Section 82.800 - Criteria For Review

Planning & Zoning Department Report:

Background Information

- The subject 8 acre parcel is provided 215 ft of frontage on Stadium Drive and has an average depth of approximately 1650 ft. (7.7 to 1 depth to width ratio)
- The subject parcel was established after the adoption of the width to depth ratio requirement in 1965 and is subject to compliance with same.

- A variance from the dimensional standards established by Section 66.201 has not been requested.
- Site Plan Approval for the proposed property can be granted subject to compliance with Section 66.201.

Department Review

Site Plan Review - Section 82.800

- a) - The proposed access arrangement complies with the access management provisions set forth in Section 67.000. The following guidelines should be noted:

Section 67.300 3., 5., & 8. - Driveway Design

- : Driveway design shall be subject to Kalamazoo County Road Commission review/approval.

Section 67.500 - Driveway Spacing

1. 350 ft driveway spacing required; separations between residential driveways (2) adjacent to the west are at 95 ft and 180 ft respectively. All other driveway spacings comply with Ordinance standards.
 4. The proposed driveway approach extends beyond the frontage of the subject site. Written consent from the affected property owner shall be provided.
- The proposed parking layout is satisfactory and has been provided in compliance with Ordinance standards. All parking shall be subject to compliance with parking space dimensional standards. (10 ft x 20 ft)
 - Barrier-free parking has been adequately provided. Said parking shall be subject to ADA and MI Barrier Free Guidelines and be designated by signage and pavement logo.

The following barrier-free parking standards should be noted:

- : 1 van accessible parking space shall be provided for every 8 barrier-free parking spaces
- : the van accessible parking space shall be 8 ft in width (10 ft depth) with an 8 ft aisle width
- : the standard barrier-free parking space shall be 8 ft in width (10 ft depth) with a 5

ft aisle width

b) - Proposed building setbacks comply with Ordinance standards.

- The dumpster arrangement is proposed to be located in the truck dock area; an enclosure is not required.
- Exterior lighting is proposed to consist of a single 25 ft pole light (3-400 watt fixtures) designed to provide parking lot and building lighting.

All proposed lighting shall be subject to compliance with the lighting guidelines set forth in Section 78.700 and be detailed for review/approval pursuant to Section 78.700 (g).

- Outdoor display/storage is not proposed.
- Signage shall comply with Section 76.125 and be reviewed/approved through the permit process.

c)

&d)-The subject site is surrounded by commercial zoning. Adjacent properties are currently occupied by residential land use.

- Screening along the site's east and west boundaries should be considered to 'minimize any adverse effects of the proposed development and activities emanating therefrom upon adjoining residents or owners.'
- The existing vegetation on the rear portion of the site is proposed to remain. A landscape plan has been provided detailing the landscape proposal for the 'developed portion' of the site.

e) - Variance approval has not been requested.

f) - Approval shall be subject to Township Fire Department review/approval.

g) - Approval shall be subject to Township Engineer review/approval.

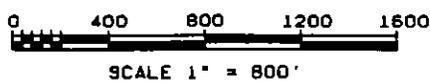
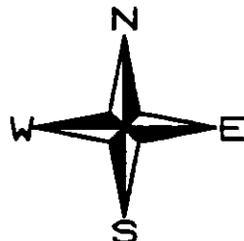
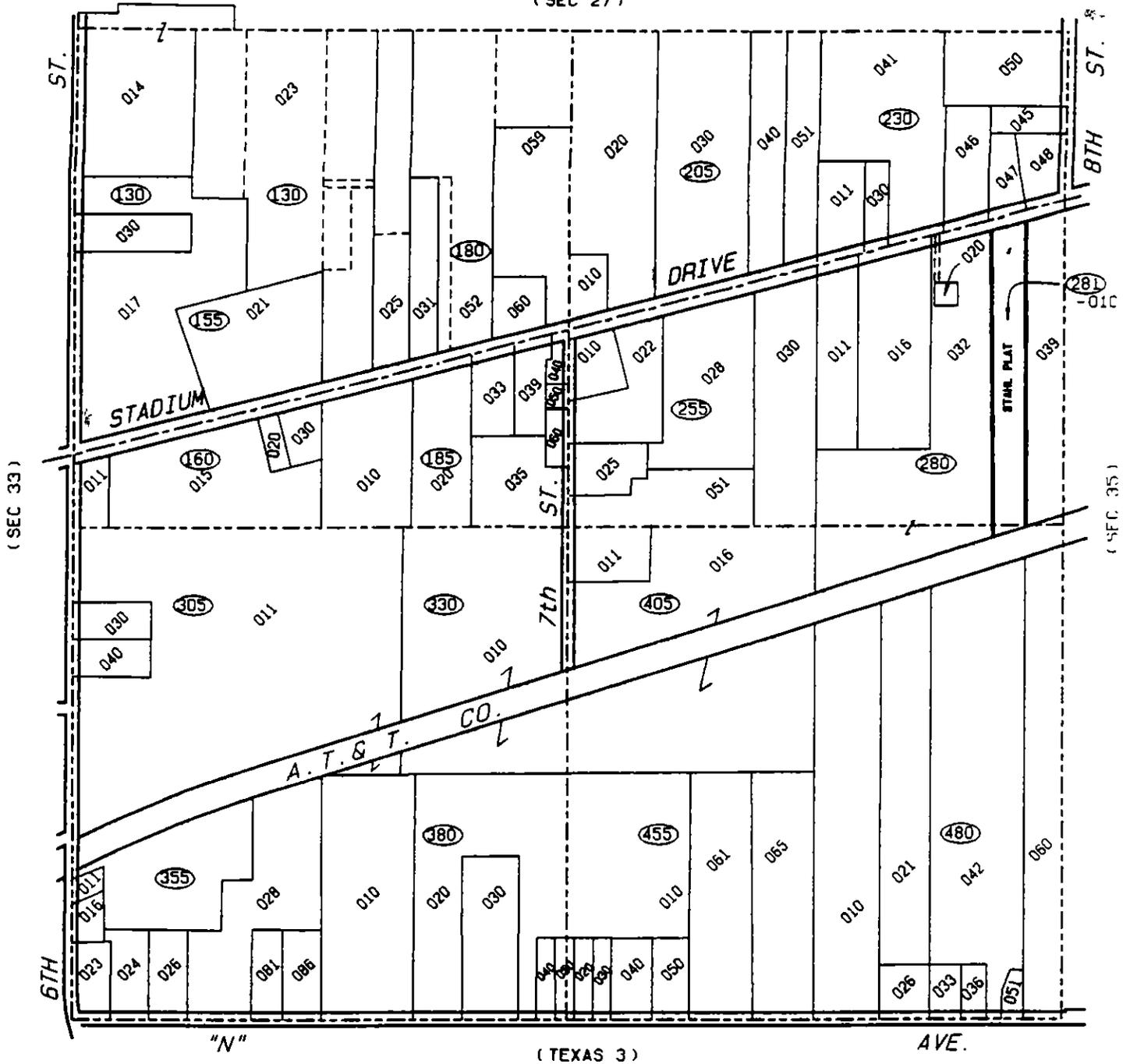
l) - Information shall be provided adequate to determine compliance with Section 69.200 3.) - 8.) - Groundwater Protection Standards.

: Public sewer and water will service the subject site.

: The proposed leaching basin (#1) located in the loading dock should be reviewed for compliance with groundwater protection standards.

SECTION 34

(SEC 27)



DATE: AUGUST 25, 1993
REVISED DATE: MARCH 11, 1996
PRINTED DATE: MARCH 22, 1996



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

To: Zoning Board of Appeals

Meeting Date: 1-20-97

From: Planning & Zoning Department

Agenda Item: #5

Applicant: Chris Crisenbery, Feller Finch & Associates, Inc.
Representing Emro Marketing Company

Property In Question: Speedway/Starvin Marvin
1250 Drake Road

Reference Vicinity Map

Zoning District: "C" Local Business District

Request: Site Plan Review - Proposed Site/Building Modifications to the Existing
Fuel Sales and Convenience Store

Ordinance Section(s): Section 82.800 - Criteria For Review

Planning & Zoning Department Report:

Background Information

- The application sets forth the following proposal to remodel on the subject site:

: removal of the existing 750 sq ft principal building, 2 sheds, and 8 fuel pumps
(Reference Pg 6 - Survey)

: construction of a 2300 sq ft fuel sales/convenience store, attached canopy, and fuel
pump island

- : parking lot layout modifications
- : new dumpster and lighting arrangements

Department Review

Site Plan Review - Section 82.800

- a) - The existing access arrangement is not proposed to be altered. Minor modifications to the driveway designs are proposed.

The following access management provisions should be noted:

Section 67.300 1.d. - Driveway Width

- : Standard 2-way driveways are proposed; alternative driveway designs could be considered given the Master Plan's reference to the area's accident rate and traffic congestion/delays.

Section 67.300 2. - Throat Length

- : 50 ft minimum length required; 20 ft - 25 ft lengths proposed

Section 67.300 3., 5., & 8. - Curb Radii

- : Driveway design shall be subject to Kalamazoo County Road Commission review/approval.

Section 67.400 3. - Number of Driveways

- : The subject site is permitted a single two-way driveway; an additional driveway may be allowed for a parcel with frontage on at least 2 streets 'provided that a traffic analysis is submitted by the applicant showing conditions warrant an additional driveway and that all driveways meet the spacing requirements.'

A traffic analysis supporting the proposed driveway arrangement has not been submitted and the driveway locations do not comply with spacing requirements.

Section 67.500 - Driveway Spacing

1. 230 ft driveway spacing required; driveway spacings that can be determined

average 100 ft

2. 250 ft spacing from intersections required; driveway/intersection spacings range from 50 ft to 150 ft.
- 3a. The southern-most Drake Road driveway is located adjacent to the site's southern property line; the KL Avenue driveway is located 65 ft from the western property line.
- 3b. Cross- or shared-access with the properties adjacent to the south and west has not been proposed.
5. Driveway spacing from drives located opposite the subject site cannot be determined due to a lack of information.
6. The single driveway permitted the subject site shall be located serving the 'lesser traveled street' (KL Avenue).
7. The proposed alteration/redesign of the existing development places the existing driveways (that do not comply with the guidelines) subject to closing, relocation, or redesign to comply with the guidelines.

The following driveway proposal would comply with the applicable access management guidelines:

- : close both existing Drake Road driveways;
- : relocate existing KL Avenue driveway west adjacent to the west property line (would increase intersection spacing from 125 ft to 190 ft; 250 ft spacing required);
- : identify existing driveways on property adjacent to the west and opposite the subject site to determine compliance with spacing standards;
- : increase throat length from 18 ft to 50 ft;
- : revise driveway design (curb radii and approach) to comply with Kalamazoo County Road Commission requirements;
- : and, pursue cross- or shared-access arrangements with adjacent properties.

Alternate driveway proposals would need to be accompanied by a traffic analysis pursuant to Section 67.700 - Deviation From Guidelines.

- The proposed parking lot improvements provide parking in compliance with Ordinance standards. The following should be noted:
 - : Parking calculations should be provided to confirm compliance with Section

68.304 - Retail Parking Standards.

: All parking shall be subject to compliance with parking space dimensional standards (10 ft x 20 ft).

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

The following barrier-free parking standards should be noted:

- : 1 van accessible parking space shall be provided for every 8 barrier-free parking spaces
- : the van accessible parking space shall be 8 ft in width (10 ft depth) with an 8 ft aisle width

b) - Proposed building and service station equipment setbacks comply with Ordinance standards. (Sections 64.100/300/400)

- The proposed dumpster arrangement includes a covered recycle building and a side by side dumpster enclosure. Serviceability may be questionable with the proposed parking lot layout.

- Exterior lighting is proposed to consist of 5 pole mounted lights and canopy lighting.

All proposed lighting shall be subject to compliance with the lighting guidelines set forth in Section 78.700 and be detailed for review/approval pursuant to Section 78.700 (g).

- Signage shall comply with Section 76.125 and be reviewed/approved through the permit process.

c)

&d)-The subject site is adjacent to commercial zoning/land use on its south and west boundaries. Opposite the site is "R-4" zoning occupied by the commercial component of the Concord Planned Unit Development (7-11 retail center).

- Screening is not required.

- The existing rear yard green area will be reduced with the proposed site modifications. Front yard perimeter landscaping is proposed.

e) -Variance approval has not been requested.

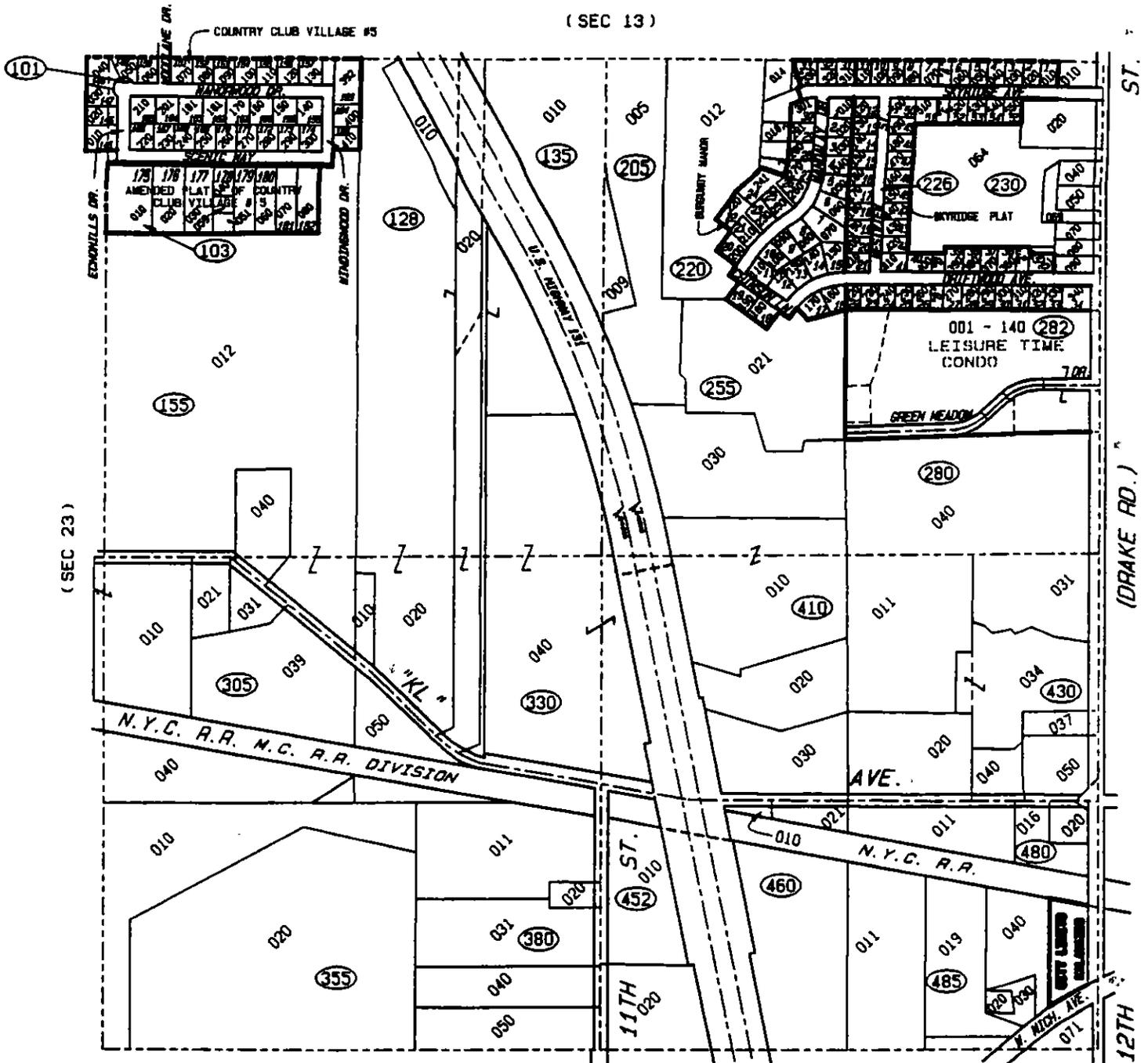
- f) - Approval shall be subject to Township Fire Department review/approval.
- g) -Approval shall be subject to Township Engineer review/approval.
- i) -Information shall be provided adequate to determine compliance with Section 69.200 3.) - 8.) - Groundwater Protection Standards.

: Public sewer and water service the subject site.

: The site will be connected to the a public storm drainage system.

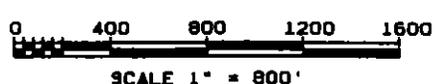
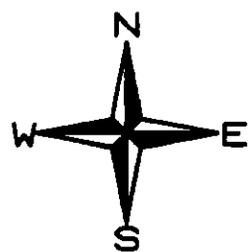
SECTION 24

(SEC 13)



(SEC 23)

(SEC 25)



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

RECEIVED JAN 21 1997

6100 NEWPORT ROAD
POST OFFICE BOX 3015
KALAMAZOO, MICHIGAN 49003
PHONE (616) 323-9484
FAX (616) 323-2611

January 17, 1997

Charter Township of Oshtemo
Zoning Board of Appeals
7275 W. Main Street
Kalamazoo, MI 49009-9334

RE: Site Plan Review - Speedway (Drake Road/KL Avenue)

The purpose of this letter is to respond to the notice of the captioned Site Plan Review and to let you know that the owners of Concord Place Apartments, Mt. Royal Townhouses and Seville Apartments do not oppose the granting of the requested modifications.

Yours truly,
AUDREY HOMES



Jerry R. Speedy

/my

1-20-97 ZBA Mtg.



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

SITE PLAN REVIEW APPLICATION

Date: 12/11/96 Present Zoning: Business Fee: \$600⁰⁰

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

Creal Enterprises

150 N. Willowbrook Road, Suite 500

Coldwater, Michigan 49036-8820

Person Making Request: F. Harold Creal, CEO

Address: _____ Phone: (517) 279-8533

Interest in Property: Owner

Size of Property Involved: 6.51 acres

Legal Description of Property Involved: Refer to attached plans

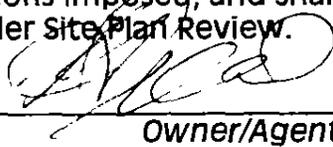
General Description of the Proposed Development: Proposed 2-story

Office Building, 4,786 S.F. per floor

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

Number 1, dated 12/4/96, Sheet 2 & 3, dated 6/1/77

That approval of this site plan constitutes Township of Oshtemo, that all improvements proposed in strict compliance with the approved or conditions imposed, and shall be specified under Site Plan Review.


Owner/Agent

12-27-96

RECEIVED
TOWNSHIP OF OSHTEMO
12/11/96

Executive Suites

3905-25-405-032	Creal	0
036	"	0
037	"	0
038	"	0
25-405-011	Holly's/TNB	
012	Tarnow	
020	Mc Carthy	
041	Zuidervelen	
053	Jagna	No 0
060	"	0
070	"	0
080	"	0
090	Smith	
112	Eastland	
116	Holly's	
119	Kal Co Rd Comm.	

25-405-070

JACQUA MARY ANN
864 EAST EAGLE LAKE DRIVE
KALAMAZOO MI 49009

25-405-070

OCCUPANT
2727 SOUTH 11TH STREET
KALAMAZOO, MI 49009

25-405-080

JACQUA MARY ANN
864 EAST EAGLE LAKE DRIVE
KALAMAZOO MI 49009

25-405-080

OCCUPANT
2777 SOUTH 11TH STREET
KALAMAZOO, MI 49009

25-405-090

SMITH WILLIAM
2887 SOUTH 11TH STREET
KALAMAZOO MI 49009

25-405-112

EASTLAND HOLDINGS INC
2747 SOUTH 11TH STREET
KALAMAZOO MI 49009

25-405-116

HOLLY'S INC
3033 ORCHARD VISTA DRIVE SE
GRAND RAPIDS MI 49546

25-405-116

OCCUPANT
2747 SOUTH 11TH STREET
KALAMAZOO, MI 49009

25-405-119

KALAMAZOO COUNTY ROAD COMM
3801 EAST KILGORE ROAD
KALAMAZOO MI 49001



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

SITE PLAN REVIEW APPLICATION

Date: 12-30-96 Present Zoning: c Fee: 600⁰⁰

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

Margaret E. Wojciechowski
7001 Stadium Drive
Kalamazoo, MI 49009

Person Making Request: Timothy A. Stewart, Wightman Ward, Inc.

Address: 1818 W. Centre Ave., Portage Phone: 616-327-3532

Interest in Property: Site Engineer

Size of Property Involved: 8.59 Acres

Legal Description of Property Involved:

See attached Site Plan

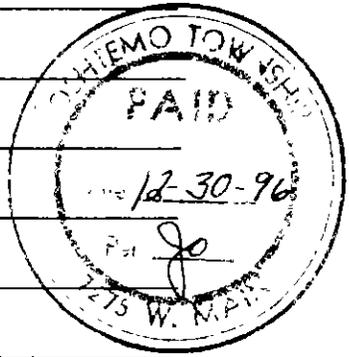
34-280-039

General Description of the Proposed Development:

Retail hardware and Animal Feed Facility

List Supporting Documents attached to the application, if any: Site Plan,

Landscape Plan



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

[Signature]
Owner/Agent

OFFICE OF THE TOWNSHIP CLERK
OSHTEMO TOWNSHIP
7275 W. MAIN STREET
KALAMAZOO, MI 49009-9334
616-375-4260

Oakridge Feed

3905-34-280-039	Wojciechowski	No 0
34-280-032	Genesey	
34-281-010	Stahl	
34-230-046	Labs	
047	Stochastic	
048	Real Arrow	
34-480-042	Demetralopoulos	
060	Corakia	
35-105-010	Gardner	
35-115-010	Wojciechowski	0
020	"	No 0
35-185-020	DeLoof/K+N Land	
35-305-010	" "	No 0

Timothy A. Stewart
Wightman Ward, Inc.
1818 W. Centre Avenue
Portage, MI 49024

34-280-039

WOJCIECHOWSKI ADAM & M
7001 STADIUM DRIVE
KALAMAZOO MI 49009

34-480-060

CORAKIS THEODORE & MARIA
P O BOX 312
OSHTENO MI 49077

34-280-032

GERESY STEVE BASTIAN MARILYN
3413 VALENCIA LANE
KALAMAZOO MI 49008

34-480-060

OCCUPANT
7018 WEST N AVENUE
KALAMAZOO. MI 49009

34-281-010

JANICK JOHN A & KARIN O
STAHL KENNETH G & PAULA M
7069 STADIUM DRIVE
KALAMAZOO MI 49009

35-105-010

GARDNER HELEN
1429 SPRUCE DRIVE
KALAMAZOO MI 49008

34-230-046

LABS CHARLES D & JUDY E
10042 HARRIS ROAD
PORTAGE MI 49002

35-115-010

WOJCIECHOWSKI ADAM & M
7001 STADIUM DRIVE
KALAMAZOO MI 49009

34-230-046

OCCUPANT
7100 STADIUM DRIVE
KALAMAZOO. MI 49009

35-185-020

DELOOF B B/HILL M C/HILL C B
K & N LAND HOLDINGS LLC
622 SOUTH BURDICK
KALAMAZOO MI 49001

34-230-047

STOCHASTIC CORP
7070 STADIUM DRIVE
KALAMAZOO MI 49009

35-185-020

OCCUPANT *Returned*
3926 SOUTH 9TH STREET
KALAMAZOO. MI 49009

34-230-048

RED ARROW ASSOCIATES
7040 STADIUM DRIVE
KALAMAZOO MI 49009

34-480-042

DEMETRAKOPOULAS GEORGE
7090 WEST N AVENUE
KALAMAZOO MI 49009



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

SITE PLAN REVIEW APPLICATION

Date: 12/12/96 Present Zoning: Commercial Fee: \$600.00

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

Emro Marketing Company
500 Speedway Drive
Enon, Ohio 43523-1056

Person Making Request: Christopher E. Crisenbery, P.E.

Address: 209 East Washington Avenue, Suite 234 Phone: (517)783-0710
Jackson, MI 49201

Interest in Property: Owner's Agent

Size of Property Involved: 0.89 Acres

Legal Description of Property Involved: That part of the Southeast Quarter of the Southeast Quarter of Section 24, Township 2 South, Range 12 West, Oshtemo Township, Kalamazoo County, Michigan.

General Description of the Proposed Development: fuel sales and convenience store

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

I hereby certify that approval of this site plan constitutes the approval of the Charter Township of Oshtemo, that all improvements shall be completed in strict compliance with the approved site plan and its terms or conditions imposed, and shall be subject to the specifications specified under Site Plan Review.

Owner/Agent

CHARTER TOWNSHIP OF OSHTEMO
7275 W. MAIN STREET
KALAMAZOO, MI 49009-9333
616-375-4260

114243

Speedway

3905-24-480-020 Marathon

24-480-011 Proquo
014 Reynard's

24-485-040 Taplin

24-430-040 Audrey Homes
050 Andy-C-Kal

City of Kalamazoo Andrew Falkenberg

0432003 City of Kalamazoo

0432508 Penn Central Co.

0432265 Paul DeHaan

0432255 " "

0443463 Groves Busssee, Jr.

0443461 Eric Kitchen

0443464 Jamshidi Kourush

0432500 Dr. E. Safapour

RAM:54,262K Database:resident File:PARCEL Addr>4728 KL AV
 % Change from last year: **** Value added this edit: \$0 Use PgUp, PgDn
 Parcel#: 0432003 Building Permits:

```

Sal -----Address: 4728 KL AV
Own Name Extra:                               Last Name/Addr Change: / / lue
Add                                     *** Property Address ***           0
Leg Street Number: 4728.0 Direction: Unit or Apt. #:           0
Not Street Name: KL AV                               State: MI Zip: 49007           0
Pub City: KALAMAZOO                               State: MI Zip: 49007           0
Com                                     *** Owners Address ***           0
Pro                                     *** Owners Address ***           0
Pre Care of:                                       Send notices to: Tax Payer       ble
Nei Street: W SOUTH ST                               State: MI Zip: 49007           0
Sch City:                                       State: MI Zip: 49007           0
Zon                                     *** Tax Payer's Name and Address if Different ***           0
Ins                                     *** Tax Payer's Name and Address if Different ***           0
Tax Name: CITY OF KALAMAZOO                               Send notices to: Tax Payer       ble
Map Care of:                                       State: MI Zip: 49007           0
Use Street: 241 W SOUTH ST                               State: MI Zip: 49007           0
Use City: KALAMAZOO                               State: MI Zip: 49007           0
Pic Hit '/' for options                               State: MI Zip: 49007           0
Miscellaneous Items Detail 0 1994 0
  
```

Window: [Esc] to return to screen.

Cell: Enter or calculate a number. Max Size.Decimals = ##,###,###.#

RAM:54,262K Database:resident File:PARCEL Addr>1533 S DRAKE RD
 % Change from last year: **** Value added this edit: \$0 Use PgUp, PgDn
 Parcel#: 0432508 Building Permits:

```

Sal -----Address: 1533 S DRAKE RD
Own Name Extra:                               Last Name/Addr Change: / / lue
Add                                     *** Property Address ***           0
Leg Street Number: 1533.0 Direction: S Unit or Apt. #:           0
Not Street Name: DRAKE RD                               State: MI Zip: 49007           0
Pub City: KALAMAZOO                               State: MI Zip: 49007           0
Com                                     *** Owners Address ***           0
Pro                                     *** Owners Address ***           0
Pre Care of:                                       Send notices to: Tax Payer       ble
Nei Street: S DRAKE RD                               State: MI Zip: 49007           0
Sch City:                                       State: MI Zip: 49007           0
Zon                                     *** Tax Payer's Name and Address if Different ***           0
Ins                                     *** Tax Payer's Name and Address if Different ***           0
Tax Name: PENN CENTRAL CO                               Send notices to: Tax Payer       ble
Map Care of: 1 TAX DEPT                               State: IL Zip: 60606           0
Use Street: ROOM 217 UNION STA                               State: IL Zip: 60606           0
Use City: CHICAGO                               State: IL Zip: 60606           0
Pic Hit '/' for options                               State: IL Zip: 60606           0
Miscellaneous Items Detail 0 1994 0
  
```

Window: [Esc] to return to screen.

Cell: Enter or calculate a number. Max Size.Decimals = ##,###,###.#

RAM:54,262K Database:resident File:PARCEL Addr>4717 KL AV
 % Change from last year: 1.33 Value added this edit: \$0 Use PgUp, PgDn
 Parcel#: 0432265 Building Permits:

Sal Address: 4717 KL AV

Own	Name Extra:	Last Name/Addr Change:	/ /	1ue
Add	*** Property Address ***			620
Leg	Street Number: 4717.0	Direction:	Unit or Apt. #:	941
Not	Street Name: KL AV			0
Pub	City: KALAMAZOO	State: MI	Zip: 49007	0
Com	*** Owners Address ***			418
Pro	Care of:			0
Pre	Street: SAYBROOK DR			979
Sch	City:	State:	Zip:	
Zon	*** Tax Payer's Name and Address if Different ***			000
Ins	Name: PAUL DE HAAN			000
Tax	Care of: Send notices to: Tax Payer			ble
Map	Street: 6420 SAYBROOK DR			000
Use	City: KALAMAZOO	State: MI	Zip: 49009	200
Use	Hit '/' for options			300
Pic				300
Miscellaneous Items	Detail	99,800	1994	99,800

Window: [Esc] to return to screen.

Cell: Enter or calculate a number. Max Size.Decimals = ##,###,###.#

RAM:54,262K Database:resident File:PARCEL Addr>1325 S DRAKE RD
 % Change from last year: 1.58 Value added this edit: \$0 Use PgUp, PgDn
 Parcel#: 0432255 Building Permits: 09/01/85 74,000 NEW BUIL

Sal Address: 1325 S DRAKE RD

Own	Name Extra:	Last Name/Addr Change:	/ /	1ue
Add	*** Property Address ***			223
Leg	Street Number: 1325.0	Direction: S	Unit or Apt. #:	158
Not	Street Name: DRAKE RD			0
Pub	City: KALAMAZOO	State: MI	Zip: 49007	0
Com	*** Owners Address ***			610
Pro	Care of:			0
Pre	Street: SAYBROOK DR			991
Sch	City:	State:	Zip:	
Zon	*** Tax Payer's Name and Address if Different ***			000
Ins	Name: PAUL A DE HAAN			100
Tax	Care of: Send notices to: Tax Payer			ble
Map	Street: 6420 SAYBROOK DR			100
Use	City: KALAMAZOO	State: MI	Zip: 49009	600
Use	Hit '/' for options			100
Pic				100
Miscellaneous Items	Detail	52,800	1994	52,800

Window: [Esc] to return to screen.

Cell: Enter or calculate a number. Max Size.Decimals = ##,###,###.#

RAM:54,262K Database:resident File:PARCEL Addr>1401 S DRAKE RD
 % Change from last year: 0.53 Value added this edit: \$0 Use PgUp, PgDn
 Parcel#: 0443463 Building Permits:

Sal	Address: 1401 S DRAKE RD		
Own	Name Extra:	Last Name/Addr Change: 03/31/95	lue
Add	*** Property Address ***		449
Leg	Street Number: 1401.0	Direction: S Unit or Apt. #:	699
Not	Street Name: DRAKE RD		0
Pub	City: KALAMAZOO	State: MI Zip: 49006	0
Com			258
Pro	*** Owners Address ***		0
Pre	Care of:		0
Nei	Street: PO BOX 327		406
Sch	City: OSHTEMO	State: MI Zip: 49077	
Zon			200
Ins	*** Tax Payer's Name and Address if Different ***		200
Tax	Name: GROVER BRUSSEE JR		
Map	Care of:	Send notices to: Tax Payer	ble
Use	Street: PO BOX 327		200
Use	City: OSHTEMO	State: MI Zip: 49077	200
Pic	Hit '/' for options		200
Miscellaneous Items	Detail	0 1994	0

Window: [Esc] to return to screen.
 Cell: Enter or calculate a number. Max Size.Decimals = ##,###,###.#

RAM:54,262K Database:resident File:PARCEL Addr>1441 S DRAKE RD
 % Change from last year: 0.58 Value added this edit: \$0 Use PgUp, PgDn
 Parcel#: 0443461 Building Permits:

Sal	Address: 1441 S DRAKE RD		
Own	Name Extra:	Last Name/Addr Change: 07/24/96	lue
Add	*** Property Address ***		539
Leg	Street Number: 1441.0	Direction: S Unit or Apt. #:	471
Not	Street Name: DRAKE RD		0
Pub	City: KALAMAZOO	State: MI Zip: 49006	0
Com			137
Pro	*** Owners Address ***		0
Pre	Care of:		0
Nei	Street: 930 WESTFALL AV		147
Sch	City: KALAMAZOO	State: MI Zip: 49006	
Zon			100
Ins	*** Tax Payer's Name and Address if Different ***		100
Tax	Name: KITCHEN, ERIC		
Map	Care of:	Send notices to: Tax Payer	ble
Use	Street: 930 WESTFALL AV		100
Use	City: KALAMAZOO	State: MI Zip: 49006	800
Pic	Hit '/' for options		600
Miscellaneous Items	Detail	0 1994	0

Window: [Esc] to return to screen.
 Cell: Enter or calculate a number. Max Size.Decimals = ##,###,###.#

RAM:54,262K Database:resident File:PARCEL Addr>4705 KL AV
 % Change from last year: 0.41 Value added this edit: \$0 Use PgUp, PgDn
 Parcel#: 0443466 Building Permits: 09/01/91 27,000 NEW BUIL

Sal	Address: 4705 KL AV			
Own	Name Extra:	Last Name/Addr Change: 05/18/95		lue
Add	*** Property Address ***			401
Leg	Street Number: 4705.0	Direction:	Unit or Apt. #:	289
Not	Street Name: KL AV			0
Pub	City: KALAMAZOO	State: MI	Zip: 49007	0
Com				493
Pro	*** Owners Address ***			0
Pre	Care of:			0
Nei	Street: 4705 KL AVE			183
Sch	City: KALAMAZOO			
Zon	State: MI Zip: 49006			600
Ins	*** Tax Payer's Name and Address if Different ***			600
Tax	Name: KOURUSH JAMSHIDI			
Map	Care of:		Send notices to: Tax Payer	ble
Use	Street: 4705 KL AVE			600
Use	City: KALAMAZOO			400
Pic	State: MI Zip: 49006			000
	Hit '/' for options			000
Miscellaneous Items	Detail	36,100	1994	36,100

Window: [Esc] to return to screen.
 Cell: Enter or calculate a number. Max Size.Decimals = ##,###,###.#

RAM:54,262K Database:resident File:PARCEL Addr>1381 S DRAKE RD
 % Change from last year: 0.59 Value added this edit: \$0 Use PgUp, PgDn
 Parcel#: 0432500 Building Permits:

Sal	Address: 1381 S DRAKE RD			
Own	Name Extra:	Last Name/Addr Change: 02/24/95		lue
Add	*** Property Address ***			310
Leg	Street Number: 1381.0	Direction: S	Unit or Apt. #:	0
Not	Street Name: DRAKE RD			0
Pub	City: KALAMAZOO	State: MI	Zip: 49007	0
Com				670
Pro	*** Owners Address ***			0
Pre	Care of:			0
Nei	Street: S DRAKE RD			980
Sch	City:			
Zon	State: Zip:			000
Ins	*** Tax Payer's Name and Address if Different ***			100
Tax	Name: DR. E. SAFAPOUR			
Map	Care of:		Send notices to: Tax Payer	ble
Use	Street: 326 GRANDVIEW			100
Use	City: KALAMAZOO			600
Pic	State: MI Zip: 49001			200
	Hit '/' for options			000
Miscellaneous Items	Detail	153,300	1994	153,300

Window: [Esc] to return to screen.
 Cell: Enter or calculate a number. Max Size.Decimals = ##,###,###.#

Christopher E. Crisenbery, P.E.
209 E. Washington Ave., Ste.234
Jackson, MI 49201

24-430-050

INDY-C-KAL INC
37027 HACKER
STERLING HEIGHTS MI 48310

24-480-020

BARKER B & ET AL
MARATHON OIL/PROP TAX DEPT
539 SOUTH MAIN STREET
FINDLAY OH 45840

24-430-050

OCCUPANT
5034 WEST KL AVENUE
KALAMAZOO, MI 49009

24-480-020

OCCUPANT
1250 SOUTH DRAKE
KALAMAZOO, MI 49009

City of Kalamazoo
241 W. South Street
Kalamazoo, MI 49007

24-480-011

PROGRO DEVELOPMENT LLC
PO BOX 327
OSHTENO MI 49077

Occupant *Returned*
4728 West "KL" Avenue
Kalamazoo, MI 49007

24-480-011

OCCUPANT
5169 WEST KL AVENUE
KALAMAZOO, MI 49009

Penn Central Co
1 Tax Dept. *Returned*
Room 217 Union Station
Chicago, IL 60606

24-480-016

REYNARD'S LAUNDRIES INC
1300 SOUTH DRAKE ROAD
KALAMAZOO MI 49006

Occupant *Returned*
1533 South Drake Road
Kalamazoo, MI 49007

24-485-040

TAPLIN ALBERT R & MARGARET A
PO BOX 19160
KALAMAZOO MI 49019

24-485-040

OCCUPANT
5070 WEST MICHIGAN
KALAMAZOO, MI 49006

24-430-040

AUDREY HOMES INC
P.O. BOX 3015
KALAMAZOO, MI 49003

Paul DeHaan
6420 Saybrook Drive
Kalamazoo, MI 49009

Occupant
4717 West "KL" Avenue
Kalamazoo, MI 49007

Occupant
1325 South Drake Road
Kalamazoo, MI 49007

Grover Brussee Jr.
P.O. Box 327
Oshtemo, MI 49077

Occupant *Returned*
1401 South Drake Road
Kalamazoo, MI 49006

Eric Kitchen
930 Westfall Avenue
Kalamazoo, MI 49006

Occupant
1441 South Drake Road
Kalamazoo, MI 49006

Jamshidi Kourush
4705 West "KL" Avenue
Kalamazoo, MI 49006

Dr. E. Safapour
326 Grandview
Kalamazoo, MI 49001

Occupant
1381 South Drake Road
Kalamazoo, MI 49007