



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334  
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**NOTICE  
OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION  
Thursday, August 11, 2016  
7:00 p.m.  
AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes – July 28, 2016
6. **PUBLIC HEARING: Rezoning Request**  
Consideration of an application from James Geresy, on behalf of Louis and Barbara Geresy, for the rezoning of approximately 47 acres located at 10145 West KL Avenue from AG: Agricultural District to the RR: Rural Residential District. Parcel No. 3905-19-430-010.
7. **PUBLIC HEARING: Special Exception Use Request (Weathervane Storage)**  
Consideration of an application from Weathervane Self Storage Group, Inc., on behalf of Thomas and Carole DeBoer, for a special exception use and site plan review to construct a self-storage facility pursuant to section 41.405 of the Zoning Ordinance and the rezoning conditions adopted by the Township Board on June 28, 2016. The subject property is located at 4221 South 9<sup>th</sup> Street, is zoned I-1: Industrial District, and is approximately 10.82 acres. Parcel No. 3905-35-405-060.
8. Old Business
9. Any Other Business
10. Planning Commissioner Comments
11. Adjournment

**Policy for Public Comment**  
**Township Board Regular Meetings, Planning Commission & ZBA Meetings**

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

- a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.
- b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be board discussion prior to call for a motion.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment or Citizen Comment on Non-Agenda Items may be directed to any issue.

All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 5/9/2000)  
(revised 5/14/2013)

**Policy for Public Comment**  
**6:00 p.m. "Public Comment"/Portion of Township Board Meetings**

At the commencement of the meeting, the Supervisor shall poll the members of the public who are present to determine how many persons wish to make comments. The Supervisor shall allocate maximum comment time among persons so identified based upon the total number of persons indicating their wish to make public comments, but no longer than ten (10) minutes per person. Special permission to extend the maximum comment time may be granted in advance by the Supervisor based upon the topic of discussion.

While this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 2/27/2001)  
(revised 5/14/2013)

**OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MINUTES OF A MEETING HELD JULY 28, 2016**

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**Agenda**

**PUBLIC HEARING: SPECIAL EXCEPTION USE (KALAMAZOO STORAGE, LLC)  
CONSIDERATION OF AN APPLICATION FROM KALAMAZOO STORAGE, LLC FOR  
A SPECIAL EXCEPTION USE AND SITE PLAN REVIEW FOR A SELF-STORAGE  
FACILITY, PURSUANT TO SECTION 41.405 OF THE ZONING ORDINANCE. THE  
SUBJECT PROPERTY IS LOCATED AT 7694 STADIUM DRIVE, KALAMAZOO, MI  
WITHIN THE I:1 INDUSTRIAL DISTRICT. PARCEL NO. 3905-34-180-025**

**Old Business:**

**a. Landscape Ordinance Amendments**

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A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, July 28, 2016, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

**ALL MEMBERS WERE PRESENT:**

Millard Loy, Chair (arrived late)  
Fred Antosz, Vice-Chair  
Wiley Boulding, Sr.  
Dusty Farmer  
Pam Jackson  
Mary Smith

Also present were Julie Johnston, Planning Director, James Porter, Township Attorney, and Martha Coash, Meeting Transcriptionist. Three other persons were in attendance.

**Call to Order and Pledge of Allegiance**

In the absence of Chairperson Loy, the meeting was called to order by Vice-Chairperson Antosz at approximately 7:00 p.m. The "Pledge of Allegiance" was recited.

## **Agenda**

Vice-Chairperson Antosz asked if there were any additions, deletions or corrections to the Agenda. Hearing none, he called for a motion to accept the Agenda as presented.

Ms. Smith made a motion to accept the Agenda as presented. Ms. Jackson seconded the motion. The motion passed unanimously.

## **Public Comment on Non-Agenda Items**

Vice-Chairperson Antosz noted there were no audience members who wished to comment on non-agenda items and proceeded to the next agenda item.

## **Approval of the Minutes of July 14, 2016**

Vice-Chairperson Antosz asked if there were any additions, deletions or corrections to the minutes of July 14, 2016. Hearing none, he asked for motion to approve the minutes.

Ms. Smith made a motion to approve the minutes of July 14, 2016 as presented. Ms. Farmer seconded the motion. The motion was approved unanimously.

## **PUBLIC HEARING: SPECIAL EXCEPTION USE (KALAMAZOO STORAGE, LLC) CONSIDERATION OF AN APPLICATION FROM KALAMAZOO STORAGE, LLC FOR A SPECIAL EXCEPTION USE AND SITE PLAN REVIEW FOR A SELF-STORAGE FACILITY, PURSUANT TO SECTION 41.405 OF THE ZONING ORDINANCE. THE SUBJECT PROPERTY IS LOCATED AT 7694 STADIUM DRIVE, KALAMAZOO, MI WITHIN THE I:1 INDUSTRIAL DISTRICT. PARCEL NO. 3905-34-180-025.**

Mr. Antosz moved to the next item on the agenda and asked Ms. Johnston to review the application from Kalamazoo Storage, LLC for special exception use and site plan review.

Ms. Johnston said the subject property, located at the northeast corner of Stadium Drive and Stadium Park Way, is a long, narrow shape and sitting on top of contaminated ground, but the applicant has identified it as a suitable site for a self-storage business. This particular use is allowed in the I-1 district as a special exception use, necessitating Planning Commission approval. The applicant asked for and received preliminary review at the last Planning Commission meeting and previously received a variance for the set back from 70 feet to 20 feet from the ZBA at its May 24, 2016 meeting. She noted the proposed site layout is in compliance with the 30 foot spacing rule and no outdoor storage is indicated.

She explained the applicant is proposing to place a portion of the southern retention basin on Township property in order to achieve a more free-form shape. Staff

is amenable to this idea, and is currently working towards providing the applicant with a drainage/access easement for the proposed driveway, pending Township Board approval. As a part of this easement agreement, the applicant will also mow the Township's parcel.

Given that a handful of issues with the site plan have yet to be fully resolved, although the applicant is continuing to work with the Township to correct any items, Ms. Johnston said the Planning Commission was presented with three possible actions:

- Approval of the site plan and special exception use request, with conditions.
- Tabling of the plan and special exception use request to a later specific date, allowing more time for any necessary site plan corrections.
- Denial of the special exception use and site plan approval requests.

She said if the Planning Commission was inclined to grant site plan and special exception use approval, then Staff recommended the following seven conditions be imposed:

1. A revised site plan is to be submitted to the Township within 30 days of approval, addressing any outstanding zoning, engineering, fire department, and landscaping concerns noted in this presentation.
2. The old Stadium Drive curb cut is to be closed and curb restored, in cooperation with the Road Commission of Kalamazoo County.
3. The applicant will submit an ornamental fence design to the Township for the Stadium Drive frontage, which will be subject to Staff approval.
4. Site plan approval will be contingent up on the applicant successfully securing a stormwater/access easement from the Township.
5. Per Oshtemo Township's Non-motorized Plan, it is intended that there will one day be a sidewalk or other non-motorized facility constructed on this side of Stadium Drive. Rather than require the applicant to immediately build this facility as a condition of site plan approval, Staff recommends that the Township instead accept a signed and notarized form from the applicant, stating that they will not oppose any future special assessment districts established to fund sidewalk construction. Staff will supply the necessary documentation.
6. The applicant is to provide the Township with a written statement, attesting to their willingness to participate in the establishment of an easement for a non-motorized facility on Stadium Drive.

7. The applicant is to provide the Township with a written statement, attesting to their willingness to participate in the establishment of a *mutually agreeable* 66 foot-wide road easement either along or across the property at some point in the future to facilitate a future extension of Stadium Park Way. The location of this hypothetical easement has not been conceptualized or designed at this time.

Vice-Chairperson Antosz asked if there were questions for Ms. Johnston.

In answer to a question from Ms. Smith, Ms. Johnston confirmed the 30 day time frame specified in the first condition applies only to the revised site plan. If that time frame is not met, the applicant would need to return to the Planning Commission. She also noted Township regulations would limit the automated 16' x 16' structure, listed on the plan as being 36' tall, to 26' to match the set back of 26'. Given the special exception status, the opportunity exists to consider the compatibility with neighboring properties.

Vice-Chairperson Antosz asked if the applicant wished to speak.

Mr. Allen Frazier, 2516 Miller Road, explained the automated structure was designed in the manner of a clock tower, that the height had been determined by measuring other similar structures, but that he was open to comment. He also said 30 days was enough time to complete the revised site plan to include the seven conditions recommended by Staff and that he is agreeable to them.

Attorney Porter recommended the Township grant the needed easement to allow this development since the property is so difficult to utilize given its long, narrow shape.

There were no comments from the public regarding the application; Vice-Chairperson Antosz moved to Board Deliberations.

Commissioners noted this application, unlike those they usually consider, is not complete and has many conditions; they would not like to see that become more common.

Ms. Johnston agreed this was unusual, but felt since the item was tabled to a date certain, she wanted to give the Board options.

Attorney Porter said the applicant worked with Staff to close the drive on Stadium, proposing a much better design timely. He was impressed with the cooperation shown and felt that weighed in favor of the exceptions.

Commissioners were in consensus that the application should be approved with the seven conditions and applauded the applicant for taking on a difficult site.

There were no further comments; Vice-Chairperson Antosz entertained a motion on the recommendation.

Mr. Loy made a motion to approve the application with the seven conditions recommended by Staff and with a limit of 26 feet in height for the automated structure. The motion was supported by Ms. Jackson. The motion carried unanimously.

Chairperson Loy moved to the next item on the agenda.

## **OLD BUSINESS**

### **Landscape Ordinance Amendments**

Ms. Johnston reviewed the work done regarding amendments to the Landscape Ordinance since it was introduced at the June 23, 2016 Planning Commission meeting.

She said after review, staff developed an alternate approach for consideration. There are essentially two main differences between the current Landscaping Ordinance and this alternate approach. The first is the percentage requirement for on-site landscaping. The alternate approach indicates that at least 25 percent of the site must be landscaped. Under the current ordinance, as long as you meet the perimeter buffer and parking requirements, no other landscaping is required. The alternate approach would require additional landscaping if the street right-of-way, screening (if required), and parking lot landscaping do not reach 25 percent. Staff is still working to determine if 25 percent is the correct number. They are in the process of applying this approach to site plans that have already been approved by the Planning Commission. Once this is done, this percentage recommendation may change.

The next difference is the current requirement for a greenbelt or buffer zone along all property lines. For example, a commercial property adjacent to another commercial property must provide a 10-foot buffer zone along the property line. This is not intended to screen incompatible uses, but to separate the uses through a landscape strip. The ordinance doesn't currently have requirements to actually screen incompatible uses.

She said the buffer requirement can become difficult for commercial and/or industrial uses on separate lots, but located in larger planned developments. Shared parking could not be accomplished. In addition, since both properties are required to meet the landscaping materials requirement within a 10-foot buffer, the trees and shrubs compete for space and often plant material is lost.

Landscape plans were prepared by Karen High from the originally approved landscape plan for Wings Etc., which is located at the corner of 9<sup>th</sup> Street and Seeco Drive and were shared with the Board. The intent of these plans is to help compare and contrast the three possible ordinance approaches:

- The current language of Section 75.000: Landscaping.
- The amended language of Section 75.000: Landscaping.

- An alternative approach to landscaping outside of the requirements of Section 75.000.

She said from their initial review, she and Ms. High found the following:

- Current Language: landscaping is all at the edges, with interior landscaping only in the parking lot.
- Amended Language: some building/interior landscaping is required, that provides some relief at the building frontage; because this is a corner lot, greenspace landscaping is considerable.
- Alternate Approach: no understory trees are required, which should be changed; parking lot landscaping requirements are higher; because this is a corner lot, the 15 percent requirement for landscaping is all consumed by the road buffer requirements; shrubs to screen the parking lot are required; may want to require some building/interior landscaping for relief around the building.

Ms. Johnston said Staff will continue to work with the ordinance language to provide a list of pros and cons and develop more comparison designs to help further the discussion. It may be that a percentage requirement for plantings rather than a more prescriptive approach may be appropriate to allow an architect to make more choices unless the site is adjacent to one with an incompatible use. It may make the most sense to merge the two ordinance approaches.

### **ANY OTHER BUSINESS**

Ms. Johnston reported she met with the DDA regarding the PC's request that they discuss Form Based Codes. She informed DDA members a Master Plan review will be done in the coming year. They felt the FBC should be looked at after the review is complete; they will pay for a consultant to do community outreach on this issue.

In response to a question from Ms. Farmer about how to handle sign requests in the meantime, Ms. Johnston said Staff will continue the current practice until it is decided how to manage them after the Code is reviewed.

### **PLANNING COMMISSIONER COMMENTS**

Ms. Farmer noted the Planning Commission still needs a seventh Commissioner and urged people to apply.

## **ADJOURNMENT**

Having exhausted the agenda, and with there being no further business to discuss, Chair Loy adjourned the Planning Commission meeting at approximately 7:58 p.m.

Minutes prepared:  
July 29, 2016

Minutes approved:  
\_\_\_\_\_, 2016

July 25<sup>th</sup>, 2016



**Meeting Date:** August 11<sup>th</sup>, 2016

**To:** Planning Commission

**From:** Ben Clark, Zoning Administrator

**Applicant:** James Geresy

**Owner:** Louis & Barbara Geresy

**Property:** 10145 West KL Avenue, parcel number 05-19-430-010

**Zoning:** AG: Agricultural

**Request:** Rezoning to RR: Rural Residential

**Section(s):** Section 19.000—AG: Agricultural; Section 20.000—RR: Rural Residential

## **OVERVIEW**

The applicant requests to have an approximately 47 acre parcel, located at the southeast corner of the West KL Avenue and 2<sup>nd</sup> Street intersection, rezoned from *AG: Agriculture District* to *RR: Rural Residential District*.

## **SUBJECT AND SURROUNDING PROPERTIES**

47 acres in size, the subject parcel has approximately 1000 feet of frontage on West KL Avenue and 1,988 feet of frontage on 2<sup>nd</sup> Street. Currently being farmed and also the location of a single-family home, the owners of the property intend to use the land for agriculture for only a few more years. Surrounding land uses consist solely of single-family residences, with the subject property being bounded to the north by unplatted Rural Residential (RR) zoned parcels as well as the small *Eggen's Acres* subdivision; to the east by a large RR parcel and the *Oshtemo Valley* and *Veracres* plats; to the west by a handful of Agriculturally zoned parcels currently being used for single-family homes; and to the south by two RR parcels. At this time Township Staff are not aware of any intentions to develop a subdivision or site condominium on the subject property.

## **CONSIDERATIONS**

The Zoning Enabling Act, which allows Townships to zone property, does not provide any required standards that a Planning Commission must consider when reviewing a rezoning request. However, there are some generally recognized factors that should be deliberated before a rezoning decision is made. These considerations are as follows:

1. Master Plan Designation

Attached to this memo is an excerpt from Oshtemo's Master Plan as well as a future land use map that pertains to this part of the Township. As illustrated on the map, the subject property is within an area that is intended to change from agricultural use to Rural Residential. The rezoning of the subject property from AG to RR would help to fulfill the future land use plans of the Township. Although the Master Plan *encourages* existing farms to continue to operate, the owners of the property intend to cease agricultural activity on the property in a few years, regardless of its zoning status.

2. Consistency of the Zoning Classification in the General Area

Aside from a handful of properties to the west of the subject parcel that are currently zoned as AG, the majority of adjacent properties, and most of those in this part of the Township in general, are zoned as RR. This proposed rezoning is consistent with the prevalent zoning classification of the area.

3. Consistency and Compatibility with General Land Use Patterns in the Area

While some commercial agricultural operations do remain in the southwest quadrant of the Township, the predominant land use is single-family residential, even on some of the aforementioned smaller AG zoned parcels. The requested rezoning is consistent with this pattern.

4. Utilities and Infrastructure

Utilities and infrastructure are often considered in a request for rezoning to ensure that public facilities can service any possible development that would occur on the site. Public water is available along the subject property's KL Avenue frontage, but not along 2<sup>nd</sup> Street. No sanitary sewer service is present or currently planned in this part of the Township, with the nearest sewer main being located approximately 3.5 miles to the east at 9<sup>th</sup> Street.

The presence of public utilities, or lack thereof, within the Rural Residential zoning district has little bearing on potential development density: The minimum area requirements dictated by the Zoning Ordinance for this classification are the same whether or not sewer and water are available.

5. Reasonable Use under Current Zoning Classification

While the AG zoning classification for this property is appropriate for its current land use, the minimum parcel size for agriculturally zoned land—40 acres—means that the 46 acre subject parcel may not be divided without falling below the critical area threshold dictated by section 66.000: *Area Requirements, Dwelling Standards and Residential Occupancy* of the Oshtemo Township Zoning Ordinance. The AG district does allow one single family dwelling to be established on the same piece of property for each 200 feet of continuous road frontage, but such dwellings may not exist on legally distinct parcels unless the 40 acre minimum area requirement is met for any new divisions. While it can be argued that the land does have reasonable use under the current zoning classification, it is of a relatively limited nature, given the impending cessation of commercial farming on the property.

6. Effects on Surrounding Property

Given that the predominate land use in this part of the Township is single-family residential, the requested rezoning will likely have a limited effect, if any, on the surrounding properties. While rezoning to RR does mean that the subject property could one day be subdivided or condominiumized, that is true for many of the surrounding properties as well, so the potential for a shift in density in the area is already present.

**RECOMMENDATION**

Based upon the following considerations, Staff recommends that the Planning Commission forward the proposed rezoning to the Township Board with a favorable endorsement:

1. The proposed rezoning is consistent with Oshtemo Township's future land use map and is supported by the Master Plan.
2. The proposed rezoning is compatible with the surrounding land uses and zoning classifications.
3. The proposed rezoning will not introduce any potential development patterns not already present in this part of the Township.

Respectfully submitted,



Ben Clark  
Zoning Administrator

Attachments: Application  
Aerial map  
Current zoning map  
Future Land Use map  
Master Plan excerpt



7275 W. Main Street, Kalamazoo, Michigan 49009-9334  
Phone: 269-216-5223 Fax: 269-375-7180

PLEASE PRINT

**PROJECT NAME & ADDRESS** \_\_\_\_\_

**PLANNING & ZONING APPLICATION**

Applicant Name : James Geresy

Company \_\_\_\_\_

Address 1288 Oshtemo Trace  
Kalamazoo, MI. 49009

E-mail \_\_\_\_\_

Telephone 269-372-1904 Fax \_\_\_\_\_

Interest in Property My Inheritance

**OWNER\*:**

Name Louis + Barbara Geresy

Address 10145 West K.L. Ave.  
Kalamazoo, MI, 49009

Email \_\_\_\_\_

Phone & Fax 269-375-5677

Oshtemo Charter Township  
7275 W MAIN ST  
KALAMAZOO, MI 49009  
Phone : 269-375-4260  
OSHTEMO.OWNSHIP.ORG

Received From: JAMES GERESY  
Date: 07/07/2016 Time: 9:01:03 AM  
Receipt 123615  
Cashier AMCMILLON

ITEM REFERENCE	AMOUNT
1091 APP - REZONING/ZONING	
APP - REZONING/ZONING	\$2,000.00
TOTAL	\$2,000.00
CHECK 410	\$2,000.00
Total Tendered:	\$2,000.00
Change:	\$0.00

**NATURE OF THE REQUEST:** (Please check the appropriate item)

- Planning Escrow-1042
- Site Plan Review-1088
- Administrative Site Plan Review-1086
- Special Exception Use-1085
- Zoning Variance-1092
- Site Condominium-1084
- Accessory Building Review-1083
- Land Division-1090
- Subdivision Plat Review-1089
- Rezoning-1091
- Interpretation-1082
- Text Amendment-1081
- Sign Deviation-1080
- Other: \_\_\_\_\_

**BRIEFLY DESCRIBE YOUR REQUEST** (Use Attachments if Necessary):

My parents want to deed me the southern 25 acres M/L of their property, so I can build my new home. I'm told we have to re-zone from Ag. to R.R.

**LEGAL DESCRIPTION OF PROPERTY** (Use Attachments if Necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PARCEL NUMBER: 3905- 05-19-430-010

ADDRESS OF PROPERTY: Southern 25 Acres M/L of 10145 West K.L. Ave.

PRESENT USE OF THE PROPERTY: Agriculture - Residential

PRESENT ZONING Ag. SIZE OF PROPERTY 47 Acres M/L

**NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS  
HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:**

Name(s)	Address(es)
<u>Louis Geresy JR.</u>	<u>10145 West. K.L. Ave. Kal, Mt. 49009</u>
<u>Barbara Geresy</u>	<u>- Same -</u>

**SIGNATURES**

*I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.*

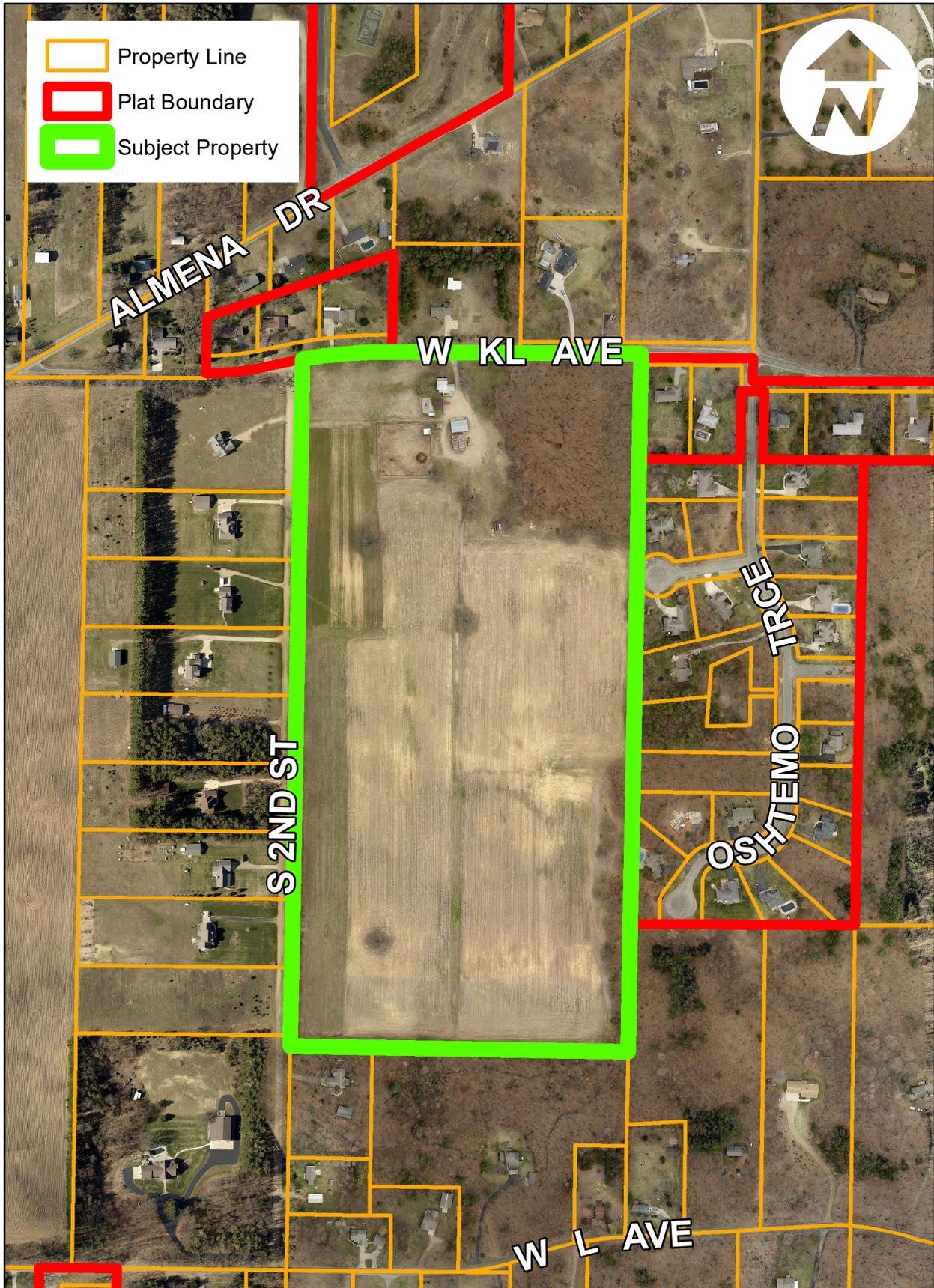
Louis Geresy, Barbara Geresy 7-6-16  
Owner's Signature (\* If different from Applicant) Date

James L. Geresy 7-6-16  
Applicant's Signature Date

- Copies to:
- Planning -1
- Applicant -1
- Clerk -1
- Deputy Clerk -1
- Attorney -1
- Assessor -1
- Planning Secretary - Original

\*\*\*\*  
**PLEASE ATTACH ALL REQUIRED DOCUMENTS**

# 10145 West KL Ave. Rezoning Request Aerial Map

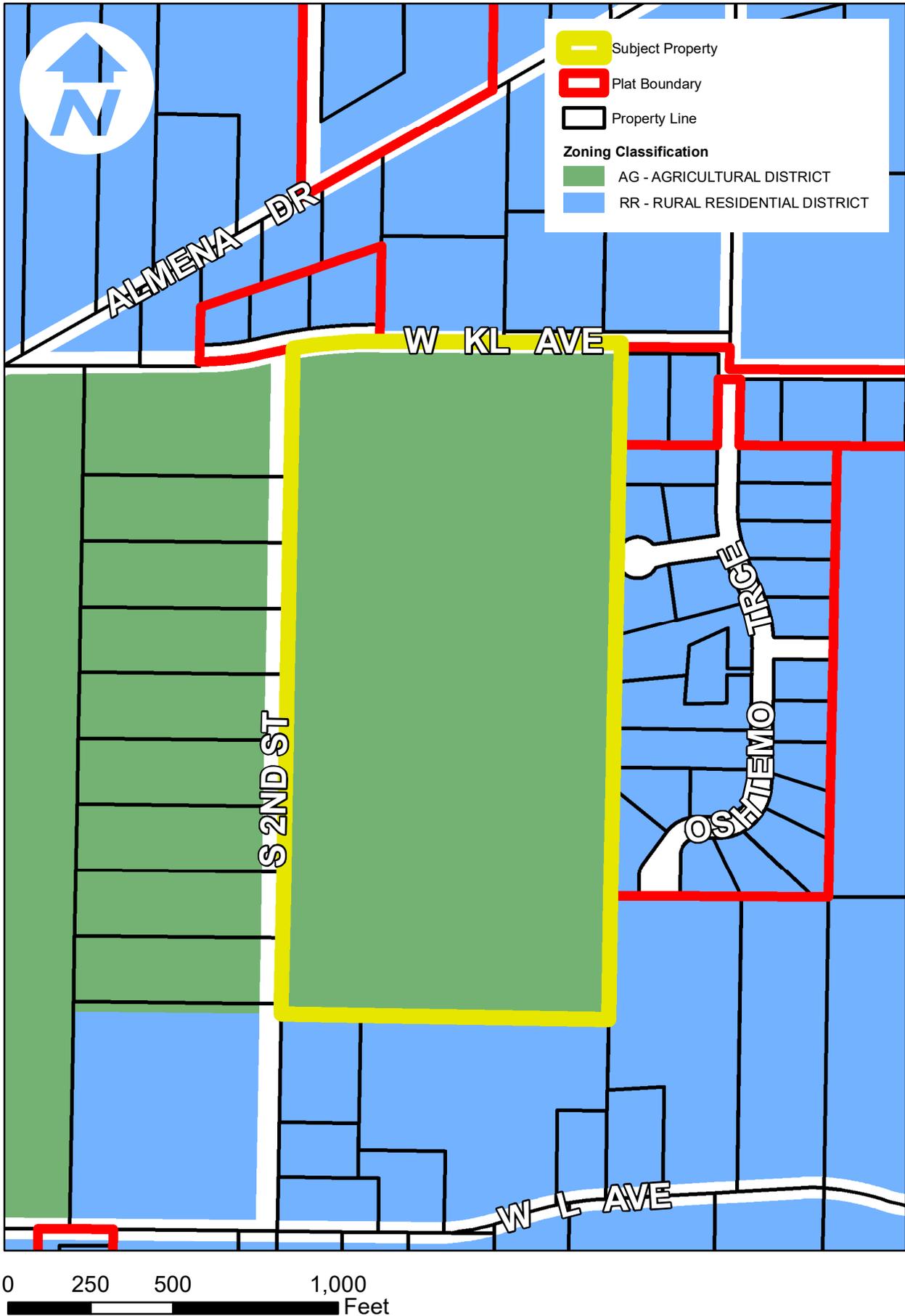


-  Property Line
-  Plat Boundary
-  Subject Property



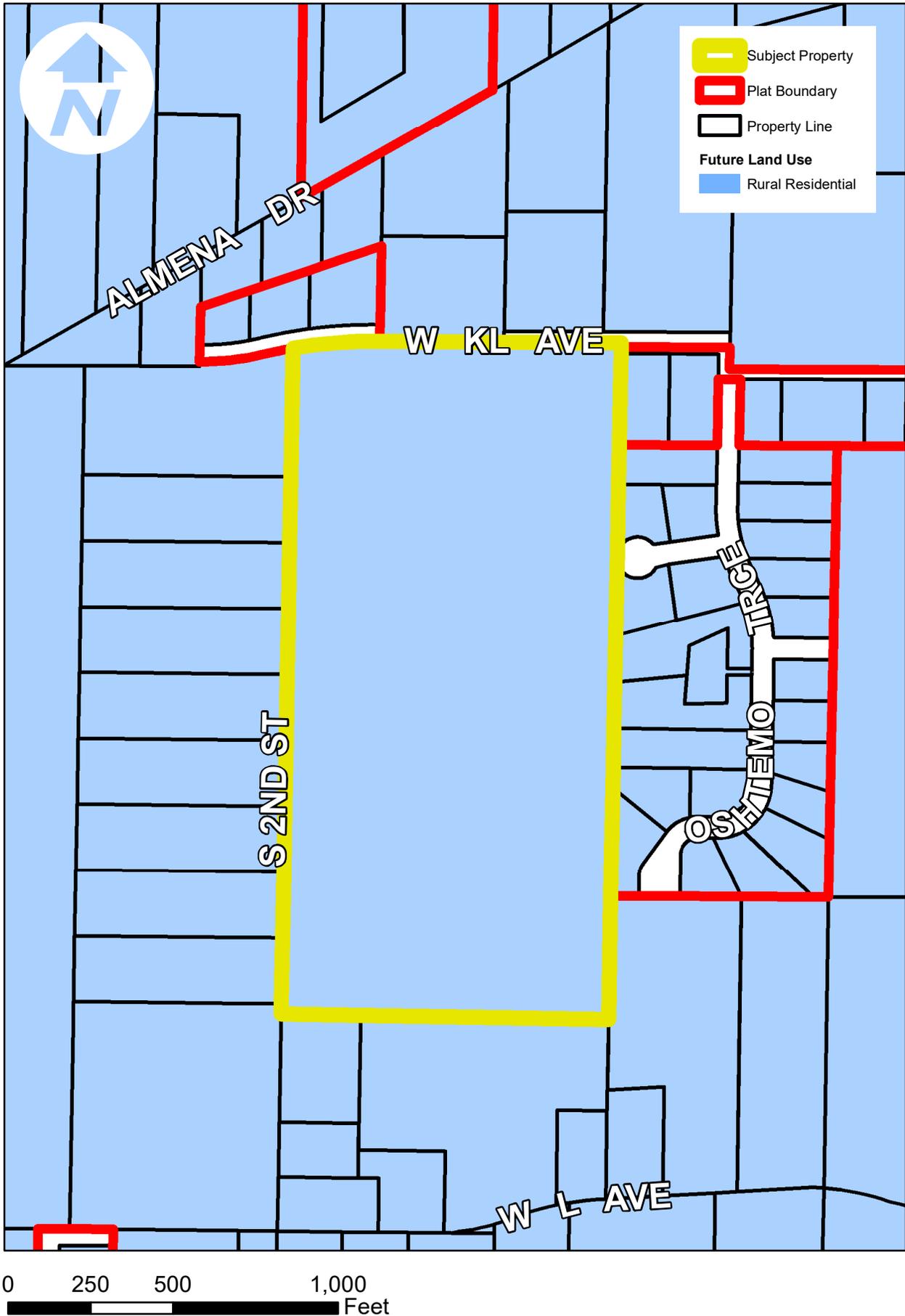
# 10145 West KL Ave. Rezoning Request

## Current Area Zoning



# 10145 West KL Ave. Rezoning Request

## Future Land Use



## Rural Residential (14,827 acres)

Development Intensity: *Low*

The Rural Residential land use designation is the largest designation in the Township. In many ways, it is also the most diverse and the most important.

The Rural Residential designation includes residential, agricultural, and pre-existing limited commercial land uses. Low density subdivision / neighborhood development is permitted and is encouraged to utilize open space cluster development practices in order to protect and preserve the natural features in this area and the rural character it defines. Other residential use consists of scattered-site development at low density. Units typically are served by private wells and septic systems. (Although public utilities have been extended west into portions of the Rural Residential area, this was done to address environmental concerns and not facilitate development.)

Small agricultural uses are scattered throughout this area and are an important part of the rural character of the community. These include family farms, orchards and fruit farms, and other similar operations. Because the Township does not have many significantly sized parcels and due to the value of the land, agriculture will not expand significantly in the future. But it is an important part of the Township's history and rural character, and pre-existing farms are encouraged to continue.

There are also a number of small commercial properties scattered throughout this area that are well-established and have been located at these sites for many years. They are important to the community, many are zoned appropriately, and the Plan does not desire to remove them. These include farm stands as well as commercial uses serving the local and regional market. Besides these pre-existing uses however, the Plan does not call for any additional commercial uses in this area.

### DESIRED FUTURE DEVELOPMENT PATTERNS

- Low density residential development
- Utilization of conservation / open space subdivisions to protect sensitive landscapes
- Utilization of programs available – purchase of development rights, transfer of development rights, conservation easements – to protect natural features
- Setback from natural features (surface waters, wetlands)
- Building pad site selection based on minimal disturbance to natural features
- Tree lines and other vegetation along road frontages selectively cleared if at all to minimize impact on rural character along County Roads
- Maintenance of existing agricultural and commercial uses with no new agricultural or commercial development



*Low density residential development sensitive to natural features may occur in the rural residential designation.*

8/4/2016



**Meeting Date:** August 11<sup>th</sup>, 2016

**To:** Planning Commission

**From:** Ben Clark, Zoning Administrator

**Applicant:** Michael Fisher, Weathervane Storage

**Owner:** Thomas & Carol DeBoer

**Property:** 4221 South 9<sup>th</sup> Street, parcel number 05-405-060

**Zoning:** I-1: Industrial District (conditional)

**Request:** Site plan review and special exception use approval for a new self-storage facility

**Section(s):** 40.000—I-R: Industrial District, Restricted; 41.000—Industrial District, Manufacturing/Service; 60.000—Special Exception Uses

**Project Name:** Weathervane Storage—9<sup>th</sup> Street

## OVERVIEW

The applicant is seeking site plan and special exception use approval from the Oshtemo Township Planning Commission to establish a self-storage facility on the eastern three quarters of the subject property, once the location of V & V Lumber. Previously zoned as I-R: Industrial, Restricted, the applicant recently completed the process of having the property conditionally rezoned to I-1: Industrial District, to allow self-storage facilities as a special exception use. As a part of the conditional rezoning, the applicant is restricting land uses in the western two acres of the property to those allowed in the I-R district. The subject property is significantly encumbered by the presence of the ITC power line easement along the south property line; a factor which has significantly influenced the site layout.

All surrounding properties are zoned as I-R, hosting a selection of land uses from light manufacturing, to office, to farmland.

## PROJECT SUMMARY

Located on the east side of South 9<sup>th</sup> Street, approximately 1,300 feet north of the N Avenue intersection, the 10.8 acre subject property has around 250 feet of frontage on 9<sup>th</sup> Street and extends east approximately 1,267 feet. The applicant is proposing to reuse the existing 9<sup>th</sup> Street curb cut, which will transition into a primary drive aisle that will serve the entirety of the property, running east to west. On the site, the portion of the parcel approved for I-1 uses will include a total of 13 self-storage buildings, one of which will be climate controlled, as well as an office and 42 gravel-surfaced outdoor storage spaces for operable vehicles such as RVs and boats on trailers around the south and east perimeter of the parcel. With project expansion split up into five distinct phases, the first four non-climate controlled buildings and possibly the vehicle storage area will be constructed in phase I, with subsequent phases generally filling the property in to the east.

## **GENERAL ZONING COMPLIANCE**

Staff has verified that any relevant requirements of the Zoning Ordinance not otherwise discussed in other sections of this report have been satisfied on the site plan. All relevant building setbacks are being met, the necessary 30 foot spacing between storage buildings is appropriately indicated, the Township has been provided with an acceptable photometric plan, and all land uses proposed at this time are permissible in the I-1 zoning district. This being said, the Planning Commission does need to explicitly approve the outdoor storage areas indicated on the site plan as a part of project approval.

## **SITE ACCESS, CIRCULATION, AND PARKING**

Accessed by the existing curb cut on 9<sup>th</sup> Street, primary vehicles will circulate through the site via the southern two-way drive, which is no less than 24 feet wide at its narrowest point. Along the north of the storage buildings is a 16 foot wide aisle, the dimensions of which have been influenced by the lack of room imposed on the site by the power line easement. This northern aisle is to be of one-way circulation, but currently no pavement markings or signage are present on the site plan to indicate such. Between the storage buildings, the applicant has maintained 30 foot wide aisles, per section 41.405: *Special Exception Uses in the I-1 District* of the Zoning Ordinance. Near the entrance to the site the applicant is also proposing a half-circle turn around area on the main drive aisle with the purpose of allowing easier maneuvering and occasional short term parking for large vehicles such as RVs. Adjacent to the office there will be three parking spaces—two standard spaces and one accessible.

## **LANDSCAPING**

Due to the fact that no trees are permitted within the power line easement that runs along the south property line, providing landscaping for this site in compliance with section 75.000: *Landscaping* has been a challenge. With the application of the traditionally-used landscape buffers, which require a certain number of trees per linear foot of planting area, proving impractical due to the nature of the easement, the applicant instead sought to implement the restoration of the property's pre-settlement vegetation, *Oak Savannah*, which is an option for alternative landscaping laid out in Section 75.202 of the Zoning Ordinance.

Devising a comprehensive restoration plan for the oak savannah that would encompass the entire property, the applicant intends to establish a large prairie on the portion of the parcel within the power line easement, populating the rest of the site with various examples of the types of native trees typically found in the oak savannah biome. Although no trees will be planted within the prairie, staff feels that such a feature, when mature, will provide a pleasant and effective landscape buffer against the adjacent property to the south. Further enhancing the south landscaping area, the applicant also intends to construct a berm running north to south that will further screen the eastern reaches of the property from exposure to 9<sup>th</sup> Street. While some plant species and maintenance aspects of the restoration plan have yet to be fully fleshed-out, staff does feel that the proposed landscape plan meets the intent of the landscaping section of the Zoning Ordinance.

## **ENGINEERING**

The Township’s Engineer is largely satisfied with the project as presented, but he does ask that that when the signed site-plan as-builts are submitted, that the front basin adjacent to 9th St be annotated on the plans to indicated the intended storm water storage volume. He also notes that the proposed 1% grade asphalt paving between buildings will be a challenge to construct. Additional quality control and expert workmanship during construction will be required to avoid creating “bird bath” areas.

## **FIRE DEPARTMENT**

The Fire Marshal is also generally satisfied by the project as presented, although the final hydrant layout is pending approval. While the 16 foot aisle along the north property line may be ill-suited to accommodate a fire truck, the 30 spacing between buildings as well as the 24 foot wide south aisle means that there is sufficient room to provide fire service to all parts of the property and to also turn trucks around.

## **OTHER CONSIDERATIONS**

Section 60.100 of the Zoning Ordinance provides additional review criteria for consideration when deliberating a Special Exception Use request.

**A. Is the proposed use compatible with the other uses expressly permitted within the I-R: Industrial, Restricted zoning district?**

Fairly low in intensity, staff does feel that this I-1 use is compatible with uses allowed with the I-R district. Self-storage facilities are fairly low-intensity and do not produce the same kinds of negative impacts typically associated with more heavy industrial uses.

**B. Will the proposed use be detrimental or injurious to the use or development of adjacent properties or to the general public?**

Staff does not anticipate that the proposed use will be detrimental or injurious to the use or development of adjacent properties of the general public in any meaningful way. This development will emit few, if any, offensive noises, smells, or other pollutants, and will not generate an excessive amount of vehicle trips.

**C. Will the proposed use promote the public health, safety, and welfare of the community?**

With a satisfactory site layout, and intended to accommodate the storage of personal items and vehicles, i.e. no actual industrial activity, staff anticipates that this use will promote the public health, safety, and welfare of the community.

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

Given the challenges to developing this land imposed by the presence of the power line easement, staff feels that the proposed use is in accordance with its character and adaptability. The relative

flexibility inherent in self-storage building layout allows certain site difficulties to be overcome, and the condition that only I-R uses will be allowed in the front two acres will help to cultivate the type of streetscape desired within this part of the Township.

## **RECOMMENDATION**

Township staff recommends that the Planning Commission approve the site plan and special exception use request for Weathervane Storage, and suggest following conditions:

1. The Planning Commission expressly approves the outdoor vehicle storage areas.
2. The existing chain link fence near 9<sup>th</sup> Street is to be removed and indicated as such on a revised site plan, to be submitted to the Township prior to the issuance of the building permit.
3. The revised site plan is to include pavement directional arrows and directional signage at critical points along the 16 foot wide north drive.
4. Any outstanding issues with the landscape plantings and maintenance program are to be addressed prior to the issuance of the building permit.
5. The Fire Marshal must approve of the final hydrant layout.
6. Per the Township Engineer's request, when the signed site-plan as-builts are submitted, the front basin adjacent to 9th Street is to be annotated on the plans to indicate the intended storm water storage volume.
7. A sidewalk is one day planned for this part of 9<sup>th</sup> Street, but has yet to be designed. Rather than compel the applicant to construct the facility now, the Township will instead accept either a notarized form stating that the property owner won't oppose the establishment of a non-motorized special assessment district, or the applicant will submit sidewalk escrow funds.

Respectfully Submitted,



Ben Clark  
Zoning Administrator

### Attachments:

- Application
- Site plan excerpts
- Aerial map
- Building elevation illustrations



7275 W. Main Street, Kalamazoo, Michigan 49009-9334  
 Phone: 269-216-5223 Fax: 269-375-7180

**PLEASE PRINT**

**PROJECT NAME & ADDRESS** WEATHERVANE SELF STORAGE - 9<sup>TH</sup> STREET  
4221 SOUTH 9<sup>TH</sup> STREET

**PLANNING & ZONING APPLICATION**

Applicant Name : MICHAEL FISHER  
 Company WEATHERVANE SELF STORAGE  
GROUP, INC  
 Address 7906 GILL ROAD  
RICHLAND, MI 49083  
 E-mail MIKE @ WEATHERVANESELFSTORAGE  
201-629-4262 Fax \_\_\_\_\_  
 Telephone \_\_\_\_\_  
 Interest in Property PURCHASE AGREEMENT

Oshtemo Charter Township  
 7275 W MAIN ST  
 KALAMAZOO, MI 49009  
 Phone : 269-375-4260  
 OSHTEMO-TOWNSHIP.ORG

Received From: WEATHERVANE DEV  
 Date: 07/07/2016 Time: 3:45:56 PM  
 Receipt 123660  
 Cashier LINDAI

**OWNER\*:**

Name THOMAS & CAROLE DEBOER  
 Address 122 HUTCHINSON ST.  
KALAMAZOO, MI 49001  
 Email TOM@WOODWORKSPECIALTIES.COM  
269-343-3343 269-343-7211  
 Phone & Fax \_\_\_\_\_

ITEM REFERENCE	AMOUNT
1042 PLANNING ESCROW	
PLANNING ESCROW	\$1,000.00
1088 SITE PLAN REVIEW	
SPR	\$700.00
1085 SPECIAL EXCEPTION USE	
SPECIAL EXCEPTION USE	\$300.00
TOTAL	\$2,000.00
CHECK 8813	\$2,000.00
Total Tendered:	\$2,000.00
Change:	\$0.00

**NATURE OF THE REQUEST:** (Please check the appropriate item(s))

- |  |   |
|--|---|
| <input type="checkbox"/> Planning Escrow-1042                  | <input type="checkbox"/> Land Deviation-1080          |
| <input checked="" type="checkbox"/> Site Plan Review-1088      | <input type="checkbox"/> Subdivision Plan Review-1089 |
| <input type="checkbox"/> Administrative Site Plan Review-1086  | <input type="checkbox"/> Rezone-1091                  |
| <input checked="" type="checkbox"/> Special Exception Use-1085 | <input type="checkbox"/> Interpretation-1082          |
| <input type="checkbox"/> Zoning Variance-1092                  | <input type="checkbox"/> Text Amendment-1081          |
| <input type="checkbox"/> Site Condominium-1084                 | <input type="checkbox"/> Sign Deviation-1080          |
| <input type="checkbox"/> Accessory Building Review-1083        | <input type="checkbox"/> Other: _____                 |

**BRIEFLY DESCRIBE YOUR REQUEST** (Use Attachments if Necessary):

Special Exception use request & site plan review for  
a self-storage facility per section 41.405.

**LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):**

\_\_\_\_\_  
ATTACHED - EXHIBIT A

PARCEL NUMBER: 3905- 35-405-060

ADDRESS OF PROPERTY: 4221 SOUTH 9<sup>th</sup> STREET

PRESENT USE OF THE PROPERTY: \_\_\_\_\_

PRESENT ZONING I-1 (CONDITIONAL) SIZE OF PROPERTY 10.7 ACRES

**NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS  
HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:**

Name(s)	Address(es)
<u>JOHN CHIPMAN</u>	_____
<u>IAN KENNEDY</u>	_____

**SIGNATURES**

*I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshstemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.*

*Thomas DeBaer*  
**Owner's Signature** (\* If different from Applicant)

6-28-16  
**Date**

*[Signature]*  
**Applicant's Signature**

6-28-16  
**Date**

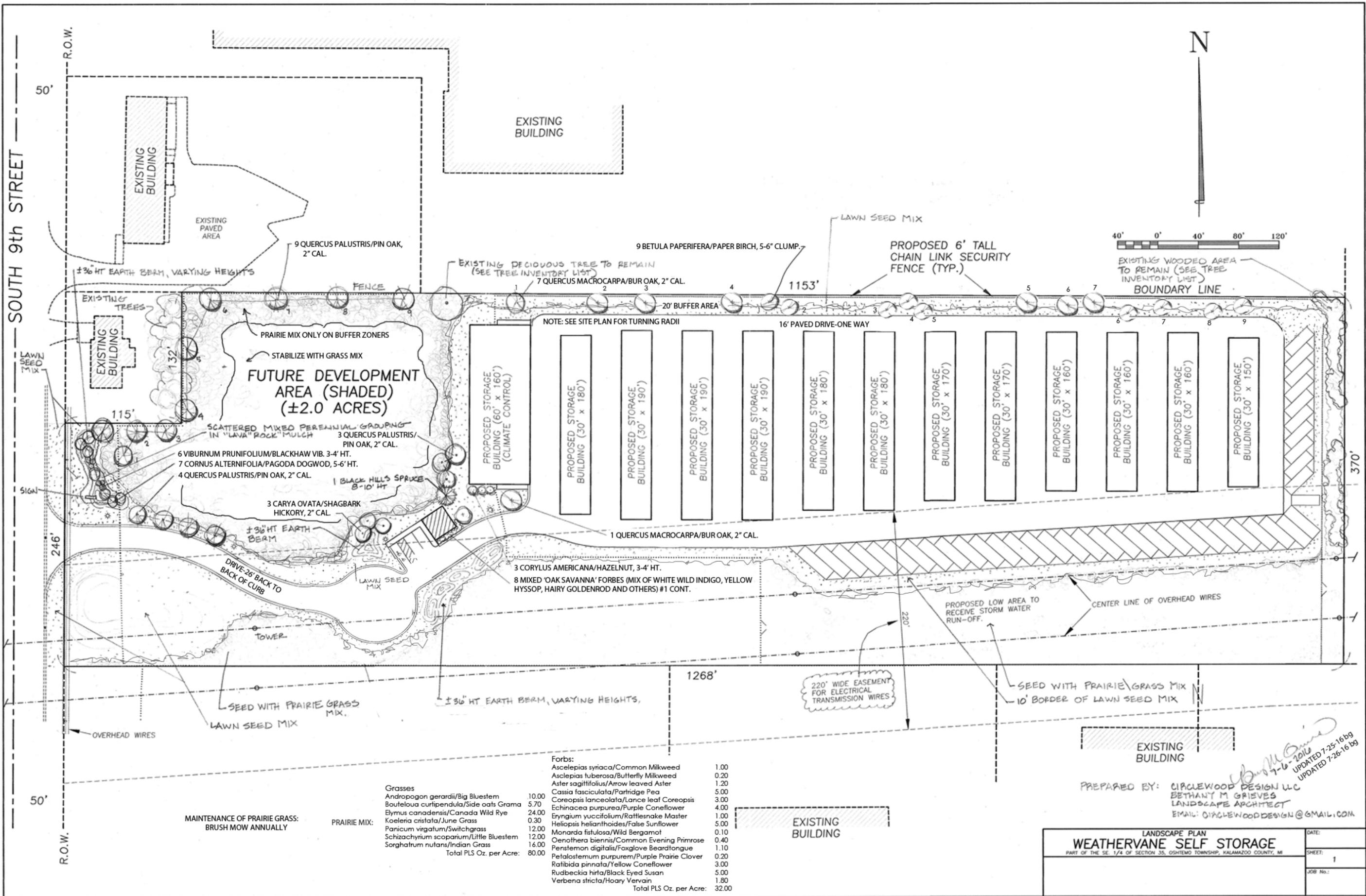
- Copies to:
- Planning -1
- Applicant -1
- Clerk -1
- Deputy Clerk -1
- Attorney -1
- Assessor -1
- Planning Secretary - Original

\*\*\*\*

**PLEASE ATTACH ALL REQUIRED DOCUMENTS**



SOUTH 9th STREET



NOTE: SEE SITE PLAN FOR TURNING RADII

MAINTENANCE OF PRAIRIE GRASS:  
BRUSH MOW ANNUALLY

PRAIRIE MIX:

Grasses	
Andropogon gerardii/Big Bluestem	10.00
Bouteloua curtipendula/Side oats Grama	5.70
Elymus canadensis/Canada Wild Rye	24.00
Koeleria cristata/June Grass	0.30
Panicum virgatum/Switchgrass	12.00
Schizachyrium scoparium/Little Bluestem	12.00
Sorghastrum nutans/Indian Grass	16.00
Total PLS Oz. per Acre:	80.00

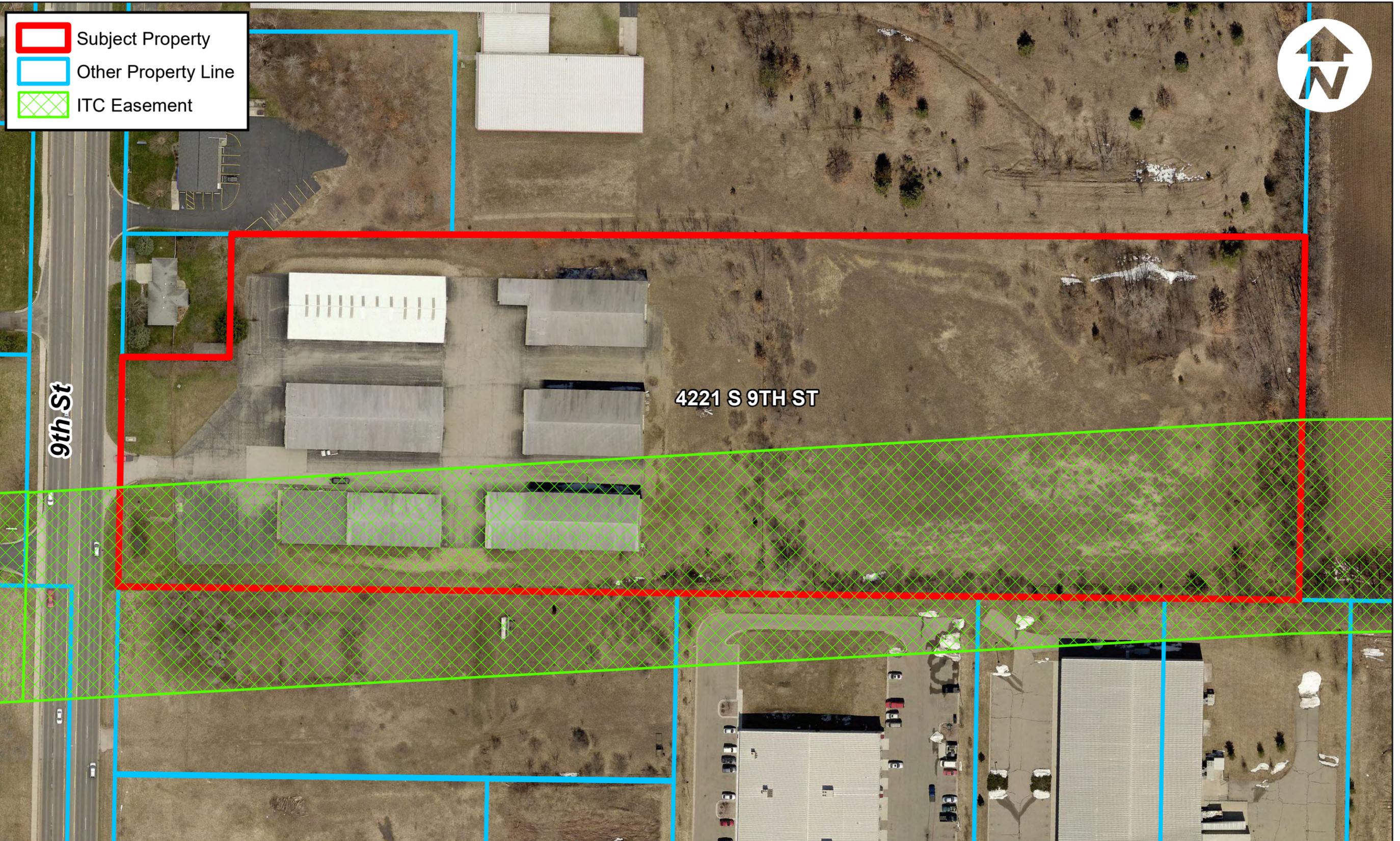
Forbs:	
Asclepias syriaca/Common Milkweed	1.00
Asclepias tuberosa/Butterfly Milkweed	0.20
Aster sagittifolius/Arrow leaved Aster	1.20
Cassia fasciculata/Partridge Pea	5.00
Coreopsis lanceolata/Lance leaf Coreopsis	3.00
Echinacea purpurea/Purple Coneflower	4.00
Eryngium yuccifolium/Rattlesnake Master	1.00
Heliopsis helianthoides/False Sunflower	5.00
Monarda fistulosa/Wild Bergamot	0.10
Oenothera biennis/Common Evening Primrose	0.40
Penstemon digitalis/Foxglove Beardtongue	1.10
Petalostemum purpureum/Purple Prairie Clover	0.20
Ratibida pinnata/Yellow Coneflower	3.00
Rudbeckia hirta/Black Eyed Susan	5.00
Verbena stricta/Hoary Vervain	1.80
Total PLS Oz. per Acre:	32.00

PREPARED BY: CIRCLEWOOD DESIGN LLC  
BETHANY M. GRIEVES  
LANDSCAPE ARCHITECT  
EMAIL: CIRCLEWOODDESIGN@GMAIL.COM

LANDSCAPE PLAN		DATE:
<b>WEATHERVANE SELF STORAGE</b>		
PART OF THE SE. 1/4 OF SECTION 35, OSHTEMO TOWNSHIP, KALAMAZOO COUNTY, MI		SHEET:
		1
		JOB No.:

# 4221 South 9th Street

*ITC Easement*



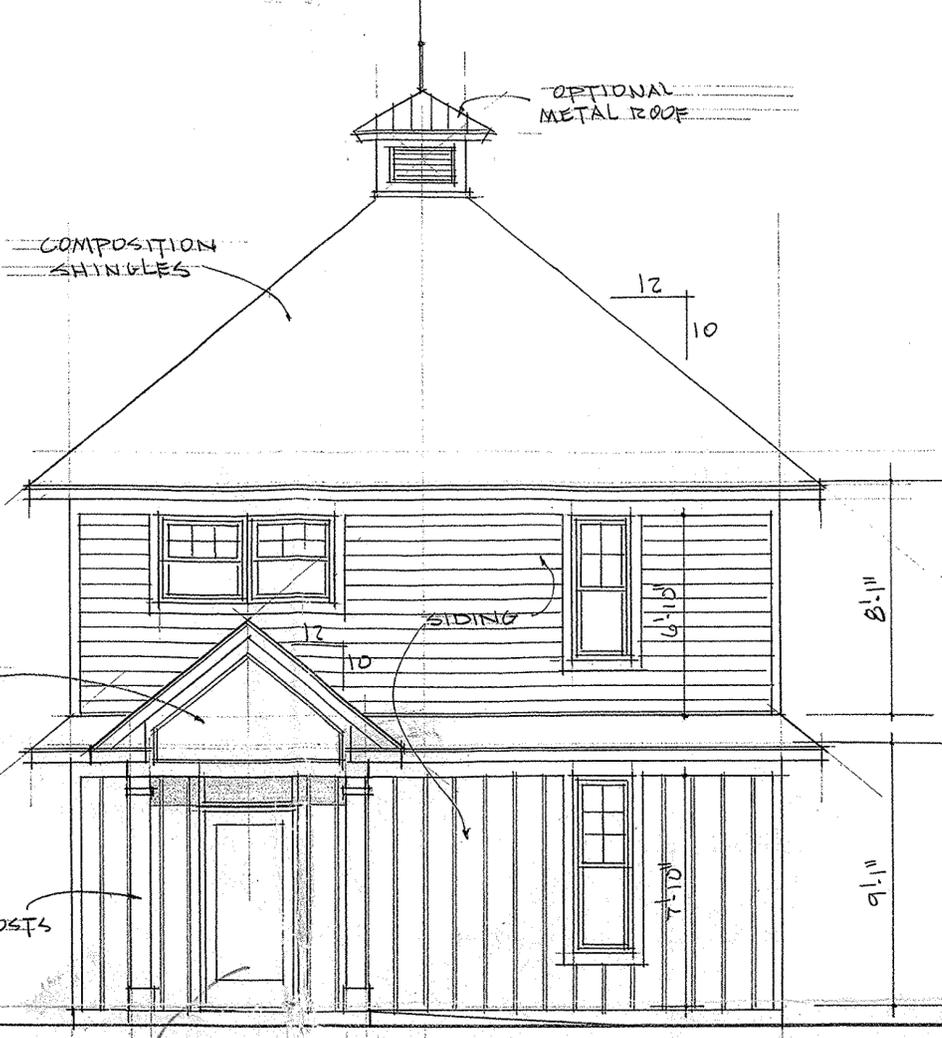
0 125 250 500 Feet

1 inch = 100 feet

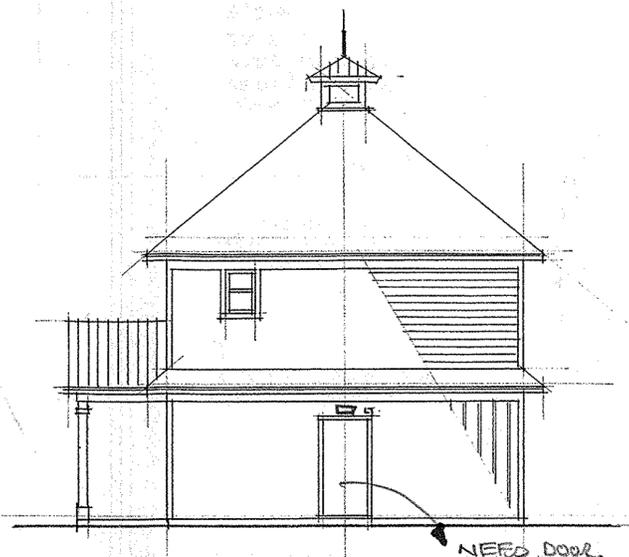
kal.bme ReproGraphics  
 914 E. Vine Street  
 Kalamazoo, MI 49001  
 1-800-522-0541  
 #1 In Quality since 1960



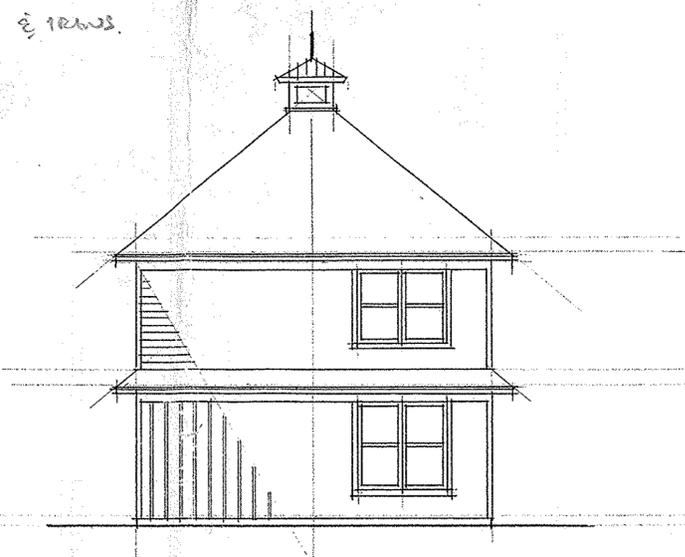
MIKE N.



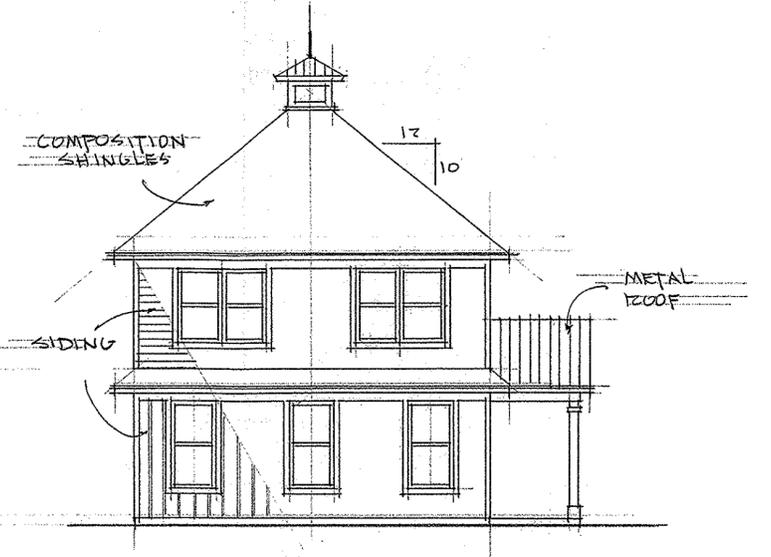
NEED DOOR w/ LOW RISE SILL & GRILLS & TRUS.  
 FRONT ELEVATION @ 1/4" = 1'-0"



RIGHT ELEVATION



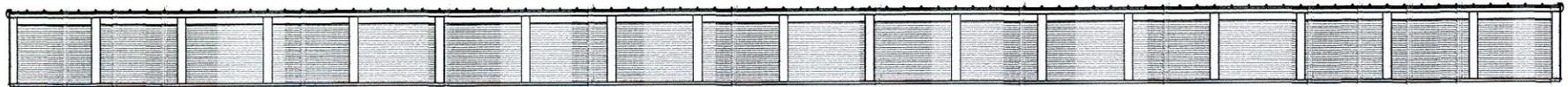
REAR ELEVATION @ 1/8" = 1'-0"



LEFT ELEVATION

WEATHERVANE SELF STORAGE  
 OFFICE

PHIL BONINE FEB. 14, 2005

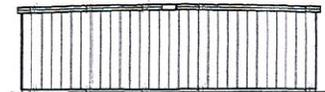


SIDE WALL ELEVATION

1/8"=1'-0"



END WALL ELEVATION



END WALL ELEVATION

**” NOTICE ”**

NO FABRICATION CAN BE SCHEDULED OR BEGUN UNTIL "APPROVED" OR "APPROVED AS NOTED" DOCUMENTS ARE RECEIVED BY TRACHTE BUILDING SYSTEMS.

COMPLETE THE FOLLOWING:

APPROVED - RELEASE FOR FABRICATION

APPROVED AS NOTED - RELEASE FOR FABRICATION

NOT APPROVED - REVISE AND RESUBMIT

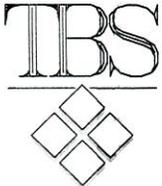
SIGNATURE \_\_\_\_\_

COMPANY \_\_\_\_\_

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

\*\* THE ABOVE PLAN MAY NOT REFLECT THE IMPLICATIONS OF SECTION 903.2.9 OF THE 2012 OR 2015 IBC CODE WHICH MAY REQUIRE 3 HOUR FIREWALLS EVERY 2,500 SQFT OR MAY REQUIRE YOU TO SPRINKLE THE BUILDING.

\*\*\* TRACHTE RECOMMENDS (IN USA ONLY) THAT ALL PROJECTS REQUIRE A NUMBER OF UNITS BE ADA ACCESSIBLE, IF A CUSTOMER CHOOSES TO NOT CONFORM TRACHTE WILL NOT BE HELD ACCOUNTABLE.

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		<p>PROPOSED STORAGE SYSTEM FOR: Jacob Shiners</p> <p>Oshtemo, MI</p>				
		<p>Name: Rick      Scale: 1 = 30'      Date: 7/11/16</p>				Sheet Title
				FLOOR PLAN	47984	