



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
269-216-5220 Fax 375-7180 TDD 375-7198
www.oshtemo.org

**NOTICE
OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

REGULAR MEETING – VIRTUAL

Participate through this Zoom link:
<https://us02web.zoom.us/j/84645034550>

Or by calling: 1-929-205-6099
Meeting ID: 846 4503 4550

(Refer to the www.oshtemo.org home page or the third page of this packet for additional virtual meeting information)

**THURSDAY, SEPTEMBER 30, 2021
6:00 P.M.**

AGENDA

- a) Call to Order
- b) Roll Call and Remote Location Identification
- c) Pledge of Allegiance
- d) Approval of Agenda
- e) Approval of Minutes: September 9th, 2021
- f) **Public Hearing – Temporary Outdoor Event, Country Fresh Farms**
Country Fresh Farms, on behalf of the owner, Menards, Inc., is requesting Special Exception Use approval to host a temporary outdoor meat sale event in the southwest corner of the Menards parking lot located at 6800 W Main Street. The temporary outdoor event is proposed to take place in the first two weeks of October over a series of four days each week.
- g) **Public Hearing – PUD Amendment, Phase I of West Port Village**
Jeff Scheffers, on behalf of Visser Developers of Kalamazoo LLC, is requesting Site Plan and a Special Use approval to amend the West Port Village Planned Unit Development to eliminate Unit 22 in order to enlarge Units 19, 20, and 21.
- h) **Public Hearing – Site Plan Amendment, Steensma Lawn and Power**
Steensma Lawn and Power is seeking site plan approval from the Planning Commission to add 5,700 square feet of outdoor storage to their previously approved site located at 7561 Stadium Drive. They are also seeking site plan approval to allow outdoor storage on previously developed property that they own to the south, located at 4100 South 7th Street.
- i) Public Comment
- j) Other Updates and Business
- k) 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 or staff member to respond at a later date. More complicated questions can be answered during Township business hours through web contact, phone calls, email (oshtemo@oshtemo.org), walk-in visits, or by appointment.

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. While comments that include questions are important, depending on the nature of the question, whether it can be answered without further research, and the relevance to the agenda item at hand, the questions may not be discussed during the Board deliberation which follows.

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, but it is not required.

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 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 does not follow these guidelines.

(adopted 5/9/2000)
(revised 5/14/2013)
(revised 1/8/2018)

Questions and concerns are welcome outside of public meetings during Township Office hours through phone calls, stopping in at the front desk, by email, and by appointment. The customer service counter is open from Monday-Thursday 8:00 am- 5:00 pm, and on Friday 8:00 am-1:00 pm. Additionally, questions and concerns are accepted at all hours through the website contact form found at www.oshtemo.org, email, postal service, and voicemail. Staff and elected official contact information is provided below. If you do not have a specific person to contact, please direct your inquiry to oshtemo@oshtemo.org and it will be directed to the appropriate person.

Oshtemo Township Board of Trustees		
<u>Supervisor</u>		
Libby Heiny-Cogswell	216-5220	libbyhc@oshtemo.org
<u>Clerk</u>		
Dusty Farmer	216-5224	dfarmer@oshtemo.org
<u>Treasurer</u>		
Clare Buszka	216-5221	cbuszka@oshtemo.org
<u>Trustees</u>		
Cheri L. Bell	372-2275	cbell@oshtemo.org
Kristin Cole	375-4260	kcole@oshtemo.org
Zak Ford	271-5513	zford@oshtemo.org
Kizzy Bradford	375-4260	kbradford@oshtemo.org

Township Department Information			
<u>Assessor:</u>			
Kristine Biddle	216-5225	assessor@oshtemo.org	
<u>Fire Chief:</u>			
Mark Barnes	375-0487	mbarnes@oshtemo.org	
<u>Ordinance Enf:</u>			
Rick Suwarsky	216-5227	rsuwarsky@oshtemo.org	
<u>Parks Director:</u>			
Karen High	216-5233	khigh@oshtemo.org	
Rental Info	216-5224	oshtemo@oshtemo.org	
<u>Planning Director:</u>			
Iris Lubbert	216-5223	ilubbert@oshtemo.org	
<u>Public Works:</u>			
Marc Elliott	216-5236	melliott@oshtemo.org	

Zoom Instructions for Participants

Before a videoconference:

1. You will need a computer, tablet, or smartphone with a speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. If you are going to make a public comment, please use a microphone or headphones with a microphone to cut down on feedback, if possible.
3. Details, phone numbers, and links to videoconference or conference call are provided below. The details include a link to “**Join via computer**” as well as phone numbers for a conference call option. It will also include the 11-digit Meeting ID.

To join the videoconference:

1. At the start time of the meeting, click on this link to [join via computer](#). You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to [join.zoom.us](#) on any browser and entering this **Meeting ID: 846 4503 4550**

If you are having trouble hearing the meeting or do not have the ability to join using a computer, tablet, or smartphone then you can join via conference call by following instructions below.

To join the conference by phone:

1. On your phone, dial the teleconferencing number: **1-929-205-6099**
2. When prompted using your touchtone (DTMF) keypad, enter the Meeting ID number: **846 4503 4550#**

Participant controls in the lower-left corner of the Zoom screen:



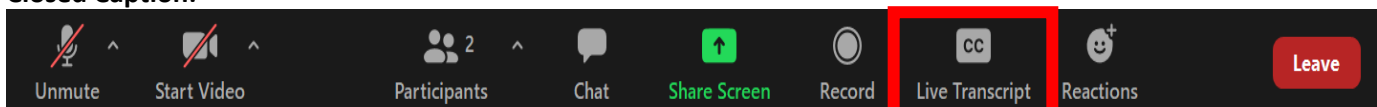
Using the icons at the bottom of the Zoom screen, you can (some features will be locked to participants during the meeting):

- Participants – opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand. **This will be used to indicate that you want to make a public comment.**
- Chat – opens pop-up screen that allows participants to post comments during the meeting.

If you are attending the meeting by phone, to use the “Raise Hand” feature **press *9 on your touchtone keypad.**

Public comments will be handled by the “Raise Hand” method as instructed above within Participant Controls.

Closed Caption:



Turn on Closed Caption:

Using the icons at the bottom of the Zoom screen:

1. Click on the “Live Transcription” button.
2. Then select “Show Subtitle”.

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**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

DRAFT MINUTES OF A VIRTUAL MEETING HELD SEPTEMBER 9, 2021

Agenda

PUBLIC HEARING: CODE AMENDMENT, OUTDOOR LIGHTING STANDARDS

Consideration of an amendment to the Township Zoning Ordinance Section 54.60 Outdoor Lighting Standards, for recommendation to the Township Board. The proposed amendment would allow wall lights to be treated as pole lights when used to illuminate loading docks.

Discussion – Master Plan Updates

Discussion – Intent of the Sign Area Definition

A virtual meeting of the Oshtemo Charter Township Planning Commission was held Thursday, September 9, 2021, commencing at approximately 6:01 p.m.

ALL MEMBERS WERE PRESENT:

Bruce VanderWeele, Chair
Micki Maxwell, Vice Chair
Kizzy Bradford
Deb Everett
Alistair Smith
Anna VerSalle
Chetan Vyas

REMOTE LOCATION

Oshtemo
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Parchment
Oshtemo
Oshtemo
Oshtemo
Oshtemo

Also present were Iris Lubbert, Planning Director, James Porter, Township Attorney, Martha Coash, Recording Secretary and one guest.

Call to Order and Pledge of Allegiance

Chairperson VanderWeele called the meeting to order at approximately 6:01 p.m. and invited those in attendance to join in reciting the Pledge of Allegiance.

Approval of Agenda

Hearing no changes, the Chair let the agenda stand as published.

Approval of the Minutes of the Meeting of August 26, 2021

The Chair asked if there were additions, deletions or corrections to the Minutes of the Meeting of August 26, 2021. Hearing none, he asked for a motion.

Ms. Maxwell **made a motion** to approve the Minutes of August 26, 2021, as presented. Mr. Smith **seconded the motion**. The **motion was approved** unanimously by roll call vote.

Chairperson VanderWeele moved to the next agenda item and asked Ms. Lubbert for her report.

PUBLIC HEARING: CODE AMENDMENT, OUTDOOR LIGHTING STANDARDS
Consideration of an amendment to the Township Zoning Ordinance Section 54.60
Outdoor Lighting Standards, for recommendation to the Township Board. The
proposed amendment would allow wall lights to be treated as pole lights when
used to illuminate loading docks.

Ms. Lubbert indicated Section 54.60 regulates outdoor lighting standards which includes specific parameters for both wall mounted and pole mounted lights. The section that regulates wall mounted lighting allows wall lights to 1. illuminate a walkway or entrance into the building or 2. decoratively illuminate the façade.

Recently the Zoning Board of Appeals reviewed a variance request from Section 54.60 for a commercial site to use pole lighting standards for wall mounted lights illuminating the loading docks on the back of a building. The argument presented was primarily that the site needed that level of lighting on the rear of the building and a pole light at this location would create an unnecessary and dangerous obstacle for trucks to maneuver around. After discussion the Zoning Board of Appeals unanimously voted to approve the variance request and to send a request to the Planning Commission to consider an amendment to the ordinance to better address lighting for loading docks.

Staff presented the Zoning Board of Appeals request along with a drafted amendment to the Planning Commission at their regular August 12th meeting. After discussion and revisions, the Planning Commission unanimously motioned to forward the amendment to a public hearing.

She said the proposed amendment to Section 54.60 would allow wall lights to be treated like pole lights when used to illuminate loading docks and would consist of the following to be added under C. Pole-Mounted Lighting as #3:

3. *Luminaires used for illuminating loading and unloading operations for any commercial, industrial, or other use shall be regulated using the same standards as B. Pole-Mounted Lighting of this Section.*

As there were no questions or comments from Commissioners, Chairperson VanderWeele moved to public hearing. No one was present who wished to comment, so he closed the hearing and asked for a motion.

Mr. Smith **made a motion** to approve the amendment as presented and to forward it to the Township Board for consideration and approval. Ms. VerSalle **seconded the motion**. The **motion was approved** unanimously by roll call vote.

Chairperson VanderWeele moved to the next item on the agenda and asked Ms. Lubbert for her presentation.

Discussion – Master Plan Updates

Ms. Lubbert said the Michigan Planning Act of 2008 defines a master plan as a land use and infrastructure plan that sets forth local goals, objectives, and policies for community growth and/or redevelopment over the next 20-30 years. The Master Plan is an official document authorized by Michigan law serving as a basis for zoning and can be viewed as a blueprint for the community's future. The Planning Commission is tasked to review the Master Plan at least every 5 years and determine whether to 1) re-affirm the existing master plan, 2) amend the existing master plan, including sub area plans, or 3) prepare and adopt a new master plan. She noted that sub area plans satisfy the 5-year update requirement. Since the Village Theme Development Plan Update was approved in 2019, technically the next time the Master Plan needs to be reviewed is 2024.

Oshtemo's current Master Plan and its updates are outlined below with the most recent amendment completed in 2019.

- 2019 Village Theme Development Plan Update
- 2019 Go!Green Oshtemo
- 2017 Master Plan Update, included:
 - Maple Hill Drive Sub-Area Plan
 - Rural Preservation Strategy
- 2011 Master Plan
 - Genesee Prairie Sub-Area Plan
 - West Main Street Sub-Area Plan
 - 9th Street Sub-Area Plan
 - Century Highfield Sub-Area Plan

Although the Township completed updates to the Master Plan in 2019, large sections of the Township's Master Plan have not been reviewed or updated since 2017 and in some cases 2011. Oshtemo has a population of 23,747 residents and is a rapidly growing community; from 2010 to 2020 the population grew 6.8%. With the Township's growth, national changes to the housing and retail markets, and the diversifying needs of the population it is pertinent to review and update the Master Plan to best serve its residents and Township's interests.

Due to the level of detail and discussion needed, Ms. Lubbert recommended pursuing three separate master planning efforts over the next few years to both bring the Township's Master Plan up to date and create consolidated Master Plan documents. The three proposed master planning efforts are outlined below:

- **Housing Action Plan** – Thriving, inclusive communities have a diverse and affordable supply of housing. For Oshtemo to address the needs of its growing population and housing affordability challenges, a housing action plan is recommended. A housing action plan would ultimately allow the Township to understand community housing needs and translate them into programs and policies.
- **Market Study** – The study would review the supply, demand, and market potential for commercial development in Oshtemo Township. Strategies identified from this study will aim to bridge gaps between the current establishments and the need, while also reflecting the character of the Township. The Township has multiple commercial nodes, this study will help ensure that as the Township continues to grow these areas complement each other.
- **Master Plan Update** - This Master Plan update would focus on consolidating all the Township's various master plan documents for easy use and access for both citizens and Township staff, as well as clarify/eliminate duplications or contradicting recommendations.

Similar to the Planning Commission's role in past Master Plan updates, for each of the above plans the Planning Commission will work with Staff and consultant(s) in the role of 'steering committee.' The Planning Commission will facilitate work to identify expectations, roles, and priorities. All plans will also include community participation and stakeholder group meetings. She requested input from the Planning Commission on the outline above for working on the Master Plan updates. She also requested a Planning Commission decision whether to make a recommendation to the Township Board for authorization to proceed with a consultant on a Housing Action Plan following discussion.

Ms. Everett asked about the cost for a consultant and whether funding would come from the 2022 budget.

Ms. Lubbert said the Upjohn Institute is already working on a county-wide plan and she said they have provided a reasonable proposal not to exceed \$20,000 for a four phase year-long study that includes work with the Planning Commission and the public. Current consultant budget will cover that cost with no budget amendment needed and she recommended partnering with them.

Mr. Vyas said he is happy to see a focus on housing needs and projects for subsidizing housing for the community as a whole.

The Chair asked for a motion.

Ms. VerSalle **made a motion** to approve moving forward as recommended by the Planning Director and to send a request to the Township Board for consideration and approval. Mr. Vyas **seconded the motion**. The **motion was approved** unanimously by roll call vote.

Chairperson VanderWeele moved to the next item on the agenda and asked Ms. Lubbert for her presentation.

Discussion – Intent of the Sign Area Definition

Ms. Lubbert said through review of a recent sign permit application, a portion of the signage ordinance was brought into question; specifically, the last sentence of the Sign Area definition highlighted below.

“Sign Area - The area shall be measured by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem, lighting or other display, together with any frame or other material or other color forming an integral part of the display or used to differentiate it from the background against which it is placed. Where a sign consists solely of individual letters painted or mounted on a wall, any blank area which is more than ten percent of the area of the sign as otherwise computed shall be disregarded.

Where a sign has two or more faces, the area of all faces shall be included in determining the area of a sign, except that where two faces are placed back-to-back and are at no point more than two feet from one another, the area of the sign shall be deemed to be only the area of one face, or if faces are of different sizes, the area of the larger face.

Pole covers and other embellishments shall not be included in the area of measurement if they do not bear advertising copy or colors, patterns, logos that are a trademark or reasonably recognizable identification for the establishment and/or sign owner subject to the above provisions.

The necessary supports or uprights on which the sign is placed may not exceed 30 percent of the permitted square footage of the sign, excluding those portions of the support structure below street grade.”

She said it is both Planning and Legal Staff’s interpretation that this language would allow a monolithic type of pylon sign, but that that is not the intent of this section. It should be noted that ‘pole covers’ and ‘supports or uprights’ are not the same.

She requested the Planning Commission provide feedback on this section of the ordinance and whether a code amendment is needed to clarify the intent and provided

the following definitions of Ground Mounted Sign and Pole Sign (or Pylon Sign) for reference:

“Ground Mounted Sign - A sign which extends from the ground or that has a support placing the bottom thereof less than three feet from the ground. (Compare with "Pole Sign").”

“Pole Sign (or Pylon Sign) - A sign with all parts of the display sign area at a height of eight feet or more, excluding the necessary supports, uprights or braces. (Compare with "Ground Mounted Sign.")”

Attorney Porter said when originally adopted the Planning Commission struggled with the definition of sign area, whether it should consist of just the lettered area or the entire area boxing the letters. Counting only the lettered area was endorsed. The question now is whether pole covers should be counted as part of the sign area and/or be limited in size to avoid monolithic signs.

After discussion, although Commissioners did not have an objection to the current wording, they were open to consideration of a language change if staff feels that to be appropriate. Ms. Lubbert was asked to do a little more investigation and to return with a recommendation.

PUBLIC COMMENT ON NON-AGENDA ITEMS

There was one public comment from Carmine, who said he owns marijuana businesses in Van Buren County, has potential interest in Oshtemo Township and asked what the status is on addressing marijuana ordinance, and offered to assist in any way.

Ms. Lubbert said addressing this issue is on a Planning Commission to-do-list, but not at the top. She noted marijuana could be tied into the Master Plan update, or a consultant may be hired to assist staff.

Carmine offered to help from a consultant standpoint, perhaps providing questions for a consultant to address or helping to fund efforts.

Attorney Porter explained the Township must maintain independence and objectivity. When it comes to the point of holding public hearings, people in the industry could be helpful, but authority cannot be delegated to any third party.

Carmine noted he could summarize ordinances or identify marijuana as addressed within zoning across the state.

Ms. Lubbert said the more information the better, and said she would welcome that type of information. She noted when this issue is addressed multiple stakeholder meetings and public hearings would most likely be held.

OTHER UPDATES AND BUSINESS

There were no updates or further business.

ADJOURNMENT

With no further business to consider, Chairperson VanderWeele adjourned the meeting at approximately 6:47 p.m.

Minutes prepared:
September 10, 2021

Minutes approved:
_____, 2021

DRAFT

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September 21, 2021



Mtg Date: September 30, 2021

To: Oshtemo Township Planning Commission

From: Colten Hutson, Zoning Administrator

Applicant: Country Fresh Farms

Owner: Menards, Inc.

Property: 6800 W Main Street, Parcel Number 05-14-155-029

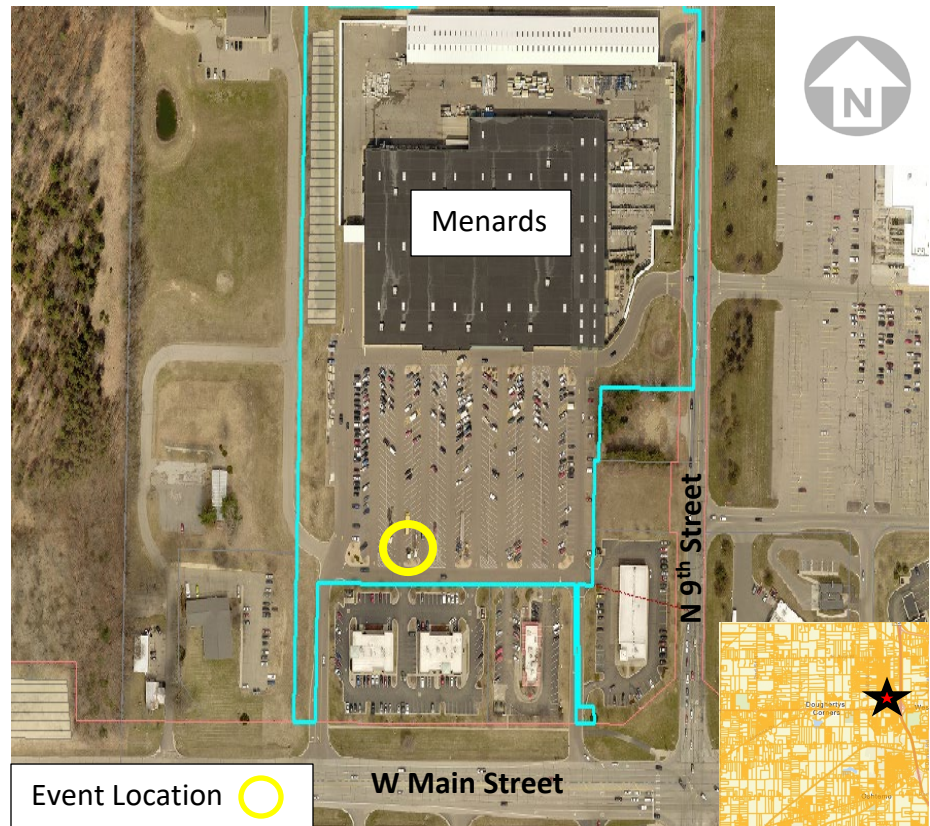
Zoning: C: Local Business District

Request: Special Use approval for a temporary outdoor event scheduled to last more than one day.

Section(s): Section 49.260: Temporary Outdoor Events (Lasting More Than One Day)
Section 65: Special Uses

PROPOSAL:

Country Fresh Farms, on behalf of the owner, Menards, Inc., is requesting Special Exception Use approval to host a temporary outdoor meat sale event in the southwest corner of the Menards parking lot located at 6800 W Main Street. The temporary outdoor event is proposed to take place in the first two weeks of October over a series of four days each week. The project area under consideration is outlined in light blue on the map to the right with the location of the temporary outdoor event circled in yellow.



OVERVIEW:

Menards, Inc. is a commercial development located just west of US-131 in the northwest quadrant of the W Main Street/N 9th Street intersection. The site is zoned C: Local Business District. The setup for the outdoor meat sale event is proposed to be in the third parking aisle from the southwest corner of the development. The request is to allow customers to purchase a wide variety of meats in which are not found in local stores. The meat sale event is proposed to take place from Wednesday, October 06, 2021 to Saturday, October 09, 2021, and Wednesday, October 13, 2021 to Saturday, October 16, 2021, all from 9am to 7pm.

ANALYSIS:

The subject property is zoned C: Local Business District. Uses permitted in the C: Local Business District are outlined in Section 18 of the Township’s Zoning Ordinance. Temporary outdoor events in which last more than one day are identified as a Special Exception Use within said code section. When reviewing a Special Exception Use, there are two sets of criteria that need to be considered: 1) the general Special Use review criteria outlined in Section 65.30, and 2) the specific requirements for the use in question outlined under Section 49.260. Below is an analysis of the proposal against these two Sections.

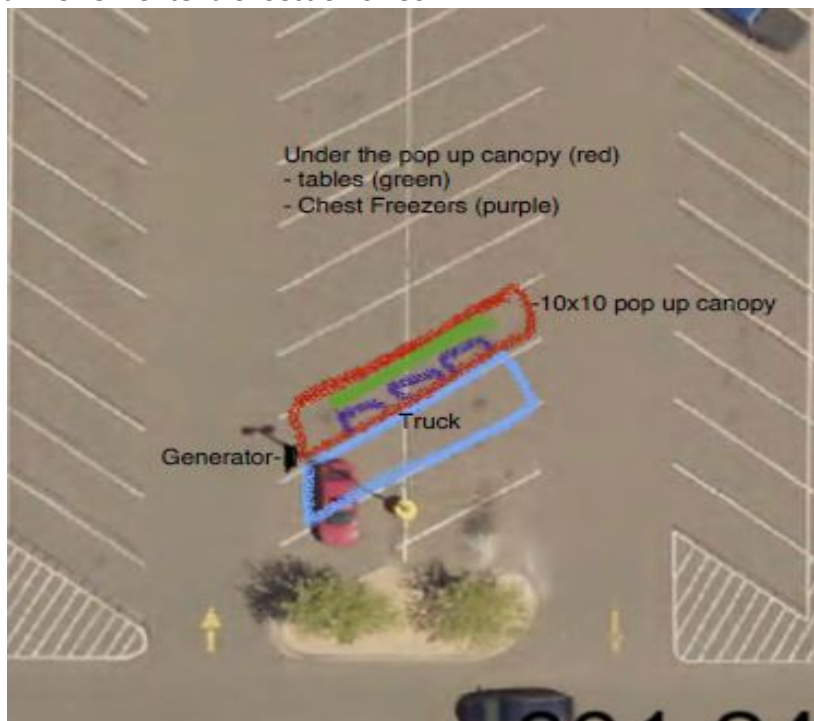
Section 65.30: Special Use Review Criteria

A. Master Plan/Zoning Ordinance: The proposed use will be consistent with the purpose and intent of the Master Plan and Zoning Ordinance, including the District in which the use is located.

Oshtemo’s adopted Future Land Use Plan illustrates the property in question is within a commercial area. From a zoning standpoint, the subject property is classified as C: Local Business District, within which temporary outdoor events lasting more than one day are permissible with Special Exception Use approval from the Planning Commission.

B. Site Plan Review: The Site Plan Review Criteria of Section 64.80

An engineered site plan is not required for a temporary outdoor event and therefore this criterion is not applicable. However, a plan showing the general layout of the location for the special event has been provided. The layout plan illustrates that four parking spaces will be blocked off in order to adequately fit the necessary equipment for the event as a 21’ truck will occupy two of the four spaces while the tent area where purchases are made will take up the remaining two parking spaces. It is anticipated that six more



parking spaces will be utilized for when customers are waiting in line to purchase such goods, making a total of ten parking spots to be utilized. Each parking space that will be utilized is 10' x 20'. An existing parking lot light in proximity to the project area will serve as lighting for the outdoor event.

C. Impacts:

- 1. The proposed use would be compatible, harmonious and appropriate with the existing or planned character and uses of adjacent properties; meaning the proposed use can coexist with neighboring uses in a stable fashion over time such that no neighboring use is unduly negatively impacted.**

Other uses in the surrounding C: Local Business District zoning classification include Subway, Pizza Hut, Supercuts, D’Nicio’s Parlour, Belle Tire, McDonald’s, T-Mobile, etc. Due to there being many commercial users already established in the area, and this use being in accordance with both the Master Plan and the Zoning Ordinance, staff has no concerns that the proposed use will negatively impact neighboring uses.

- 2. Potentially adverse effects arising from the proposed use on adjacent properties would be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the location of screening, fencing, landscaping, buffers or setbacks.**

Menards possesses approximately 560 parking spaces on-site. Ample parking exists for Menard’s customers as well as for those visiting the temporary outdoor event. Use of a portion of the parking lot for a meat sale event should have no adverse effects on parking for adjacent properties. In addition, the proposed event location does not impact driving aisles, fire lanes, or emergency vehicle turning areas. All setbacks for the equipment being proposed have been met.

- 3. The proposed use would not be detrimental, hazardous, or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, smoke, odors, glare, or visual clutter.**

Though the applicant is proposing a generator to service the chest freezers, the sound levels are not expected to be exceed what is commonly found for a commercial area. The meat sale event will not be visible from W Main Street due to the existing multi-tenant buildings abutting W Main Street nor N 9th Street due to its distance. Staff does not foresee any negative impacts occurring from this use.

- D. Environment: The natural features of the subject property shall only be cleared or altered to the extent necessary to accommodate site design elements, particularly where the natural features assist in preserving the general character of the area.**

Not applicable, as this is an existing site with paved surfaces.

- E. Public Facilities: Adequate public and/or private infrastructure and services already exist or would be provided, and will safeguard the health, safety, and general welfare of the public.**

The temporary outdoor event will be served by public restroom facilities within the Menards store on-site. All other available public infrastructure such as water and sewer were provided during the development of the site.

F. Specific Use Requirements: The Special Use development requirements of Article 49.

All of the specific use requirements outlined in Section 49.260 Temporary Outdoor Events (Lasting More Than One Day) have been met. The Fire Marshal is satisfied with the proposed plan as fire apparatus will be maintained. These requirements are listed below for reference.

49.260 TEMPORARY OUTDOOR EVENTS (LASTING MORE THAN ONE DAY).

- A. May last more than one day.
- B. Use is incidental to the principal use of the property.
- C. A Site Plan shall be submitted for administrative review indicating the following:
 - 1. Traffic lanes and on-site parking.
 - 2. Fire lanes and emergency vehicle turning areas.
 - 3. Restrooms provided (in building or portable facilities).
 - 4. Placement of vehicles, trailers, and all other equipment is away from adjoining residentially used properties and complies with all applicable setbacks.
 - 5. All activity takes place on subject property.
- D. The Fire Chief, or his designee, has approved the placement of vehicles, trailers, and all other equipment associated with the event.
- E. All signs directed off-site must receive a temporary sign permit and comply with all applicable sign ordinances.
- F. Property owner must approve and acknowledge the use of the property for the event.

RECOMMENDATION:

Planning Department staff recommend the approval of the proposed Special Use for the temporary outdoor event with the following condition.

- 1) The applicant shall submit a temporary sign permit application to be reviewed and approved by Township staff if the applicant wishes to add any type of signage off site.

Attachments: Application, Letter of Intent, and Site Plan



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

PLEASE PRINT

PROJECT NAME & ADDRESS Truckload Meat Sale 6800 W Main St

PLANNING & ZONING APPLICATION

Applicant Name : Gary Hardy
Company Country Fresh Farms
Address 5081 Union St Union City, GA 30291
Menards 6800 W Main St
E-mail Cffmeats.ops@gmail.com
Telephone 904 217 9427 Fax _____
Interest in Property Menards - 4 Day Meat Sale

THIS
SPACE
FOR
TOWNSHIP
USE
ONLY

OWNER*:

Name Harry Peaden
Address 10 Celebration Way Peachtree City, GA 30269
Email Cffmeats.ops@gmail.com
Phone & Fax 904 217 9427

Fee Amount _____
Escrow Amount _____

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

- | | |
|---|---|
| <input type="checkbox"/> Planning Escrow-1042 | <input type="checkbox"/> Land Division-1090 |
| <input checked="" type="checkbox"/> Site Plan Review-1088 | <input type="checkbox"/> Subdivision Plat Review-1089 |
| <input type="checkbox"/> Administrative Site Plan Review-1086 | <input type="checkbox"/> Rezoning-1091 |
| <input 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 checked="" type="checkbox"/> Other: <u>Temporary 4 Day Meat Sale</u> |

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

4 Day USDA Frozen Meat Sale in the parking lot of Menards
6000 W Main St
Wednesday through Saturday 9am -7pm

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

Menards 6800 W Main St Kalamazoo, MI 49001

PARCEL NUMBER: 3905- Parcel Number 05-14-155-029

ADDRESS OF PROPERTY: 6800 W Main St Kalamazoo, MI 49001

PRESENT USE OF THE PROPERTY: Menards

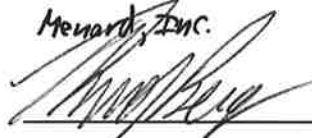
PRESENT ZONING C **SIZE OF PROPERTY**

**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>Menard, INC.</u>	<u>5101 Menard Dr, East Chair WP 54703</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.

<u>Menard, Inc.</u> 	Theron J. Berg Real Estate Manager	<u>8/27/2021</u>
Owner's Signature (* If different from Applicant)		Date
<u>C. Harden</u>		<u>August 26, 2021</u>
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

August 30, 2021

To Whom It May Concern,

We plan to have a Four Day USDA Frozen Meat Sale October 6-9 and October 13-16th. This sale will be held in the Menards parking lot located at 6800 W Main St. We will have a 10x10 Canopy, tables and chest freezers set up in the licensed area provided by Menards. Customers will purchase and take possession of merchandise at the time of Sale. Customers may use the restrooms in the building.



MENARDS		PROJECT: 018	PRIME: 4
CALI CLARK, WASHINGTON		KALAMAZOO, MI	
SCALE: AS NOTED	DRAWN BY: KWE	DATE: 08-19-10	
SHEET NO. CAM SITE PLAN		SHEET TITLE	
REVISIONS	DATE	DESCRIPTION	BY
			CAM



Under the pop up canopy (red)
- tables (green)
- Chest Freezers (purple)

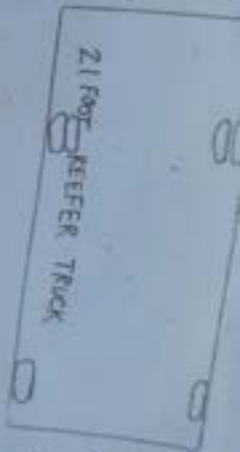
-10x10 pop up canopy

Truck

Generator-

601.24'

400.04'



September 23, 2021



Mtg Date: September 30, 2021

To: Oshtemo Township Planning Commission

From: Colten Hutson, Zoning Administrator

Applicant: Jeff Scheffers, Visser Construction

Owner: Visser Developers of Kalamazoo LLC

Property: 5401 W H Avenue, Parcel Numbers 05-12-200-022, 05-12-200-021, 05-12-200-020, & 05-12-200-019

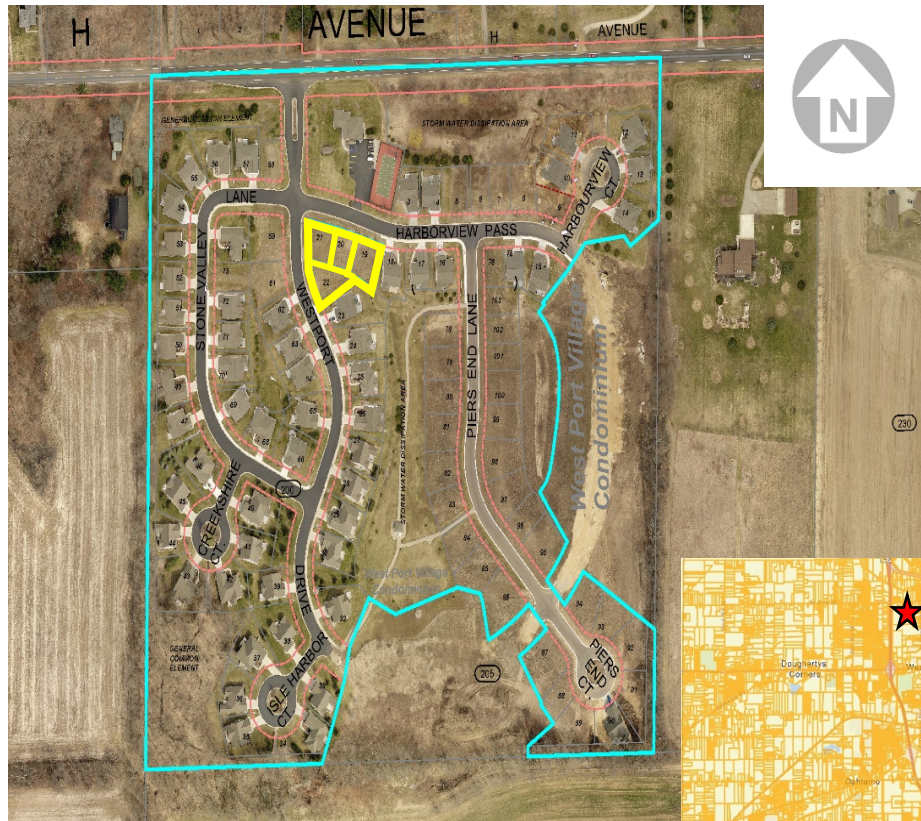
Zoning: R-2: Residence District

Request: Site Plan and Special Use request to amend an existing Planned Unit Development (PUD) to eliminate Unit 22 in order to enlarge Units 19, 20, and 21 in Phase I of West Port Village.

Section(s): Section 41.110: Post-Approval Procedures and Requirements
Section 64: Site Plan Review
Section 65: Special Uses

PROJECT SUMMARY:

Jeff Scheffers, on behalf of the owner, Visser Developers of Kalamazoo LLC, is requesting Site Plan and a Special Use approval to amend the West Port Village Planned Unit Development (PUD) to eliminate Unit 22 in order to enlarge Units 19, 20, and 21. The nature of the request stems from these three sites not being large enough to accommodate the applicant's desired floor plans for their residential buildings. The project area under consideration is outlined in yellow while the Planned Unit Development in question is outlined in light blue on the map to the right.



Currently, the subject Planned Unit Development possesses 129 residential units along with one nonresidential unit (sales and recreational amenities). If approved, the amendment under consideration would reduce the total number of residential units within the development from 129 to 128. Similar amendments to the West Port Village Planned Unit Development have occurred in previous years and were required to go through the same conceptual review process.

The West Port Village Planned Unit Development falls within the R-2: Residence District zoning classification. A residential Planned Unit Development is permitted as a Special Use within the R-2: Residence District. Any proposed Special Uses or amendments to approved Special Uses require review and approval from the Oshtemo Township Planning Commission.

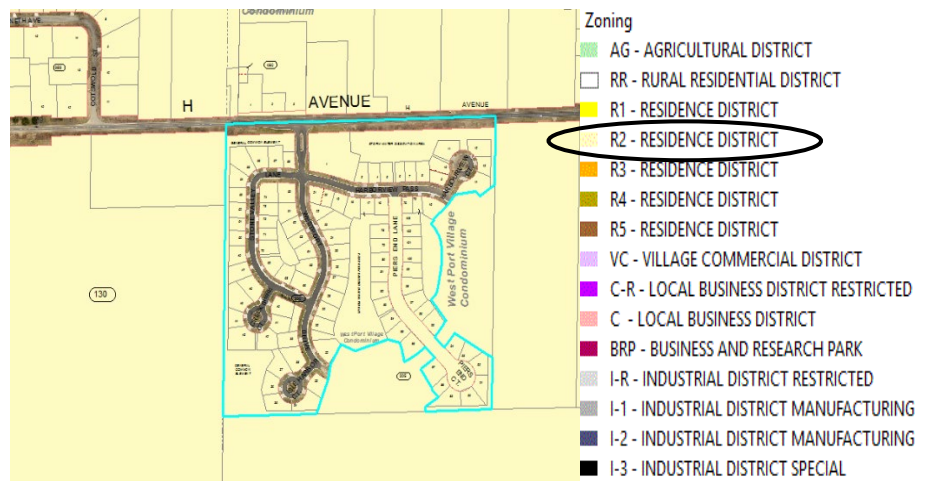
ANALYSIS:

When reviewing this Special Use request, there are two sets of criteria that need to be considered: the general Site Plan review criteria outlined in Section 64, and the general Special Use review criteria outlined in Section 65.30. Below is an analysis of the proposal against these two Sections. Overall, most of the requirements of Section 64 and Section 65.30 have been met.

Section 64: Site Plan Review

General Zoning Compliance:

Zoning: West Port Village Planned Unit Development (PUD) is zoned R-2: Residence District and is located within the northeast quadrant of the Township. The subject development abuts single family homes to its east, north, south, and west; however, the majority of the land adjacent to the west and south are farmland. All uses above are zoned R-2: Residence District. The subject Planned Unit Development is a permitted Special Use within the R-2: Residence District. The proposed amendment to the West Port Village Planned Unit Development is in keeping with the zoning of the property.



Access and Circulation

Access: The site under consideration has an established access point adjacent to W H Avenue and is serviced by a security gate. The site is designed to accommodate two-way travel throughout the development. All circulation aisles on-site are a minimum of 24' in width and will remain unchanged. The Fire Marshal has reviewed the site plan and found it adequate to service emergency vehicle circulation.

Parking: All residential sites throughout the residential Planned Unit Development have direct access to each respective unit and each unit, as constructed, provides its own parking onsite. No

changes to said parking within the development is being proposed. This portion of the review is not applicable.

Easements: No changes to the current easements on-site are proposed. This portion of the review is not applicable.

Sidewalks: Sidewalks exist throughout the Planned Unit Development and were approved to be installed on one side of each drive aisle. There are no proposed changes to the approved sidewalks; this part of the review is not applicable.

Shared Use Path: The Township's Non-motorized Action Plan does identify a bike lane adjacent to the subject site on the south side of W H Avenue. This stretch of W H Avenue offers 4' wide bike lane on the north and south side of the traveled way. With said non-motorized facility already having been installed, no further action on this item is required.

Building Design

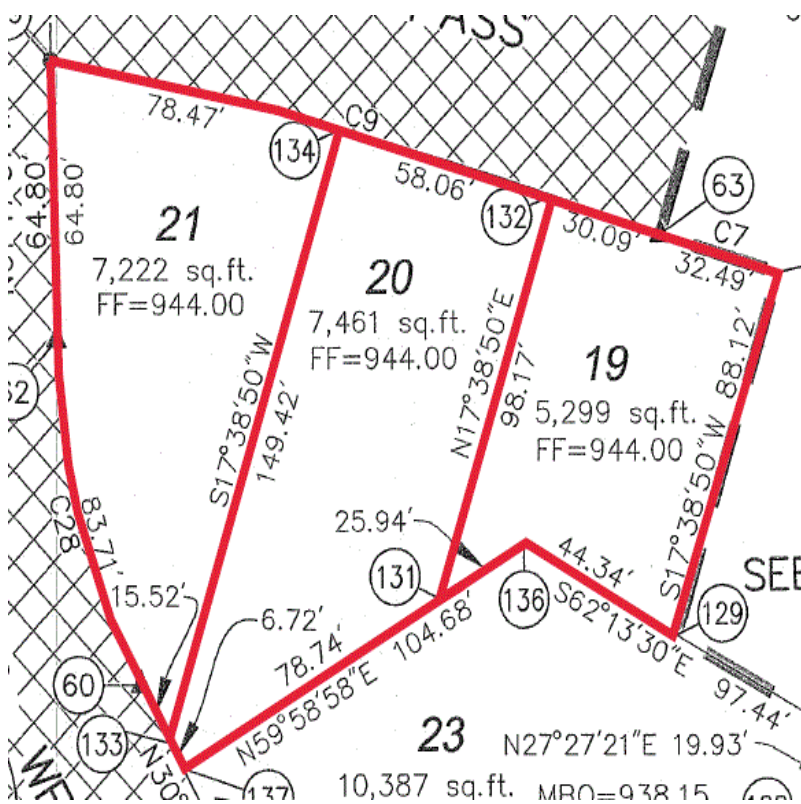
Building Information: Most of the existing buildings throughout the development range between 2,400 SF and 2,800 SF, which includes basement area. All the residential structures on-site possess either a walk-out patio or decking and a porch entrance. The exterior materials for the units within the Planned Unit Development consist of vinyl siding with a brick finish for the façade. The future residential buildings will match the existing façade and architectural features of the existing residential buildings on-site, with colors varying between beige and gray. See images of the building's exterior finishes below.



Setbacks: A dimensional deviation was approved on June 09, 2005 to reduce the side yard setback of 5' from the side yard property line to the foundation when 10' from the side yard property line to the leading edge of the building was required. This applied for all units within Phases I and II of the development. Further setback information for individual building sites along with the standard setbacks for the overall Planned Unit Development were not provided. **The applicant will need to provide such information on setbacks as a condition of approval.**

Lot Dimensions:

Dimensional deviations for site area and width were previously granted by the Planning Commission on June 09, 2005 for each building site within Phases I and II within the subject development. The area of each site was approved to range from a minimum of 3,532 SF to a maximum of 13,270 SF while 10,560 SF was the minimum area required by code for single family dwellings serviced by water and sewer. The width at building setback was approved to range between 41.56' to 160' while 80' was the minimum width required by code. The proposed



configuration for Lots 19, 20, and 21 meet the minimum property area (3,532 SF) and width (41.56') requirements that were established when the dimensional deviations were granted at time of the Planned Unit Development's approval and brings them closer to the adopted code standard. A visual of the proposed dimensions for each building site is provided directly above.

Fencing: No changes to the current on-site fencing is proposed. This portion of the review is not applicable.

Lighting: No changes to current on-site lighting is proposed. This portion of the review is not applicable.

Signs: No changes to the current on-site signage is proposed. This portion of the review is not applicable.

Landscaping

No changes to the current on-site landscaping is proposed. This portion of the review is not applicable.

Engineering

Prein & Newhof and the Oshtemo Public Works Department have reviewed the project site plan and are satisfied with the proposal.

Fire Department

The Fire Marshal has reviewed the proposal and is content with the site plan.

Section 65.30: Special Use Review Criteria

A. Master Plan/Zoning Ordinance: The proposed use will be consistent with the purpose and intent of the Master Plan and Zoning Ordinance, including the District in which the use is located.

The Township's Future Land Use Plan categorizes this area on the south side of W H Avenue, between US-131 and N Drake Road, as *Low Density Residential*. This subject Planned Unit Development is presently zoned R-2: Residence District. All units within the West Port Village Planned Unit Development are single family homes. Residential Planned Unit Developments are allowable uses within the R-2: Residence District through Special Exception Use approval. The proposal meets the intent of the Township's Master Plan documents for this area and complies with the Township's Zoning Ordinance.

B. Site Plan Review: The Site Plan Review Criteria of Section 64

A site plan has been provided. See the above evaluation under Section 64: Site Plan Review.

C. Impacts:

1. The proposed use would be compatible, harmonious and appropriate with the existing or planned character and uses of adjacent properties; meaning the proposed use can coexist with neighboring uses in a stable fashion over time such that no neighboring use is unduly negatively impacted.

Properties abutting the subject development to the north, east, south, and west all share the same zoning designation of R-2: Residence District. All of the residential buildings surrounding West Port Village are one family dwelling units. Each building site within the development consist of one site condominium. The proposed lot line adjustments for Lots 19, 20, and 21 will not negatively impact any neighboring uses. With the loss of one unit through this proposal the overall density of the development will decrease. With the subject development and the proposed amendment being harmonious with the adjacent uses, and being in accordance with the Zoning Ordinance, staff has no concerns that the proposal will negatively affect neighboring uses.

2. Potentially adverse effects arising from the proposed use on adjacent properties would be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the location of screening, fencing, landscaping, buffers or setbacks.

Staff does not foresee any adverse effects arising from the proposed use on neighboring properties. Lot lines will be reconfigured to replace one building site by enlarging three adjacent building sites. The minimum building setbacks will be met and adequate parking for each site is provided. Existing entrances on the site will not change and will continue to be used in a similar fashion.

3. The proposed use would not be detrimental, hazardous, or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, smoke, odors, glare, or visual clutter.

Staff can confirm that the proposed amendment to the West Port Village Planned Unit Development will not generate such negative impacts on adjacent properties as one family dwelling units are allowed to be constructed on each respective site. One family dwelling units are permissible in the R-2 Residence District. The Planned Unit Development was approved

with the intention of Lots 19, 20, and 21 to be built on. If approved, one less home will be built than initially planned and the only physical activity taking place would be the relocation of lot pins.

D. Environment: The natural features of the subject property shall only be cleared or altered to the extent necessary to accommodate site design elements, particularly where the natural features assist in preserving the general character of the area.

The proposed amendment to eliminate Lot 22 and reconfigure Lots 19, 20, and 21 will not impact any natural features on-site. With the removal of Lot 22, the proposed request will reduce the overall percentage of impervious area for the entire development since an additional unit will no longer be erected. All existing trees, shrubbery, and planned landscaping will be preserved as the overall character of the site will remain unchanged.

E. Public Facilities: Adequate public and/or private infrastructure and services already exist or would be provided, and will safeguard the health, safety, and general welfare of the public.

The West Port Village Planned Unit Development is already adequately serviced by public water and public sanitary sewer. The Planned Unit Development was approved for sidewalks to be established on one side of the drive aisle while mailboxes occupy the opposite side. Sidewalks are being installed prior to the certificate of occupancy being issued for each respective site. Additionally, the Township's Non-motorized Action Plan identifies a bike lane adjacent to the subject site on the south side of W H Avenue. This stretch of W H Avenue offers a 4' wide bike lane on the north and south side of the traveled way.

F. Specific Use Requirements: The Special Use development requirements of Article 49.

No specific use requirements exist for Planned Unit Developments. Therefore, this section does not apply.

RECOMMENDATION:

Planning Department staff recommend the approval of the proposed Special Use and Site Plan to amend the Planned Unit Development in order to eliminate Unit 22 and enlarge Units 19, 20, and 21 within Phase I of West Port Village with the following conditions.

- 1) An updated Master Deed and Bylaws shall be provided for review by Staff and the Township Attorney and recorded.
- 2) An updated site plan providing a vicinity map on the Cover Sheet to display the current zoning of the site and the zoning districts surrounding the site.
- 3) An updated site plan providing the percentage of land reserved for open space and the percentage of land covered by buildings.
- 4) An updated site plan providing building setback information for the development as well as illustrating all setback measurements from the development's north, south, east, and west boundary lines.

- 5) An updated site plan adding pavement width measurements for all circulation aisles within the site as well as providing the location of existing and proposed sidewalk throughout Phases I and II.
- 6) Provide an additional page to the site plan which captures both Phases I and II on one sheet.

Attachments: Application, Letter of Intent, and Site Plan

This page has been intentionally left blank for printing purposes.



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

PLEASE PRINT

PROJECT NAME & ADDRESS West Port Village - 2664 West Port Drive

PLANNING & ZONING APPLICATION

Applicant Name : Erica Thompson
 Company Visser Construction
 Address 5401 W H Ave
Kalamazoo, MI 49009
 E-mail erica@visserliving.com
269.552.9090 Telephone Fax _____
 Interest in Property _____

THIS
 SPACE
 FOR
 TOWNSHIP
 USE
 ONLY

Fee Amount _____
 Escrow Amount _____

OWNER*:

Name Visser Developers
 Address 5401 W H Ave
Kalamazoo, MI 49009
 Email erica@visserliving.com
 Phone & Fax 269.552.9090

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

- | | |
|---|--|
| <input type="checkbox"/> Planning Escrow-1042 | <input type="checkbox"/> Land Division-1090 |
| <input checked="" type="checkbox"/> Site Plan Review-1088 | <input checked="" type="checkbox"/> Subdivision Plat Review-1089 |
| <input type="checkbox"/> Administrative Site Plan Review-1086 | <input checked="" type="checkbox"/> Rezoning-1091 |
| <input type="checkbox"/> Special Exception Use-1085 | <input type="checkbox"/> Interpretation-1082 |
| <input type="checkbox"/> Zoning Variance-1092 | <input type="checkbox"/> Text Amendment-1081 |
| <input checked="" 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): _____

Remove lot 22 (2664 West Port Drive) and extend lots lines of 19 (5395 Harborview Pass),
20 (5405 Harborview Pass), and 21 (5411 Harborview Pass)

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

WEST PORT VILLAGE CONDOMINIUM UNIT 22 12/05 SPLIT 12-205-011 & 12-205-030

INTO WEST PORT CONDOMINIUMS, UNITS 1 THRU 74****

PARCEL NUMBER: 3905- 12-200-022

ADDRESS OF PROPERTY: 2664 West Port Drive

PRESENT USE OF THE PROPERTY: vacant lot

PRESENT ZONING residential **SIZE OF PROPERTY** Approx 5,470 sf

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

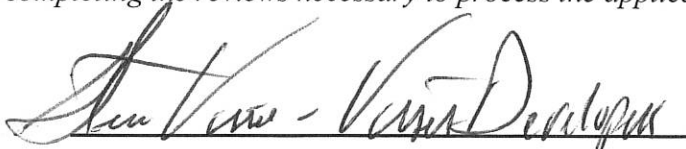
Name(s)

Address(es)

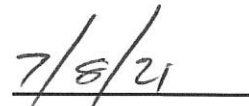
Steve Visser / Visser Developers

SIGNATURES

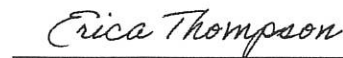
I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting 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.



Owner's Signature *(* If different from Applicant)*



Date



Applicant's Signature

6/30/21

Date

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

PLEASE ATTACH ALL REQUIRED DOCUMENTS



July 12, 2021

To whom it may concern:

Due to a change years ago, the current floor plans in West Port Village will not fit on lot 22. A request is being made to eliminate lot 22 and expand lots 21, 20, and 19 to fill the space.

A drawing showing the current layout of the intersection at Harborview Pass and West Port Drive is included, as is a drawing showing the proposed layout at the intersection of Harborview Pass and West Port Drive.

Thank you,

Visser Developers and Visser Construction

HARBORVIEW

P.L. 938.38

3

21

20

19

18

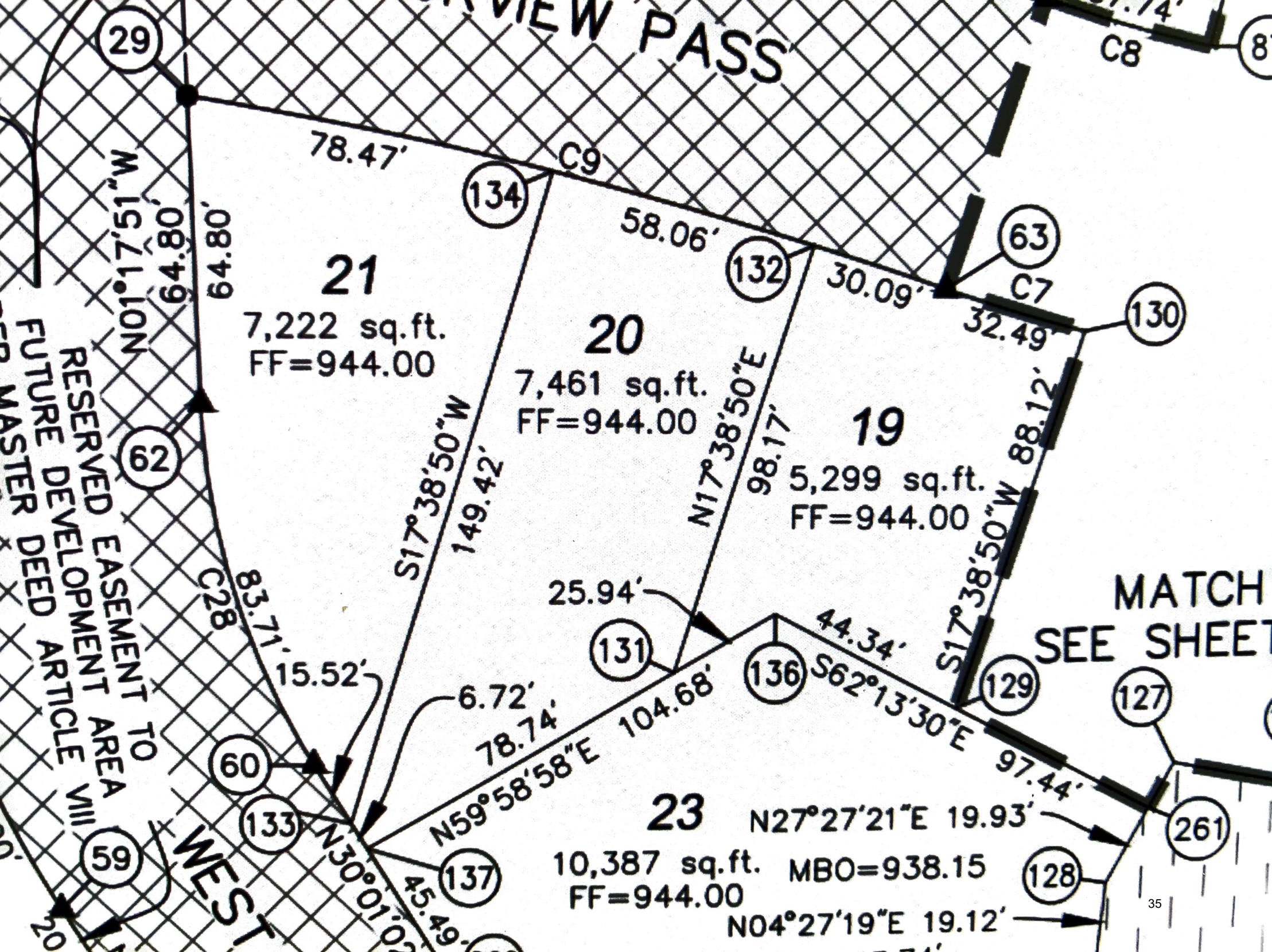
22

23



34

VIEW PASS



29

C8

8

78.47'

C9

134

58.06'

132

63

30.09'

C7

130

21

7,222 sq. ft.
FF=944.00

20

7,461 sq. ft.
FF=944.00

19

5,299 sq. ft.
FF=944.00

RESERVED EASEMENT AREA
FUTURE DEVELOPMENT ARTICLE VIII
MASTER

62

C28

S17°38'50"W
149.42'

N17°38'50"E
98.17'

S17°38'50"W
88.12'

MATCH
SEE SHEET

25.94'

131

44.34'

136

129

127

83.71'

15.52'

6.72'

78.74'

104.68'

136

S62°13'30"E
97.44'

128

261

60

133

N59°58'58"E

45.49'

23

10,387 sq. ft. MBO=938.15
FF=944.00

N27°27'21"E 19.93'
N04°27'19"E 19.12'

WEST

REPLAT NUMBER 5 OF KALAMAZOO COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 177
EXHIBIT "B" TO THE MASTER DEED OF:

OWNER - DEVELOPER

VISSER DEVELOPERS OF KALAMAZOO, LLC
6279 SHUGARBUSH TRAIL
KALAMAZOO, MI 49009

WEST PORT VILLAGE

LOCATED IN SECTION 12, T. 2 S., R. 12 W.
OSHTEMO TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN

SURVEYOR - ENGINEER

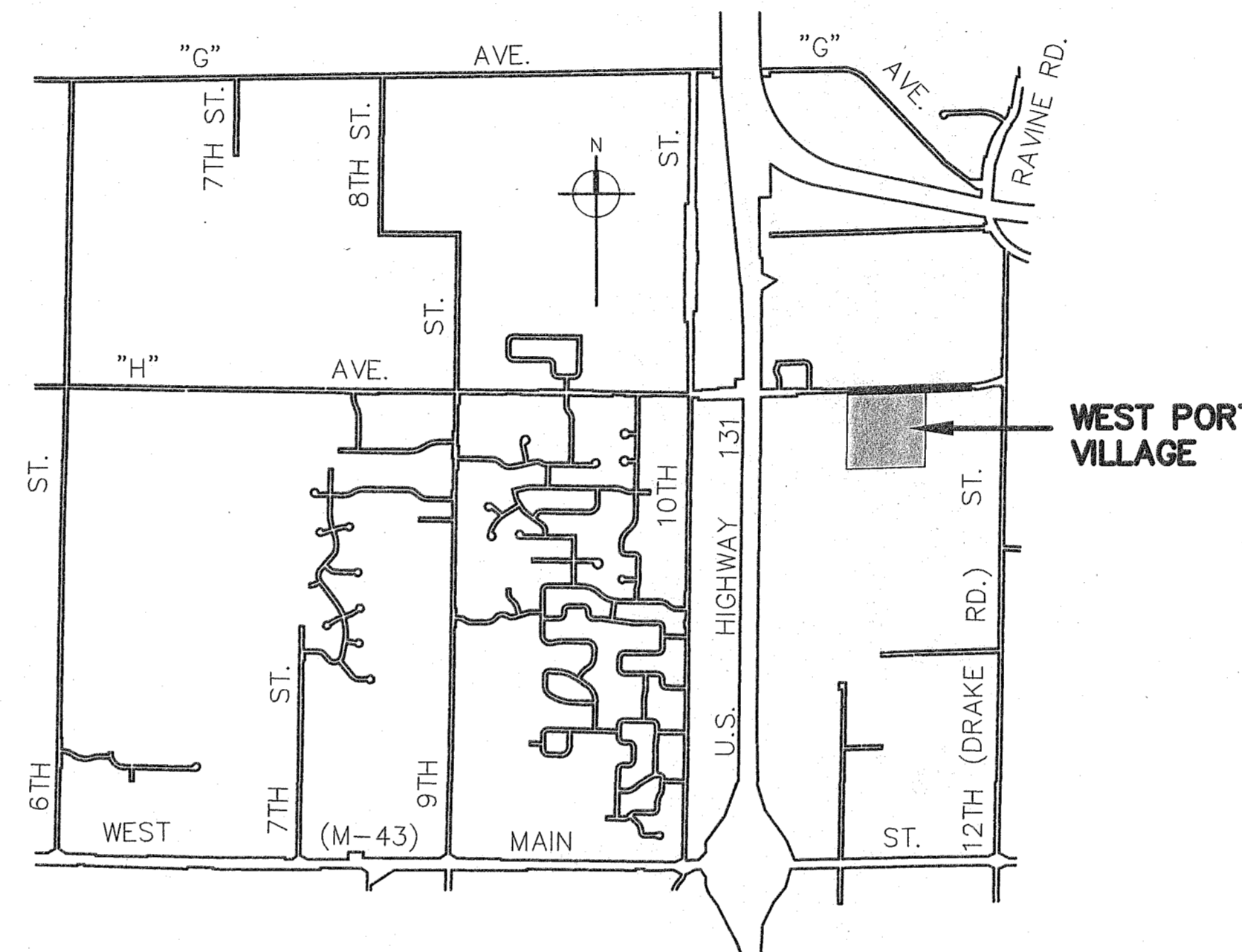
Prein & Newhof
Engineers • Surveyors • Environmental & Soils Laboratory
1707 SOUTH PARK STREET, SUITE 200
KALAMAZOO, MICHIGAN 49001
PHONE: (269) 372-1158

West Port Village – Replat No. 5

Beginning at the North 1/4 post of Section 12, T. 2 S., R. 12 W., Oshtemo Township, Kalamazoo County, Michigan; thence North 88°-28'-48" East along the North line of said Section, 1,320.03 feet to the East line of the Northwest 1/4 of the Northeast 1/4 of said Section; thence South 00°-45'-59" West along said East line, 309.59 feet; thence South 55°-55'-04" West, 88.55 feet; thence North 43°-20'-58" West, 25.36 feet; thence South 82°-27'-36" West, 101.51 feet; thence South 40°-29'-29" West, 66.00 feet; thence South 46°-25'-03" West, 92.08 feet; thence South 63°-21'-59" East, 5.31 feet; thence South 46°-25'-03" West, 21.28 feet; thence South 42°-29'-00" East, 28.70 feet; thence South 32°-59'-15" East, 37.83 feet; thence South 16°-17'-44" East, 30.64 feet; thence South 08°-42'-03" East, 35.12 feet; thence South 01°-33'-27" West, 26.57 feet; thence South 02°-13'-16" West, 33.66 feet; thence South 07°-30'-38" West, 29.16 feet; thence South 09°-48'-59" West, 63.29 feet; thence South 13°-22'-44" West, 34.57 feet; thence South 23°-53'-01" West, 25.20 feet; thence South 41°-22'-18" West, 24.18 feet; thence South 37°-03'-40" East, 117.85 feet; thence Southwesterly 91.03 feet along a curve to the right with a radius of 467.00 feet and a chord bearing South 35°-47'-33" West, 90.89 feet; thence South 44°-34'-02" East, 66.15 feet; thence Northeasterly 80.39 feet along a curve to the left with a radius of 533.00 feet and a chord bearing North 37°-33'-32" East, 80.31 feet; thence South 59°-15'-11" East, 215.09 feet to the East line of the Northwest 1/4 of the Northeast 1/4 of said Section; thence continuing South 00°-45'-59" West thereon, 234.90 feet to the South line of the Northwest 1/4 of the Northeast 1/4 of said Section; thence South 88°-35'-55" West thereon, 326.02 feet; thence North 01°-24'-05" West, 20.40 feet; thence North 57°-21'-42" East, 79.45 feet; thence North 42°-50'-36" West, 48.00 feet; thence North 00°-11'-00" East, 6.84 feet; thence North 33°-24'-45" West, 102.44 feet; thence Northeasterly 87.99 feet along a curve to the left with a radius of 533.00 feet and a chord bearing North 53°-42'-30" East, 87.89 feet; thence North 44°-34'-14" West, 66.14 feet; thence Southwesterly 124.26 feet along a curve to the right with a radius of 467.00 feet and a chord bearing South 57°-06'-16" West, 123.89 feet; thence North 12°-08'-23" West, 67.34 feet; thence North 18°-33'-56" West, 23.84 feet; thence North 78°-52'-44" West, 59.79 feet; thence South 72°-28'-15" West, 168.69 feet; thence North 66°-13'-12" West, 65.30 feet; thence South 33°-38'-51" West, 106.63 feet; thence South 12°-24'-05" West, 67.15 feet; thence South 19°-52'-24" West, 166.78 feet to the South line of the Northwest 1/4 of the Northeast 1/4 of said Section; thence South 88°-35'-55" West along said South line, 457.83 feet to the West line of the Northwest 1/4 of the Northeast 1/4 of said Section; thence North 00°-39'-33" East along said West line, 1,321.47 feet to the place of beginning. Except the North 50.00 feet for roadway purposes. Containing 31.04 Acres.

West Port Village - Replat No. 5 - Future Development Area A

Commencing at the North 1/4 post of Section 12, T. 2 S., R. 12 W., Oshtemo Township, Kalamazoo County, Michigan; thence North 88°-28'-48" East along the North line of said Section, 1,320.03 feet to the East line of the Northwest 1/4 of the Northeast 1/4 of said Section; thence South 00°-45'-59" West along said East line, 309.59 feet for the place of beginning of the land hereinafter described; thence continuing along said East line South 00°-45'-59" West, 779.81 feet; thence North 59°-15'-11" West, 215.09 feet; thence Southwesterly 80.39 feet along a curve to the right with a radius of 533.00 feet and a chord bearing South 37°-33'-32" West, 80.31 feet; thence North 44°-34'-02" West, 66.15 feet; thence Northeasterly 91.03 feet along a curve to the left with a radius of 467.00 feet and a chord bearing North 35°-47'-33" East, 90.89 feet; thence North 37°-03'-40" West, 117.85 feet; thence North 41°-22'-18" East, 24.18 feet; thence North 23°-53'-01" East, 25.20 feet; thence North 13°-22'-44" East, 34.57 feet; thence North 09°-48'-59" East, 63.29 feet; thence North 07°-30'-38" East, 29.16 feet; thence North 02°-13'-16" East, 33.66 feet; thence North 01°-33'-27" East, 26.57 feet; thence North 08°-42'-03" West, 35.12 feet thence North 16°-17'-44" West, 30.64 feet; thence North 32°-59'-15" West, 37.83 feet; thence North 42°-29'-00" West, 28.70 feet; thence North 46°-25'-03" East, 21.28 feet; thence North 63°-21'-59" West, 5.31 feet; thence North 46°-25'-03" East, 92.08 feet; thence North 40°-29'-29" East, 66.00 feet; thence North 82°-27'-36" East, 101.51 feet; thence South 43°-20'-58" East, 25.36 feet; thence North 55°-55'-04" East, 88.55 feet to the place of beginning. Containing 4.12 Acres.



LOCATION MAP
(NO SCALE)

West Port Village - Replat No. 5 - Future Development Area B

Commencing at the North 1/4 post of Section 12, T. 2 S., R. 12 W., Oshtemo Township, Kalamazoo County, Michigan; thence North 88°-28'-48" East along the North line of said Section, 1,320.03 feet to the East line of the Northwest 1/4 of the Northeast 1/4 of said Section; thence South 00°-45'-59" West along said East line, 1324.30 feet to the South line of the Northwest 1/4 of the Northeast 1/4 of said Section; thence South 88°-35'-55" West along said South line, 326.02 feet for the place of beginning of the land hereinafter described; thence continuing South 88°-35'-55" West thereon, 533.62 feet; thence North 19°-52'-24" East, 166.78 feet; thence North 12°-24'-05" East, 67.15 feet; thence North 33°-38'-51" East, 106.63 feet; thence South 66°-13'-12" East, 65.30 feet; thence North 72°-28'-15" East, 168.69 feet; thence South 78°-52'-44" East, 59.79 feet; thence South 18°-33'-56" East, 23.84 feet; thence South 12°-08'-23" East, 67.34 feet; thence Northeasterly 124.26 feet along a curve to the left with a radius of 467.00 feet and a chord bearing North 57°-06'-16" East, 123.89 feet; thence South 44°-34'-14" East, 66.14 feet; thence Southwesterly 87.99 feet along a curve to the right with a radius of 533.00 feet and a chord bearing South 53°-42'-30" West, 87.89 feet; thence South 33°-24'-45" East, 102.44 feet; thence South 00°-11'-00" West, 6.84 feet; thence South 42°-50'-36" East, 48.00 feet; thence South 57°-21'-42" West, 79.45 feet; thence South 01°-24'-05" East, 20.40 feet to the place of beginning. Containing 3.34 Acres.

SHEET INDEX

- ***** 1. COVER SHEET
- ***** 2. SURVEY & SITE PLAN
- ***** 3. SURVEY & SITE PLAN
- ***** 4. SURVEY & SITE PLAN
- ***** 5. SURVEY & SITE PLAN
- ***** 6. SURVEY & SITE PLAN
- ***** 7. UTILITY PLAN
- ***** 8. UTILITY PLAN
- ***** 9. UTILITY PLAN
- ***** 10. UTILITY PLAN
- ***** 11. UTILITY PLAN

NOTE: ASTERISKS(*****) INDICATES AMENDED OR NEW SHEETS DATED MAY 6, 2021.

WITH THIS RECORDING, THESE SHEETS ARE A REPLACEMENT OF THOSE SHEETS PREVIOUSLY RECORDED.

REPLAT NO. 1 CHANGES:
UNITS 2, 31, 48 & 60 WERE DELETED

REPLAT NO. 2 CHANGES:
UNIT 16 WAS ENLARGED TO INCLUDE ADJACENT GENERAL COMMON ELEMENT
ACCESS EASEMENT ADDED ALONG UNIT LINE COMMON TO UNITS 16 & 17

REPLAT NO. 3 CHANGES:
POINTS 102, 104, 115, 116, 131 & 134 WERE RELOCATED
POINTS 11, 105, 106, 236, 238, 244 & 245 WERE REMOVED
POINTS 264, 265, 266 & 267 WERE ADDED
UNIT 67 WAS REMOVED
UNITS 75 AND 76 WERE ADDED

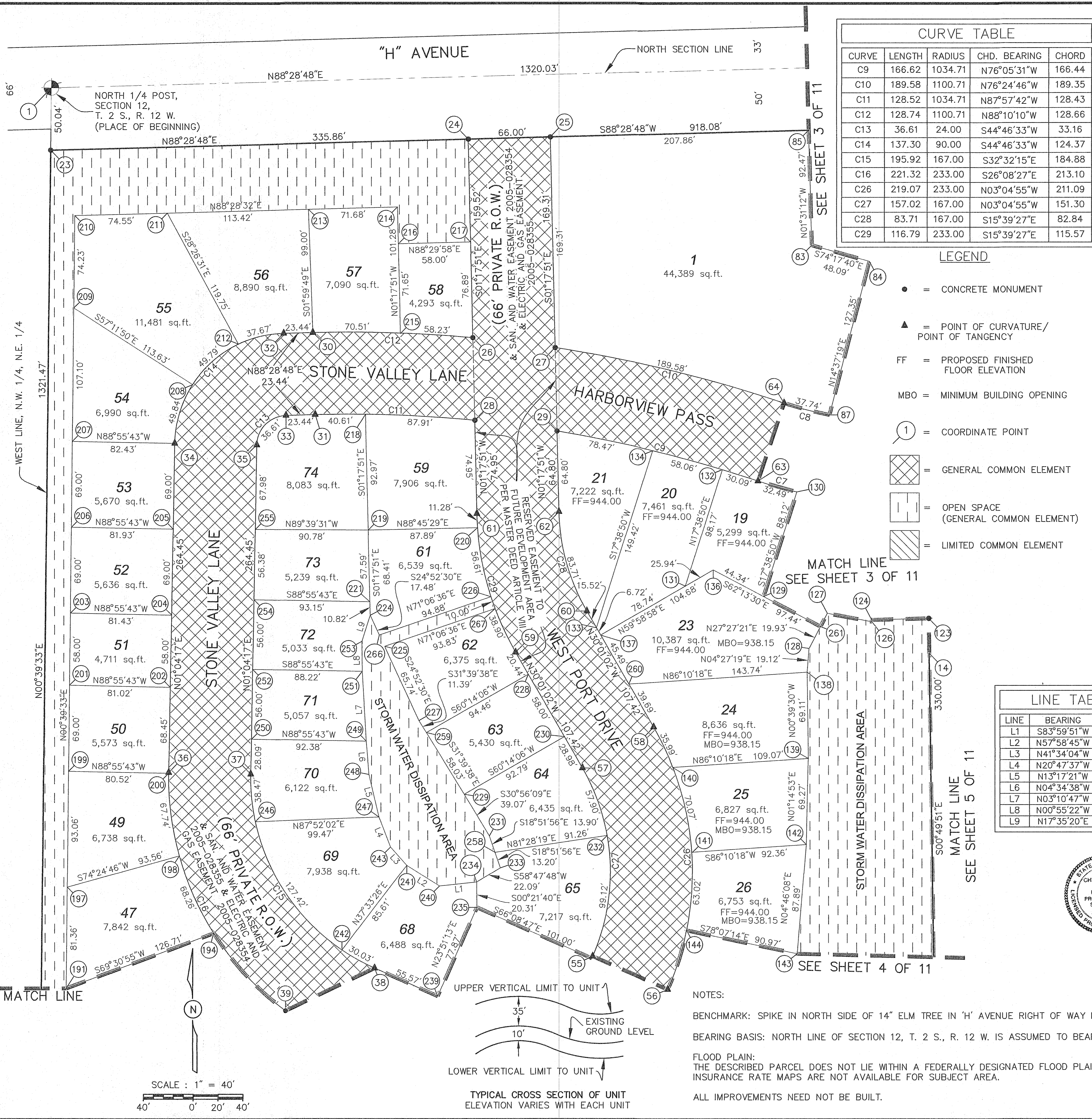
REPLAT NO. 4 CHANGES:
UNITS 78 THRU 103 WERE ADDED
UNIT 77 WAS INTENTIONALLY OMITTED

REPLAT NO. 5 CHANGES:
UNITS 19 THRU 21 WERE ADJUSTED AND UNIT 22 WAS REMOVED
AREAS OF UNITS 78, 84, 85, 89, 102 AND 103 WERE ADJUSTED
UNITS 87 & 88 WERE REVISED



PREIN & NEWHOF
Christopher A. Kersten
BY CHRISTOPHER A. KERSTEN
PROFESSIONAL SURVEYOR NO. 4001053500

PROPOSED: 5/6/21
AS-BUILT: _____
SHEET NO.: 1 OF 11



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHD. BEARING	CHORD
C9	166.62	1034.71	N76°05'31"W	166.44
C10	189.58	1100.71	N76°24'46"W	189.35
C11	128.52	1034.71	N87°57'42"W	128.43
C12	128.74	1100.71	N88°10'10"W	128.66
C13	36.61	24.00	S44°46'33"W	33.16
C14	137.30	90.00	S44°46'33"W	124.37
C15	195.92	167.00	S32°32'15"E	184.88
C16	221.32	233.00	S26°08'27"E	213.10
C26	219.07	233.00	N03°04'55"W	211.09
C27	157.02	167.00	N03°04'55"W	151.30
C28	83.71	167.00	S15°39'27"E	82.84
C29	116.79	233.00	S15°39'27"E	115.57

COORDINATE TABLE								
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	300,739.001	12,774,162.700	133	300,305.320	12,774,600.785	220	300,385.766	12,774,505.208
14	300,327.993	12,774,867.814	134	300,447.712	12,774,646.084	221	300,326.290	12,774,418.645
23	300,688.968	12,774,162.124	136	300,351.868	12,774,694.787	224	300,315.471	12,774,418.890
24	300,697.877	12,774,497.866	137	300,299.501	12,774,604.148	225	300,290.488	12,774,430.474
25	300,699.628	12,774,563.843	138	300,269.710	12,774,770.325	226	300,330.328	12,774,516.017
26	300,538.397	12,774,501.478	139	300,200.609	12,774,771.119	227	300,230.844	12,774,458.128
27	300,530.366	12,774,567.677	140	300,193.327	12,774,662.287	228	300,268.045	12,774,546.098
28	300,471.962	12,774,502.983	141	300,125.187	12,774,677.459	229	300,171.758	12,774,494.564
29	300,463.309	12,774,569.196	142	300,131.354	12,774,769.610	230	300,217.823	12,774,575.113
30	300,542.507	12,774,372.880	143	300,043.770	12,774,762.303	231	300,138.248	12,774,514.648
31	300,476.530	12,774,374.631	144	300,062.496	12,774,673.282	232	300,138.626	12,774,609.394
32	300,541.885	12,774,349.443	191	300,015.742	12,774,174.379	233	300,112.603	12,774,523.411
33	300,475.908	12,774,351.194	192	300,028.966	12,774,209.777	234	300,101.156	12,774,504.514
34	300,453.600	12,774,261.846	194	300,060.084	12,774,293.074	235	300,080.848	12,774,504.642
35	300,452.366	12,774,327.835	197	300,097.093	12,774,175.315	236	300,061.437	12,774,548.541
36	300,189.197	12,774,256.901	198	300,122.232	12,774,265.430	237	300,040.003	12,774,597.014
37	300,187.963	12,774,322.890	199	300,190.152	12,774,176.386	239	300,009.631	12,774,473.152
38	300,032.105	12,774,422.326	200	300,188.646	12,774,256.891	240	300,098.017	12,774,474.661
39	299,997.898	12,774,350.786	201	300,259.149	12,774,177.180	241	300,114.512	12,774,448.286
55	300,041.654	12,774,597.744	202	300,257.634	12,774,258.181	242	300,046.644	12,774,396.101
56	300,014.963	12,774,658.106	203	300,317.147	12,774,177.847	243	300,129.314	12,774,435.159
57	300,192.732	12,774,589.610	204	300,315.624	12,774,259.266	246	300,149.753	12,774,326.588
58	300,225.750	12,774,646.758	205	300,384.612	12,774,260.556	247	300,153.455	12,774,425.992
59	300,285.744	12,774,535.872	206	300,386.144	12,774,178.641	248	300,187.655	12,774,417.914
60	300,318.761	12,774,593.020	207	300,455.141	12,774,179.435	249	300,214.324	12,774,415.779
61	300,397.029	12,774,504.680	208	300,500.674	12,774,276.182	250	300,216.051	12,774,323.415
62	300,398.524	12,774,570.663	209	300,562.236	12,774,180.668	251	300,270.392	12,774,412.664
63	300,423.302	12,774,730.761	210	300,636.464	12,774,181.522	252	300,272.042	12,774,324.462
64	300,485.884	12,774,751.726	211	300,638.442	12,774,256.047	253	300,294.601	12,774,412.274
83	300,612.704	12,774,774.087	212	300,533.147	12,774,313.079	254	300,328.032	12,774,325.509
84	300,599.686	12,774,820.383	213	300,641.450	12,774,369.430	255	300,384.402	12,774,326.564
85	300,705.142	12,774,771.634	214	300,643.371	12,774,441.085	258	300,125.092	12,774,519.143
87	300,476.461	12,774,788.235	215	300,542.119	12,774,443.379	259	300,221.153	12,774,464.104
128	300,288.776	12,774,771.810	216	300,613.751	12,774,441.756	260	300,260.113	12,774,626.904
129	300,330.524	12,774,735.313	217	300,615.270	12,774,499.737	261	300,306.461	12,774,780.999
130	300,414.498	12,774,762.027	218	300,476.811	12,774,415.236	266	300,299.610	12,774,426.244
131	300,338.893	12,774,672.330	219	300,383.861	12,774,417.341	267	300,320.867	12,774,519.254
132	300,432.445	12,774,702.091						

- LEGEND**
- = CONCRETE MONUMENT
 - ▲ = POINT OF CURVATURE/ POINT OF TANGENCY
 - FF = PROPOSED FINISHED FLOOR ELEVATION
 - MBO = MINIMUM BUILDING OPENING
 - ① = COORDINATE POINT
 - [Cross-hatched] = GENERAL COMMON ELEMENT
 - [White] = OPEN SPACE (GENERAL COMMON ELEMENT)
 - [Diagonal lines] = LIMITED COMMON ELEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S83°59'51"W	30.02
L2	N57°58'45"W	31.11
L3	N41°34'04"W	19.78
L4	N20°47'37"W	25.82
L5	N13°17'21"W	35.14
L6	N04°34'38"W	26.75
L7	N03°10'47"W	58.15
L8	N00°55'22"W	24.21
L9	N17°35'20"E	21.89

SURVEYOR'S CERTIFICATE:

I, Christopher A. Kersten, a professional land surveyor of the State of Michigan, hereby certify: That the Subdivision Plan known as Replat No. 5 of West Port Village being Kalamazoo County Condominium Plan No. 177, as shown on the accompanying drawings, represents a survey on the ground made under my direction. That there are no existing encroachments upon the land and property as delineated and described herein. That the required monuments and iron markers have been located in the ground, as required by rules promulgated under section 142 of Act No. 59 of the Public Acts of 1978. That the accuracy of this survey is within the limits required by the rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978. That the bearings, as shown, are noted on the survey plan as required by the rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978.

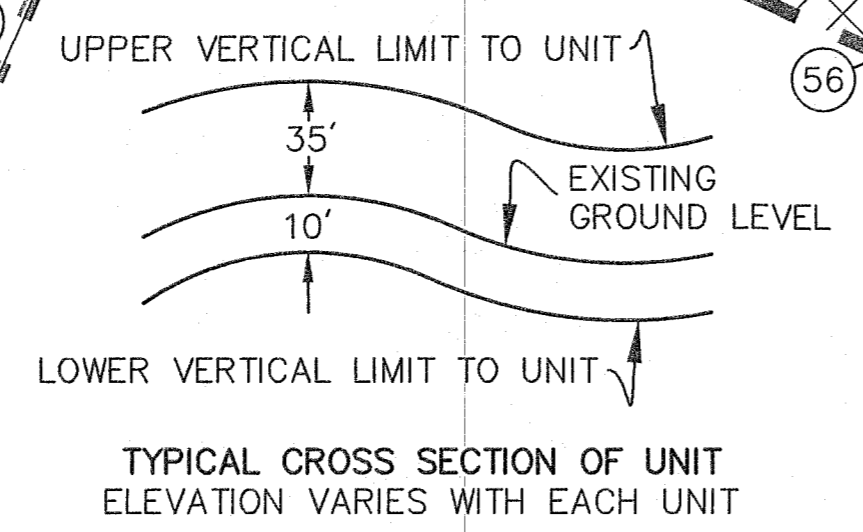
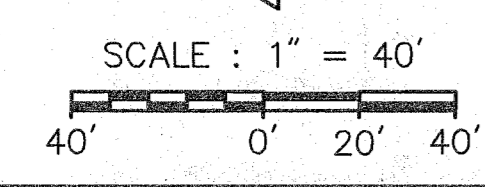
Christopher A. Kersten: *[Signature]* Date: 5/6/21
 Professional Surveyor No. 4001053500
 Prein&Newhof
 1707 South Park St., Suite 200
 Kalamazoo, Michigan 49001



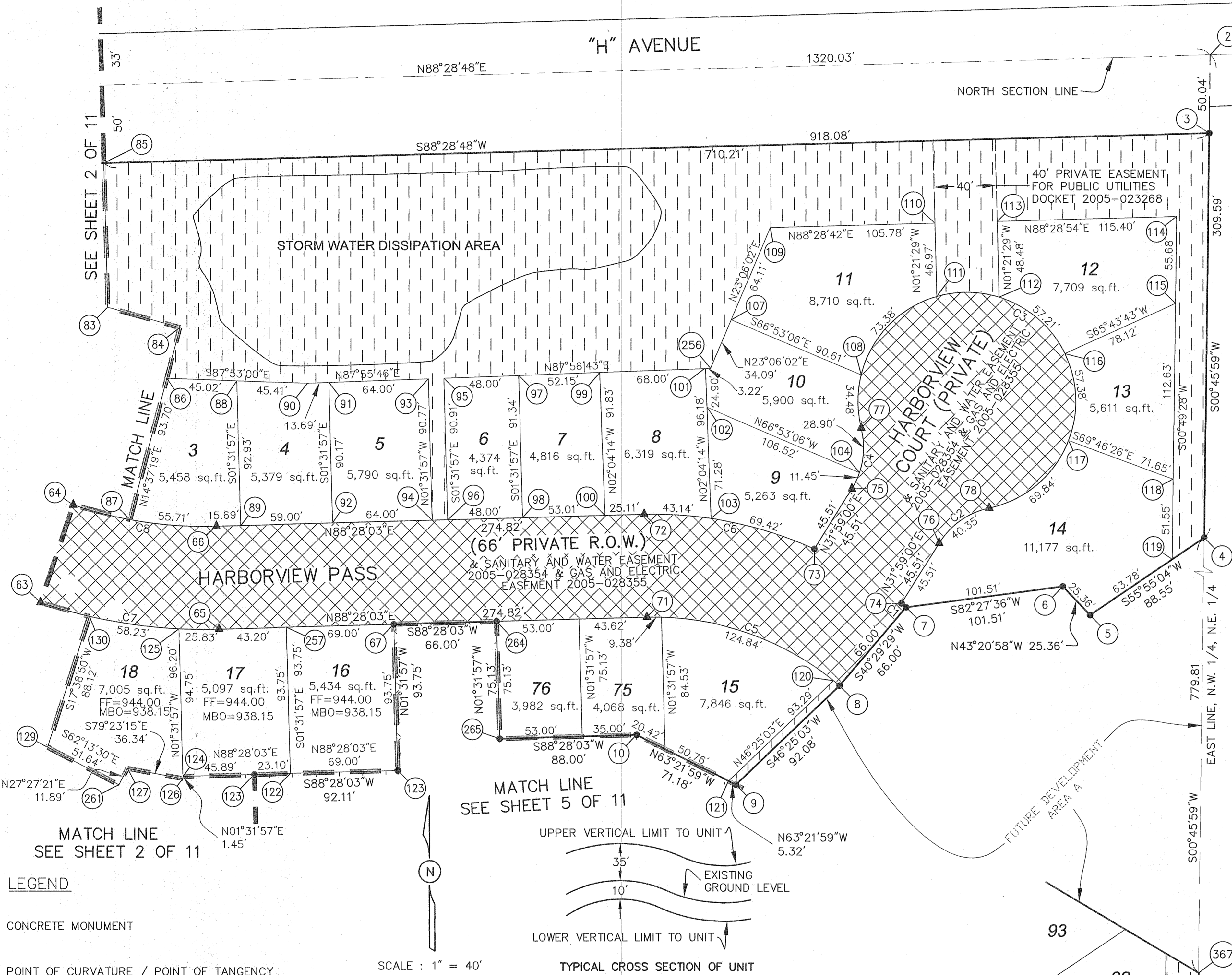
WEST PORT VILLAGE SURVEY & SITE PLAN

- NOTES:**
- BENCHMARK: SPIKE IN NORTH SIDE OF 14" ELM TREE IN 'H' AVENUE RIGHT OF WAY NORTH OF UNITS 3 & 4.
 - BEARING BASIS: NORTH LINE OF SECTION 12, T. 2 S., R. 12 W. IS ASSUMED TO BEAR N. 88°-28'-48" E.
 - FLOOD PLAN: THE DESCRIBED PARCEL DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD PLAN. FEMA FLOOD INSURANCE RATE MAPS ARE NOT AVAILABLE FOR SUBJECT AREA.
 - ALL IMPROVEMENTS NEED NOT BE BUILT.

PROPOSED: 5/6/21
 AS-BUILT: _____
 SHEET NO.: 2 OF 11

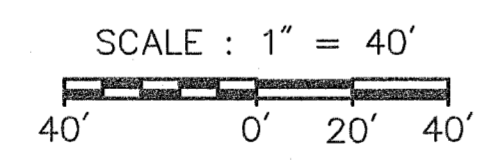
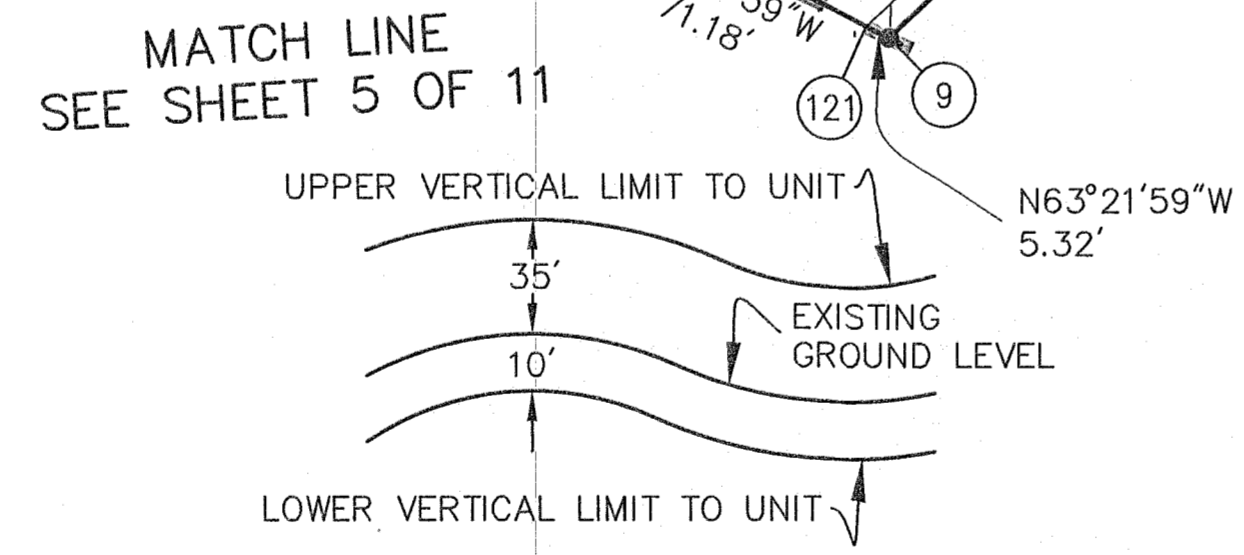


NORTHEAST CORNER,
SECTION 12,
T. 2 S., R. 12 W.



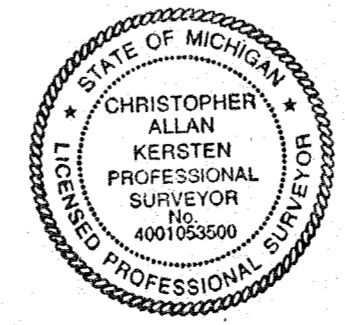
COORDINATE TABLE		COORDINATE TABLE		COORDINATE TABLE	
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
2	300774.016	12775482.266	86	300567.130	12774811.890
3	300723.980	12775481.596	87	300476.461	12774788.235
4	300464.454	12775478.125	88	300565.468	12774856.882
5	300414.832	12775404.784	89	300472.570	12774859.368
6	300433.273	12775387.376	90	300563.790	12774902.258
7	300419.953	12775286.744	91	300564.285	12774915.935
8	300369.760	12775243.888	92	300474.148	12774918.347
9	300306.280	12775177.187	93	300566.597	12774979.896
10	300338.189	12775113.560	94	300475.859	12774982.324
21	299428.811	12774605.194	95	300567.005	12774989.889
63	300423.302	12774730.761	96	300476.127	12774992.320
64	300485.884	12774751.726	97	300568.693	12775037.861
65	300406.174	12774845.447	98	300477.410	12775040.303
66	300472.150	12774843.682	99	300570.577	12775089.978
67	300409.174	12774957.603	100	300478.828	12775093.295
71	300413.523	12775120.165	101	300573.035	12775157.934
72	300479.500	12775118.400	102	300548.147	12775158.833
73	300457.407	12775227.794	103	300476.921	12775161.408
74	300422.449	12775283.775	104	300506.329	12775256.804
75	300496.007	12775251.898	105	300595.311	12775170.607
76	300461.049	12775307.879	106	300558.810	12775256.121
77	300534.802	12775257.948	107	300604.509	12775174.531
78	300483.512	12775340.083	108	300568.939	12775257.864
79	300809.031	12776801.831	109	300663.481	12775199.685
83	300612.704	12774774.086	110	300666.290	12775305.425
84	300599.686	12774820.383	111	300619.339	12775306.542
85	300705.142	12774771.634	112	300618.887	12775346.560
			113	300667.351	12775345.411
			114	300670.409	12775460.772
			115	300614.734	12775459.971
			116	300582.623	12775388.758
			117	300526.886	12775391.118
			118	300502.114	12775458.350
			119	300450.573	12775457.609
			120	300372.977	12775240.014
			121	300308.661	12775172.435
			122	300313.612	12774891.135
			123	300312.994	12774868.032
			124	300311.767	12774822.160
			125	300406.484	12774819.626
			126	300310.320	12774822.198
			127	300317.013	12774786.482
			129	300330.524	12774735.312
			130	300414.498	12774762.027
			256	300573.150	12775161.155
			257	300407.329	12774888.628
			261	300306.461	12774780.999
			264	300410.939	12775023.580
			265	300335.835	12775025.589
			355	300315.458	12774960.110
			359	300412.357	12775076.561
			360	300337.253	12775078.570
			361	300413.534	12775129.548
			362	300329.037	12775131.809

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHD. BEARING	CHORD
C1	3.88	249.00	N49°57'16"W	3.88
C2	40.35	50.00	S55°06'08"W	39.26
C3	332.89	70.00	N58°01'00"W	96.83
C4	40.35	50.00	N08°51'52"E	39.26
C5	134.22	183.00	N70°31'14"W	131.23
C6	112.56	249.00	N78°34'57"W	111.60
C7	116.55	333.00	S81°30'20"E	115.96
C8	93.45	267.00	S81°30'20"E	92.98



NOTES:
 BENCHMARK: SPIKE IN NORTH SIDE OF 14" ELM TREE IN 'H' AVENUE RIGHT OF WAY NORTH OF UNITS 3 & 4.
 BEARING BASIS: NORTH LINE OF SECTION 12, T. 2 S., R. 12 W. IS ASSUMED TO BEAR N. 88°-28'-48" E.
 FLOOD PLAN: THE DESCRIBED PARCEL DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD PLAN. FEMA FLOOD INSURANCE RATE MAPS ARE NOT AVAILABLE FOR SUBJECT AREA.
 ALL IMPROVEMENTS NEED NOT BE BUILT.

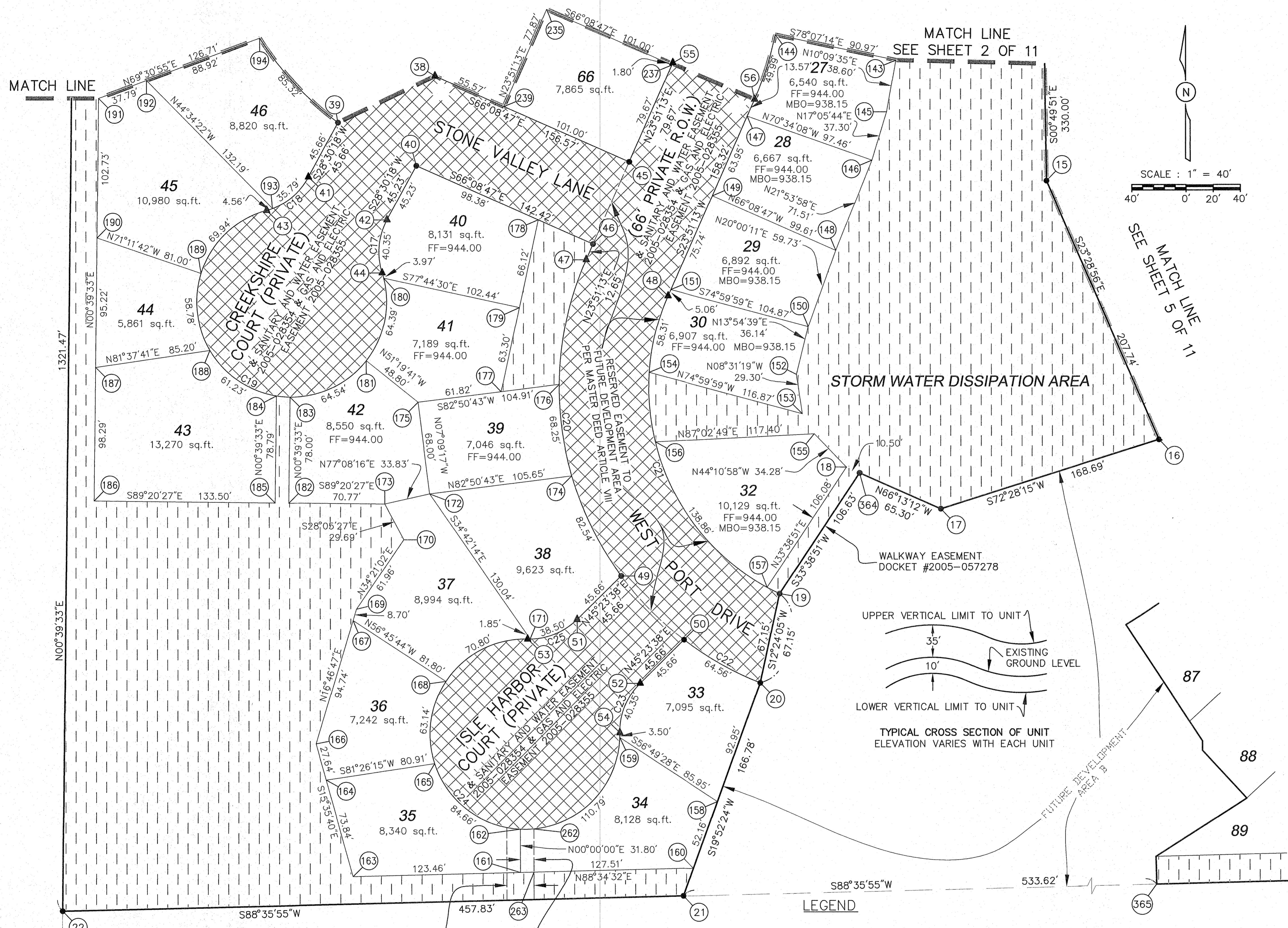
- LEGEND**
- = CONCRETE MONUMENT
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 - MBO = MINIMUM BUILDING OPENING
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 - ① = COORDINATE POINT
 - [Cross-hatched] = GENERAL COMMON ELEMENT
 - [Dotted] = OPEN SPACE (GENERAL COMMON ELEMENT)
 - [Diagonal lines] = LIMITED COMMON ELEMENT



PREIN&NEWHOF
 BY CHRISTOPHER A. KERSTEN
 PROFESSIONAL SURVEYOR NO. 4001053500

WEST PORT VILLAGE SURVEY & SITE PLAN

PROPOSED: 5/6/21
 AS-BUILT:
 SHEET NO.: 3 OF 11



COORDINATE TABLE					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
4	300,464.454	12,775,478.125	159	299,545.272	12,774,558.351
15	299,955.022	12,774,873.223	160	299,449.184	12,774,612.558
16	299,764.487	12,774,956.000	161	299,446.015	12,774,485.081
17	299,713.679	12,774,795.144	162	299,477.819	12,774,485.081
18	299,744.243	12,774,725.779	163	299,442.946	12,774,361.659
19	299,651.241	12,774,676.310	164	299,514.065	12,774,341.810
20	299,585.656	12,774,661.888	165	299,526.111	12,774,421.819
21	299,428.811	12,774,605.194	166	299,540.692	12,774,334.378
22	299,417.614	12,774,147.496	167	299,631.396	12,774,361.728
38	300,032.105	12,774,422.326	168	299,586.560	12,774,430.147
39	299,997.898	12,774,350.786	169	299,639.722	12,774,364.239
40	299,966.020	12,774,408.578	170	299,690.876	12,774,399.200
41	299,957.773	12,774,328.996	171	299,617.691	12,774,492.237
42	299,926.276	12,774,386.995	172	299,724.595	12,774,418.203
43	299,933.397	12,774,298.215	173	299,717.064	12,774,385.222
44	299,887.185	12,774,383.309	174	299,737.754	12,774,523.031
45	299,968.787	12,774,565.524	175	299,792.065	12,774,409.733
46	299,908.424	12,774,538.834	176	299,805.132	12,774,513.830
47	299,896.856	12,774,533.719	177	299,799.765	12,774,471.074
48	299,870.166	12,774,594.081	178	299,926.236	12,774,498.553
49	299,664.155	12,774,559.431	179	299,861.623	12,774,484.514
50	299,617.166	12,774,605.778	180	299,883.374	12,774,384.410
51	299,632.091	12,774,526.923	181	299,822.559	12,774,371.632
52	299,585.103	12,774,573.270	182	299,717.878	12,774,314.461
53	299,617.709	12,774,490.388	183	299,795.876	12,774,315.359
54	299,548.769	12,774,558.387	184	299,795.991	12,774,305.360
55	300,041.654	12,774,597.744	185	299,717.994	12,774,304.462
56	300,014.963	12,774,658.106	186	299,719.530	12,774,170.971
80	298,096.435	12,774,132.299	187	299,817.809	12,774,172.102
143	300,043.770	12,774,762.303	188	299,830.214	12,774,256.394
144	300,062.496	12,774,673.282	189	299,886.912	12,774,249.874
145	300,005.773	12,774,755.494	190	299,913.023	12,774,173.197
146	299,970.125	12,774,744.530	191	300,015.742	12,774,174.379
147	300,002.549	12,774,652.617	192	300,028.966	12,774,209.777
148	299,903.778	12,774,717.860	193	299,934.796	12,774,302.553
149	299,944.062	12,774,626.756	194	300,060.084	12,774,293.074
150	299,847.650	12,774,697.427	235	300,080.848	12,774,504.642
151	299,874.794	12,774,596.128	237	300,040.003	12,774,597.014
152	299,812.570	12,774,688.739	239	300,009.631	12,774,473.152
153	299,783.593	12,774,693.081	242	300,046.644	12,774,396.101
154	299,813.841	12,774,580.193	262	299,478.061	12,774,495.085
155	299,768.822	12,774,701.891	263	299,446.263	12,774,495.085
156	299,762.774	12,774,584.642	364	299,740.009	12,774,735.392
157	299,655.938	12,774,667.003	365	299,441.861	12,775,138.626
158	299,498.240	12,774,630.290			

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHD. BEARING	CHORD
C17	40.35	50.00	S05°23'10"W	39.26
C18	40.35	50.00	N51°37'26"E	39.26
C19	332.89	70.00	S61°29'42"E	96.83
C20	245.29	233.00	S06°18'19"E	234.12
C21	259.06	167.00	S20°35'12"E	233.86
C22	64.56	233.00	S60°41'09"E	64.35
C23	40.35	50.00	S22°16'30"W	39.26
C24	332.89	70.00	S44°36'22"E	96.83
C25	40.35	50.00	N68°30'46"E	39.26

NOTES:

BENCHMARK: SPIKE IN NORTH SIDE OF 14" ELM TREE IN 'H' AVENUE RIGHT OF WAY NORTH OF UNITS 3 & 4.

BEARING BASIS: NORTH LINE OF SECTION 12, T. 2 S., R. 12 W. IS ASSUMED TO BEAR N. 88°-28'-48" E.

FLOOD PLAIN: THE DESCRIBED PARCEL DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD PLAIN. FEMA FLOOD INSURANCE RATE MAPS ARE NOT AVAILABLE FOR SUBJECT AREA.

ALL IMPROVEMENTS NEED NOT BE BUILT.

MBO = MINIMUM BUILDING OPENING

- LEGEND
- = CONCRETE MONUMENT
 - ▲ = POINT OF CURVATURE / POINT OF TANGENCY
 - FF = PROPOSED FIRST FLOOR ELEVATION
 - ① = COORDINATE POINT
 - ▨ = GENERAL COMMON ELEMENT
 - ▩ = OPEN SPACE (GENERAL COMMON ELEMENT)
 - ▧ = LIMITED COMMON ELEMENT

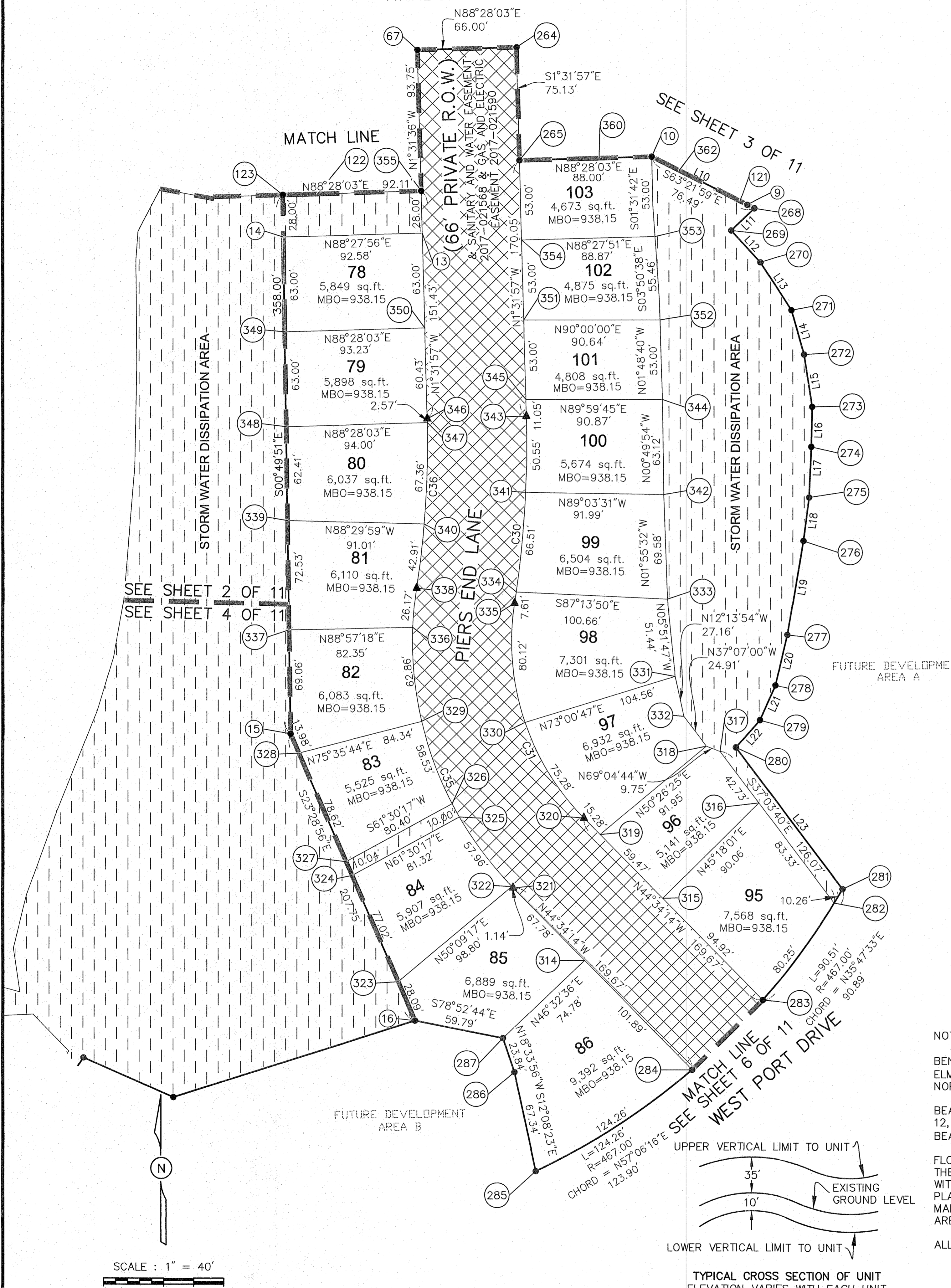
WEST PORT VILLAGE SURVEY & SITE PLAN

PREIN&NEWHOF
 BY CHRISTOPHER A. KERSTEN
 PROFESSIONAL SURVEYOR NO. 4001053500



PROPOSED: 5/6/21
 AS-BUILT: _____
 SHEET NO.: 4 OF 11

HARBORVIEW PASS



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHD. BEARING	CHORD
C30	124.67	695.06	N03°36'22"E	124.51
C31	155.40	167.00	S17°54'47"E	149.85
C35	216.81	233.00	S17°54'47"E	209.07
C36	112.84	629.06	N03°36'22"E	112.68

- LEGEND**
- = CONCRETE MONUMENT
 - ▲ = POINT OF CURVATURE/ POINT OF TANGENCY
 - FF = PROPOSED FINISHED FLOOR ELEVATION
 - MBO = MINIMUM BUILDING OPENING
 - ① = COORDINATE POINT
 - [Cross-hatch] = GENERAL COMMON ELEMENT
 - [Diagonal lines] = OPEN SPACE (GENERAL COMMON ELEMENT)
 - [Dotted] = LIMITED COMMON ELEMENT

COORDINATE TABLE								
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
9	300306.280	12775177.187	282	299842.593	12775235.089	334	300049.110	12775023.421
10	300338.189	12775113.560	283	299778.128	12775187.466	335	300041.583	12775022.306
13	300287.468	12774960.859	284	299731.810	12775140.449	336	300025.578	12774954.553
14	300284.991	12774868.437	285	299664.520	12775036.417	337	300024.076	12774872.216
15	299955.022	12774873.223	286	299730.359	12775022.255	338	300051.618	12774957.073
16	299764.486	12774956.000	287	299752.958	12775014.665	339	300096.600	12774871.170
67	300409.174	12774957.603	314	299804.391	12775068.946	340	300094.217	12774962.146
121	300308.661	12775172.435	315	299845.747	12775120.853	341	300115.297	12775029.780
122	300313.612	12774891.135	316	299909.093	12775184.866	342	300113.787	12775121.630
123	300312.994	12774868.032	317	299943.193	12775159.113	343	300165.844	12775030.137
264	300410.939	12775023.580	318	299946.673	12775150.008	344	300176.899	12775120.714
265	300335.835	12775025.589	319	299888.112	12775079.118	345	300176.892	12775029.841
268	300303.897	12775181.934	320	299899.001	12775068.391	346	300164.079	12774964.160
269	300289.224	12775166.517	321	299852.678	12775021.379	347	300161.513	12774964.229
270	300268.056	12775185.903	322	299853.491	12775020.582	348	300159.000	12774870.320
271	300236.324	12775206.500	323	299790.252	12774944.802	349	300221.998	12774869.407
272	300206.916	12775215.097	324	299860.892	12774914.113	350	300224.490	12774962.544
273	300172.196	12775220.410	325	299899.690	12774985.583	351	300229.873	12775028.424
274	300145.635	12775219.688	326	299908.455	12774980.770	352	300229.873	12775119.065
275	300111.995	12775218.384	327	299870.101	12774910.116	353	300285.236	12775115.845
276	300083.081	12775214.572	328	299942.209	12774878.790	354	300282.854	12775027.006
277	300020.721	12775203.782	329	299963.188	12774960.474	355	300315.458	12774960.110
278	299987.087	12775195.782	330	299962.528	12775029.222	360	300337.253	12775078.570
279	299964.044	12775185.579	331	299993.076	12775129.222	362	300329.037	12775131.809
280	299945.901	12775169.599	332	299966.538	12775134.975			
281	299851.855	12775240.625	333	300044.246	12775123.968			

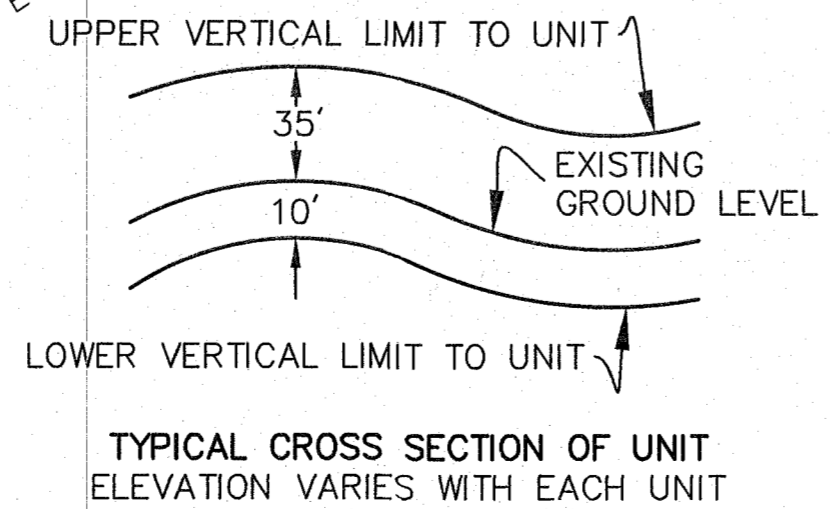
LINE TABLE		
LINE	BEARING	LENGTH
L10	S63°21'59"E	71.18
L11	S46°25'03"W	21.28
L12	S42°29'00"E	28.70
L13	S32°59'15"E	37.83
L14	S16°17'44"E	30.64
L15	S08°42'03"E	35.12
L16	S01°33'27"W	26.57
L17	S02°13'16"W	33.66
L18	S07°30'38"W	29.16
L19	S09°48'59"W	63.29
L20	S13°22'44"W	34.57
L21	S23°53'01"W	25.20
L22	S41°22'18"W	24.18
L23	S37°03'40"E	117.85

NOTES:

BENCHMARK: SPIKE IN NORTH SIDE OF 14' ELM TREE IN 'H' AVENUE RIGHT OF WAY NORTH OF UNITS 3 & 4.

BEARING BASIS: NORTH LINE OF SECTION 12, T. 2 S., R. 12 W. IS ASSUMED TO BEAR N. 88°-28'-48" E.

FLOOD PLAIN: THE DESCRIBED PARCEL DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD PLAIN. FEMA FLOOD INSURANCE RATE MAPS ARE NOT AVAILABLE FOR SUBJECT AREA.



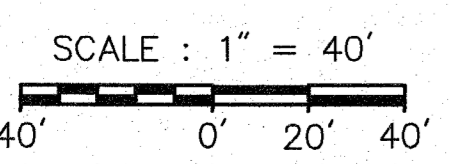
ALL IMPROVEMENTS NEED NOT BE BUILT.

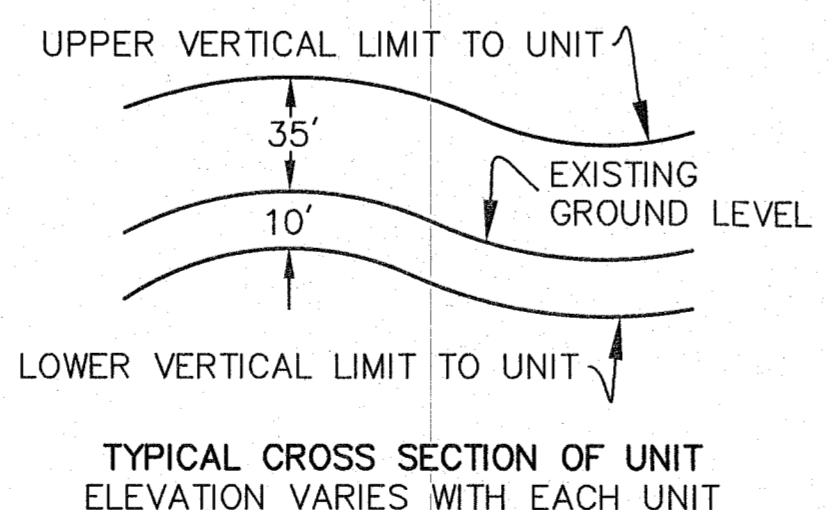
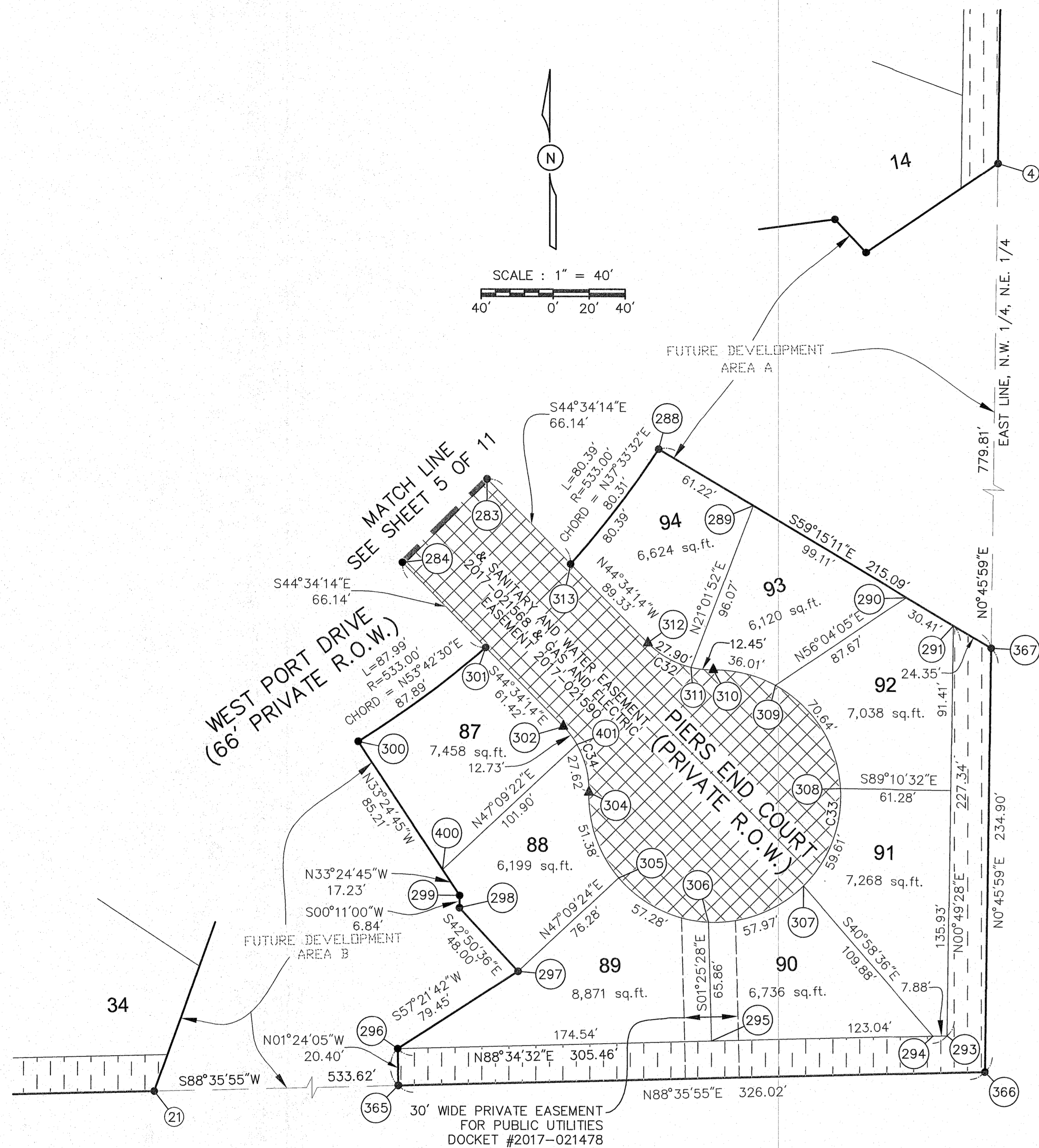
WEST PORT VILLAGE SURVEY & SITE PLAN

PREIN&NEWHOF
 BY CHRISTOPHER A. KERSTEN
 PROFESSIONAL SURVEYOR NO. 4001053500



PROPOSED: 5/6/21
 AS-BUILT:
 SHEET NO.: 5 OF 11





NOTES:

BENCHMARK: SPIKE IN NORTH SIDE OF 14" ELM TREE IN 'H' AVENUE RIGHT OF WAY NORTH OF UNITS 3 & 4.

BEARING BASIS: NORTH LINE OF SECTION 12, T. 2 S., R. 12 W. IS ASSUMED TO BEAR N. 88°-28'-48" E.

FLOOD PLAIN:
THE DESCRIBED PARCEL DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD PLAIN. FEMA FLOOD INSURANCE RATE MAPS ARE NOT AVAILABLE FOR SUBJECT AREA.

ALL IMPROVEMENTS NEED NOT BE BUILT.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHD. BEARING	CHORD
C32	40.35	50.00	S67°41'22"E	39.26
C33	332.89	70.00	N45°25'46"E	96.83
C34	40.35	50.00	N21°27'06"W	39.26

- LEGEND**
- = CONCRETE MONUMENT
 - ▲ = POINT OF CURVATURE/ POINT OF TANGENCY
 - FF = PROPOSED FINISHED FLOOR ELEVATION
 - ① = COORDINATE POINT
 - [Cross-hatched box] = GENERAL COMMON ELEMENT
 - [Dashed box] = OPEN SPACE (GENERAL COMMON ELEMENT)
 - [Diagonal hatched box] = LIMITED COMMON ELEMENT

COORDINATE TABLE			COORDINATE TABLE		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
4	300,464.454	12,775,478.125	302	299,640.928	12,775,229.978
21	299,428.811	12,774,605.194	304	299,604.384	12,775,244.338
288	299,794.673	12,775,282.842	305	299,556.991	12,775,260.990
289	299,763.375	12,775,335.455	306	299,532.426	12,775,310.977
290	299,712.709	12,775,420.628	307	299,552.608	12,775,363.563
291	299,697.160	12,775,446.766	308	299,606.638	12,775,384.177
292	299,605.756	12,775,445.451	309	299,663.769	12,775,347.885
293	299,469.846	12,775,443.495	310	299,672.340	12,775,313.321
294	299,469.650	12,775,435.617	311	299,673.708	12,775,300.979
295	299,466.592	12,775,312.614	312	299,687.246	12,775,276.996
296	299,462.253	12,775,138.127	313	299,731.007	12,775,233.886
297	299,505.121	12,775,205.060	365	299,441.861	12,775,138.626
298	299,540.315	12,775,172.420	366	299,449.834	12,775,464.552
299	299,547.155	12,775,172.442	367	299,684.711	12,775,467.694
300	299,632.668	12,775,116.029	400	299,561.539	12,775,162.953
301	299,684.689	12,775,186.868	401	299,630.830	12,775,237.666

WEST PORT VILLAGE SURVEY & SITE PLAN

PREIN&NEWHOF

Christopher A. Kersten

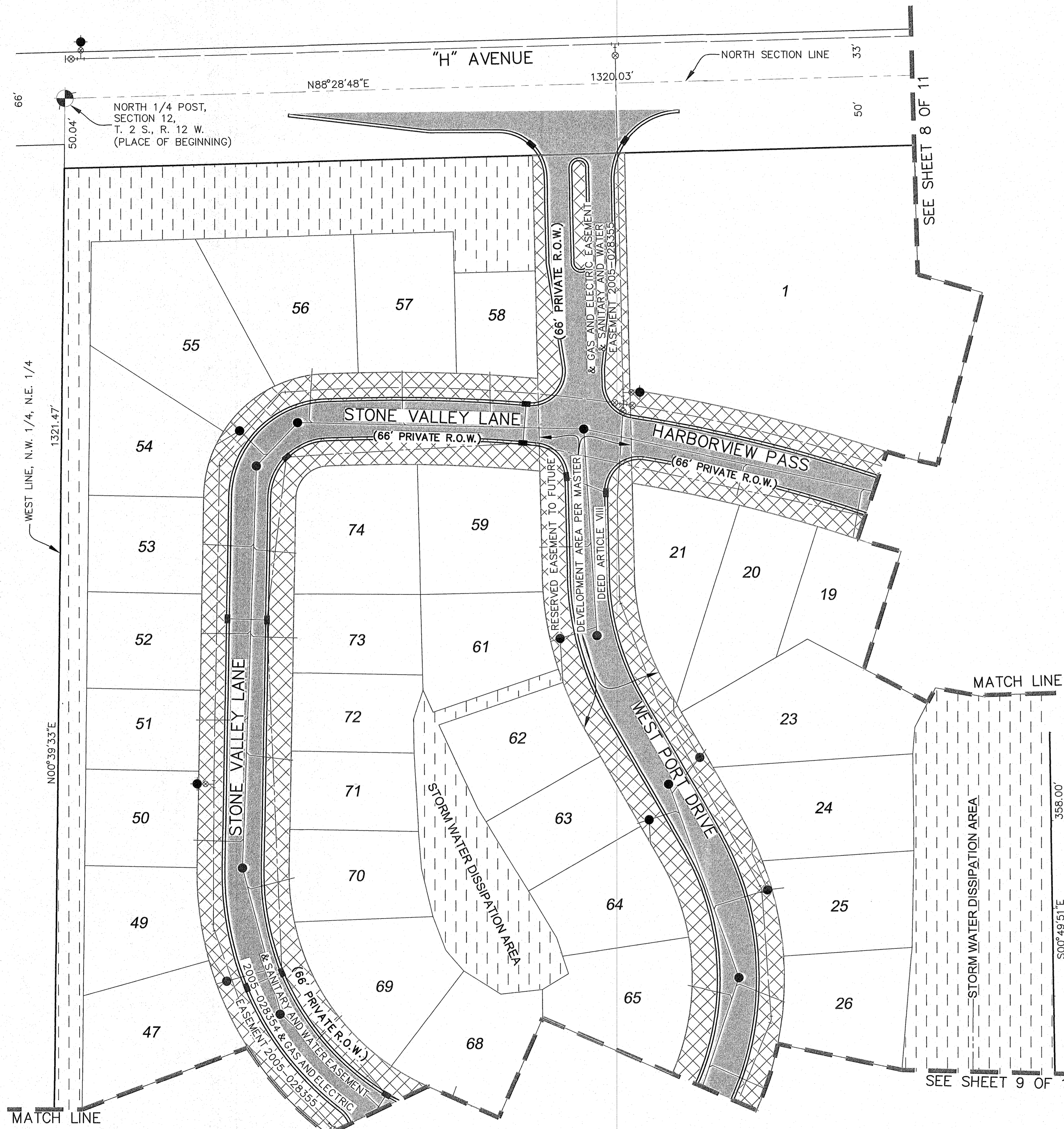
BY CHRISTOPHER A. KERSTEN
PROFESSIONAL SURVEYOR NO. 4001053500



PROPOSED: 5/6/21

AS-BUILT: _____

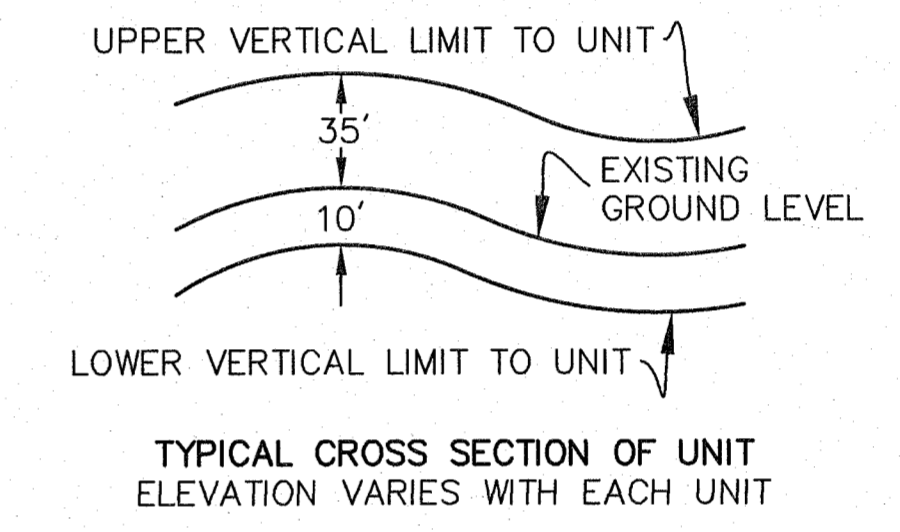
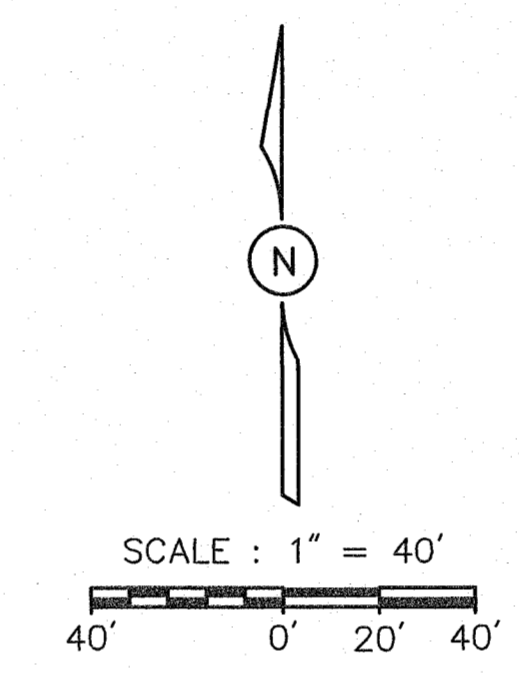
SHEET NO.: 6 OF 11



LEGEND

- = GENERAL COMMON ELEMENT
- = OPEN SPACE (GENERAL COMMON ELEMENT)
- = LIMITED COMMON ELEMENT

- WATER MAIN WITH HYDRANT
- WATER MAIN WITH VALVE
- STORM SEWER WITH CATCH BASIN
- SANITARY SEWER WITH MANHOLE
- SANITARY SEWER WITH SEWER LEAD

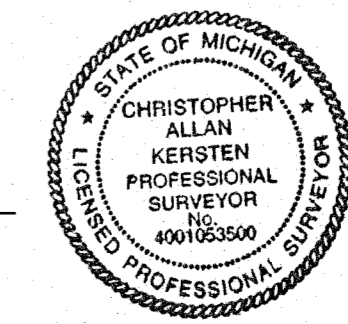


NOTES:

- BENCHMARK: SPIKE IN NORTH SIDE OF 14" ELM TREE IN 'H' AVENUE RIGHT OF WAY NORTH OF UNITS 3 & 4.
- BEARING BASIS: NORTH LINE OF SECTION 12, T. 2 S., R. 12 W. IS ASSUMED TO BEAR N. 88°-28'-48" E.
- FLOOD PLAN: THE DESCRIBED PARCEL DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD PLAN. FEMA FLOOD INSURANCE RATE MAPS ARE NOT AVAILABLE FOR SUBJECT AREA.
- ALL IMPROVEMENTS NEED NOT BE BUILT.

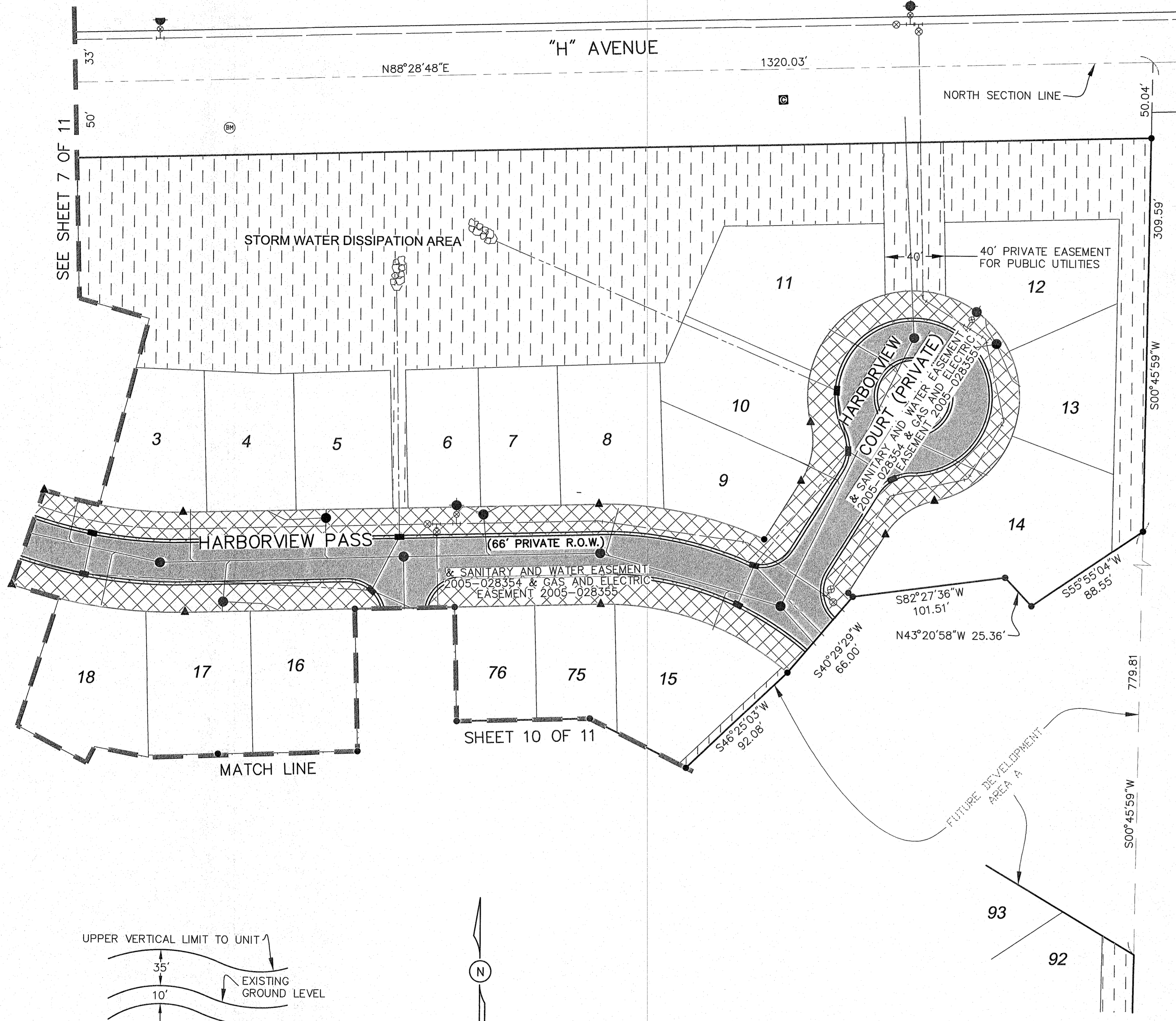
WEST PORT VILLAGE UTILITY PLAN

PREIN&NEWHOF
Christopher A. Kersten
BY CHRISTOPHER A. KERSTEN
PROFESSIONAL SURVEYOR NO. 4001053500



PROPOSED: 5/6/21
AS-BUILT: _____
SHEET NO.: 7 OF 11

NORTHEAST CORNER,
SECTION 12,
T. 2 S., R. 12 W.



LEGEND

- = GENERAL COMMON ELEMENT
- = OPEN SPACE (GENERAL COMMON ELEMENT)
- = LIMITED COMMON ELEMENT

- WATER MAIN WITH HYDRANT
- WATER MAIN WITH VALVE
- STORM SEWER WITH CATCH BASIN
- SANITARY SEWER WITH MANHOLE
- SANITARY SEWER WITH SEWER LEAD

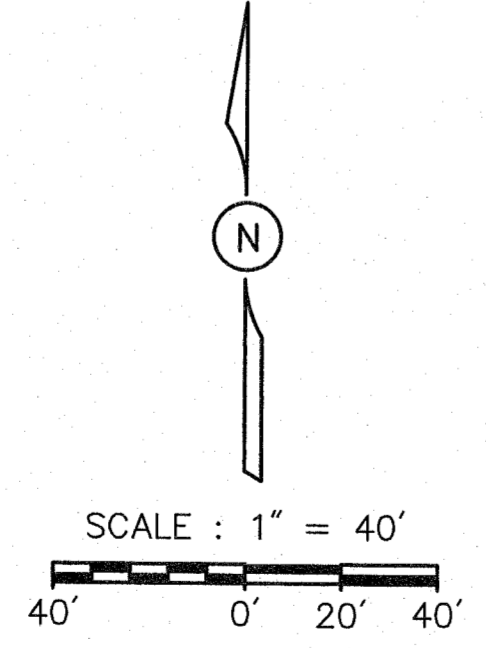
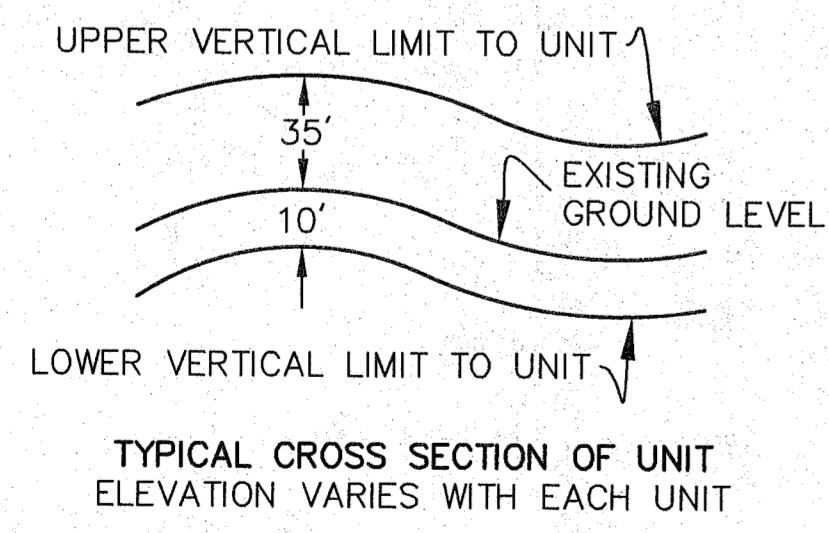
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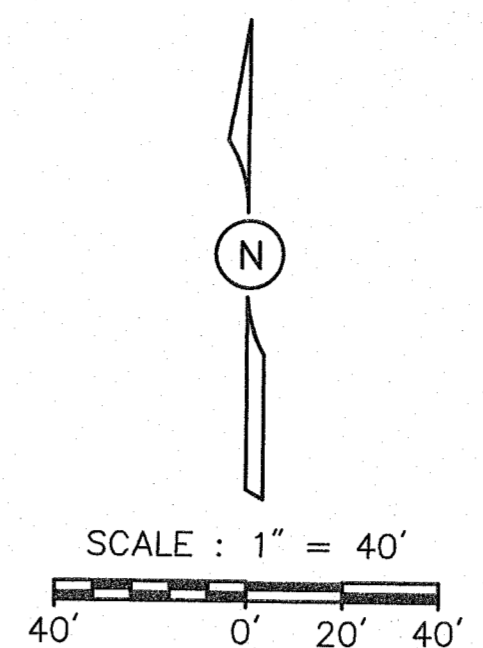
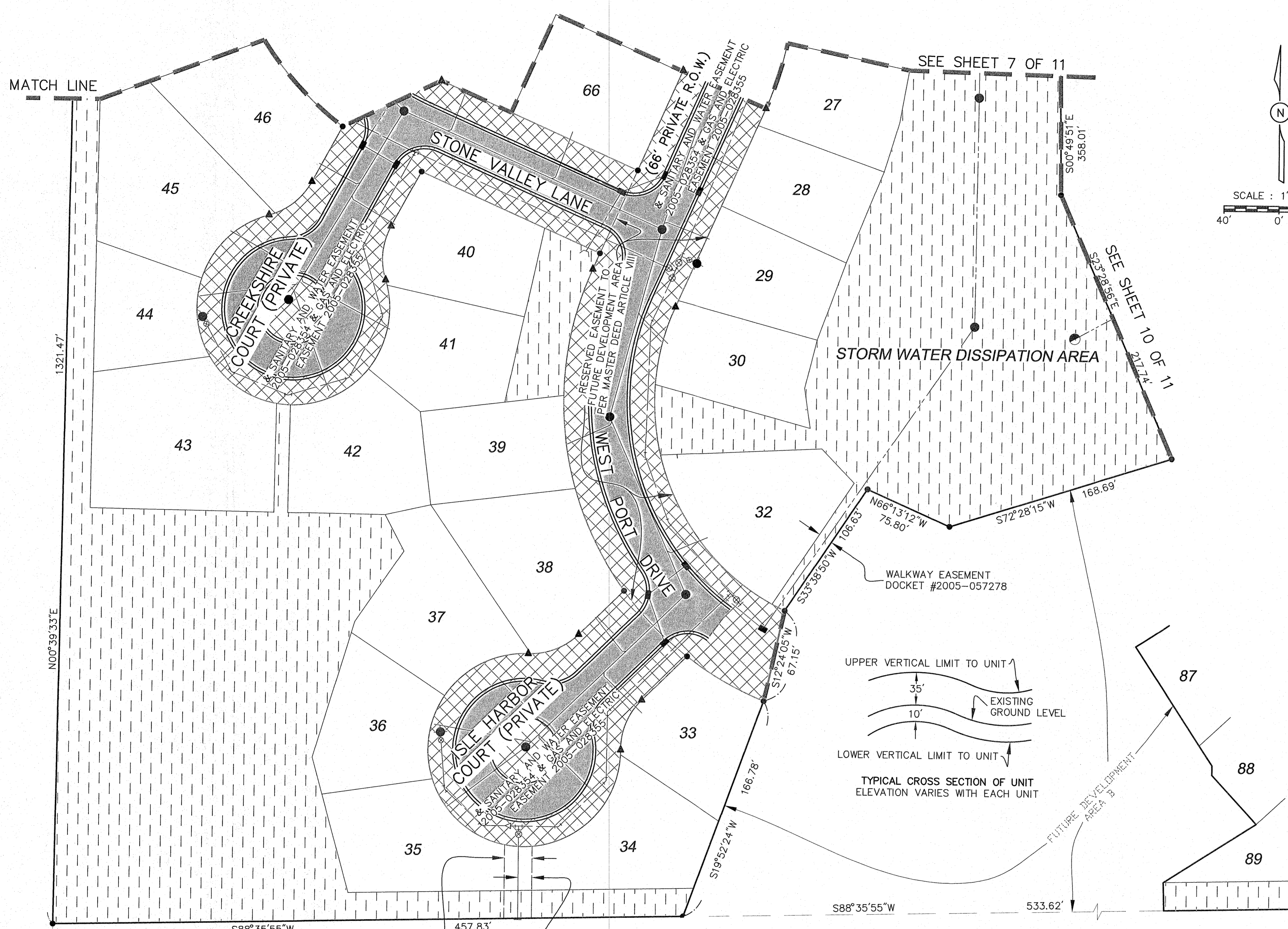


**WEST PORT VILLAGE
UTILITY PLAN**

PREIN&NEWHOF
Christopher A. Kersten
BY CHRISTOPHER A. KERSTEN
PROFESSIONAL SURVEYOR NO. 4001053500



PROPOSED: 5/6/21
AS-BUILT: _____
SHEET NO.: 8 OF 11



- LEGEND**
- = GENERAL COMMON ELEMENT
 - = OPEN SPACE (GENERAL COMMON ELEMENT)
 - = LIMITED COMMON ELEMENT

- WATER MAIN WITH HYDRANT
- WATER MAIN WITH VALVE
- STORM SEWER WITH CATCH BASIN
- SANITARY SEWER WITH MANHOLE
- SANITARY SEWER WITH SEWER LEAD

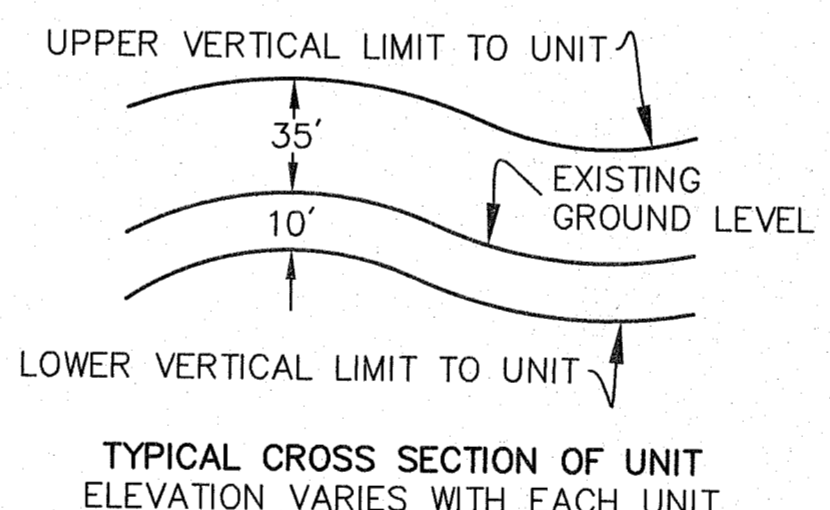
NOTES:

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20' WIDE PRIVATE EASEMENT FOR PUBLIC UTILITIES DOCKET #2005-025224

10' WIDE WALKWAY EASEMENT DOCKET #2005-057277

WEST PORT VILLAGE UTILITY PLAN

PREIN&NEWHOF

 BY CHRISTOPHER A. KERSTEN
 PROFESSIONAL SURVEYOR NO. 4001053500



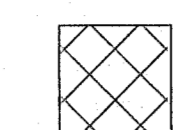
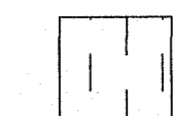
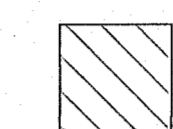
PROPOSED: 5/6/21

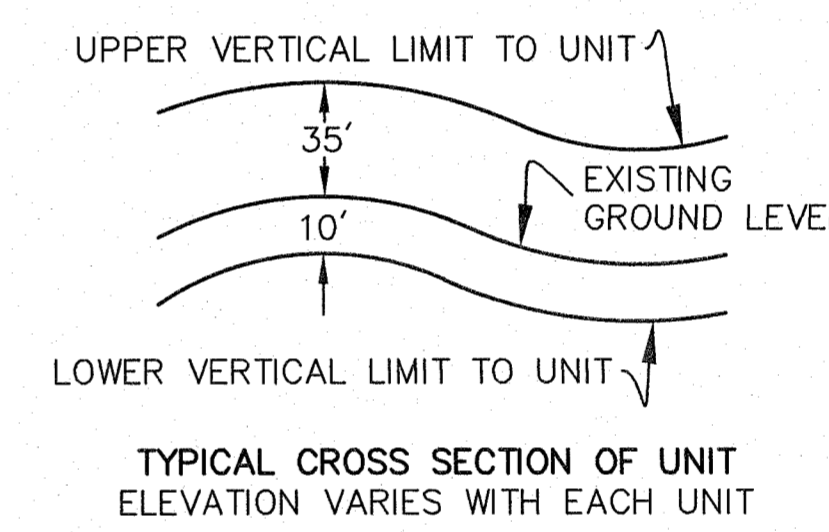
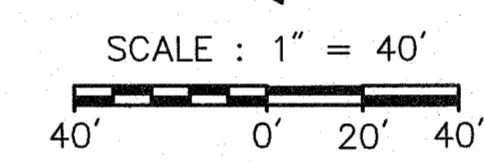
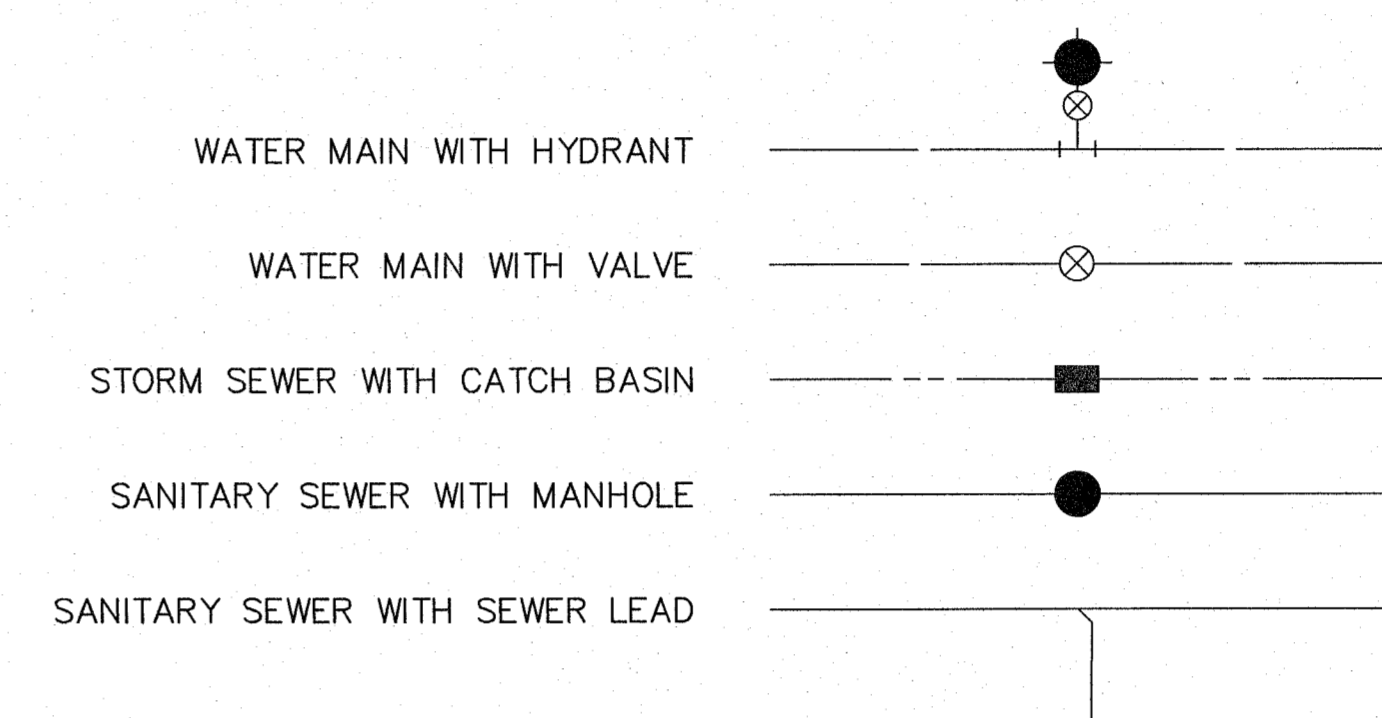
AS-BUILT: _____

SHEET NO.: 9 OF 11

HARBORVIEW PASS

LEGEND

-  = GENERAL COMMON ELEMENT
-  = OPEN SPACE (GENERAL COMMON ELEMENT)
-  = LIMITED COMMON ELEMENT



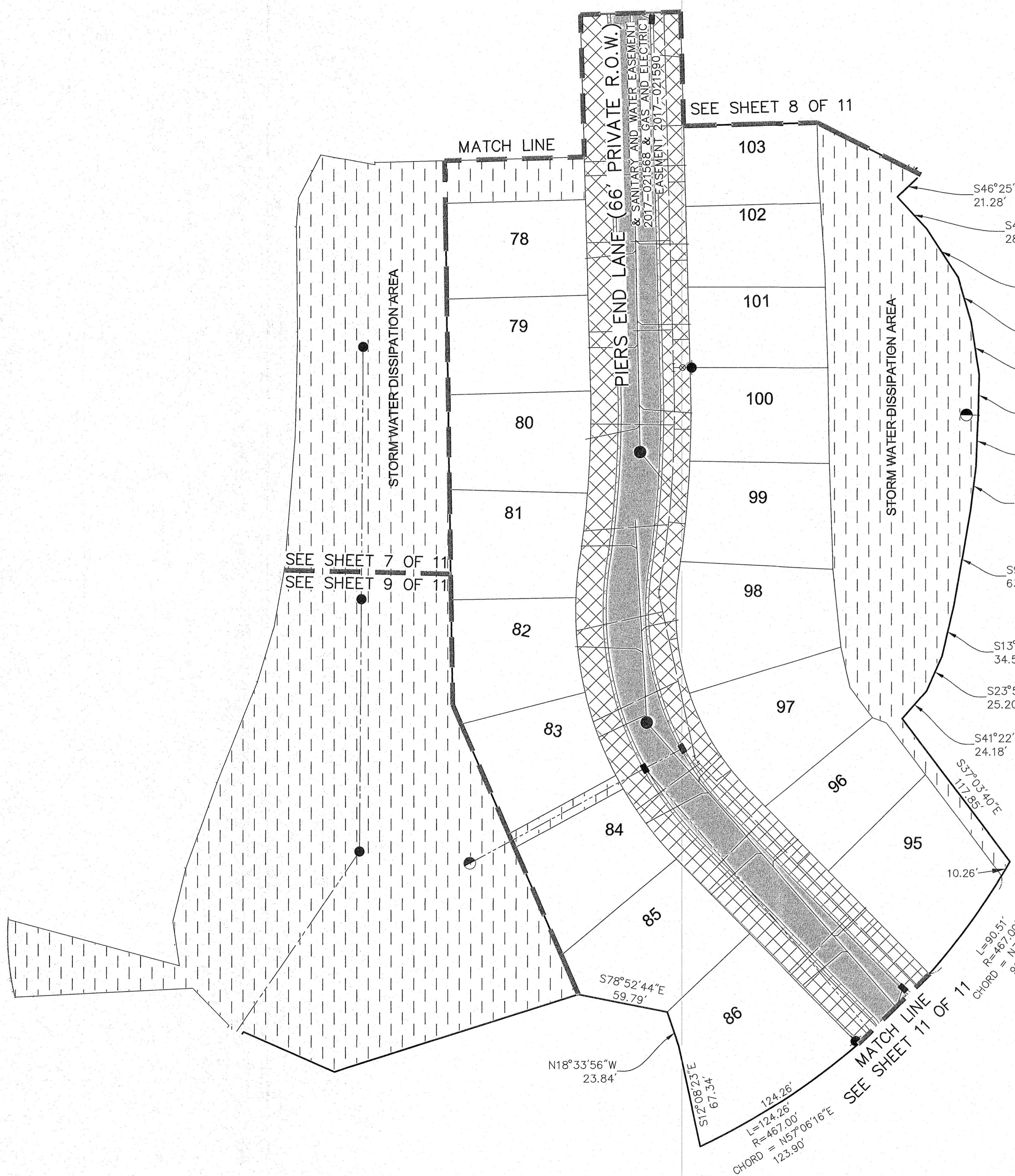
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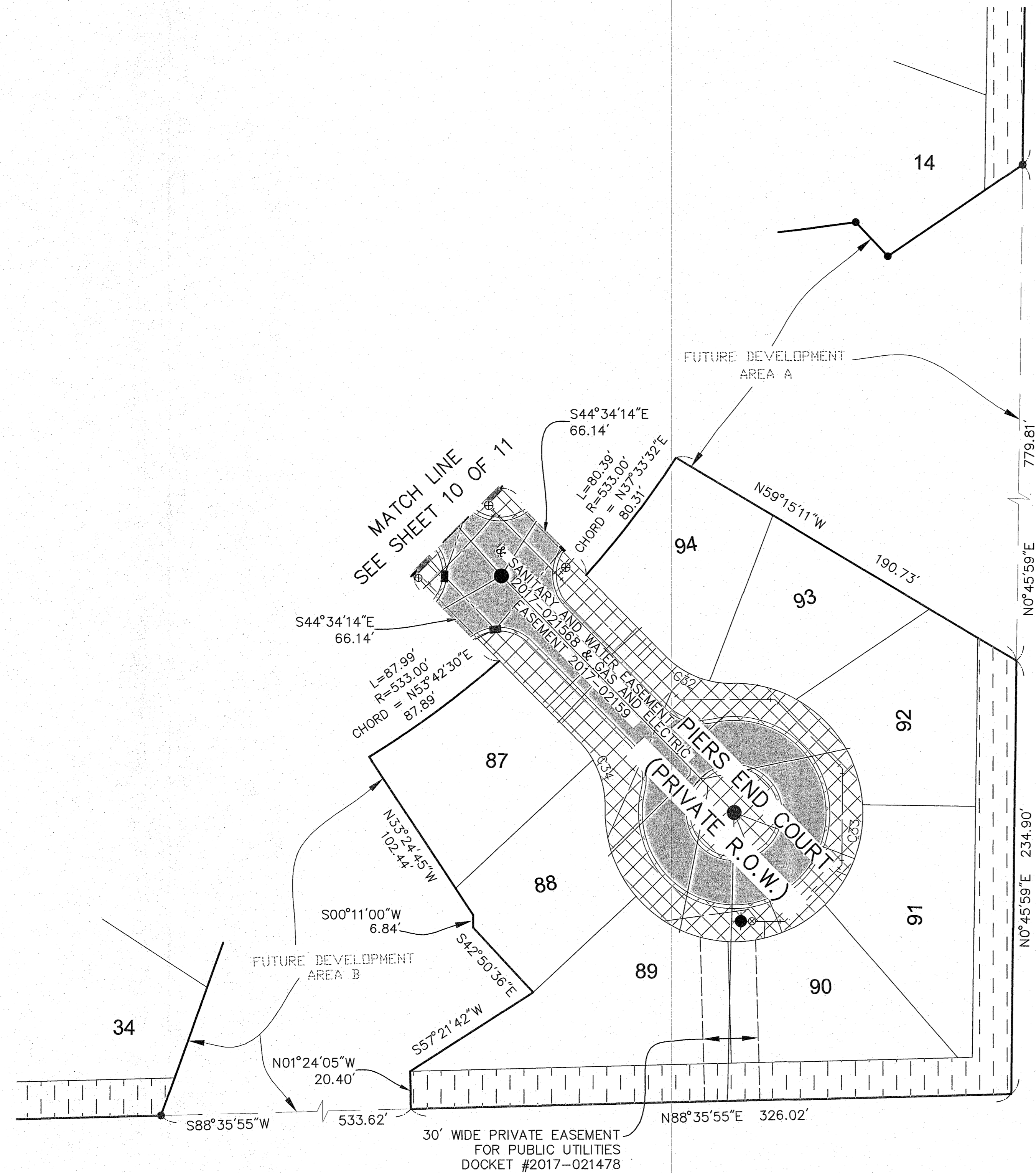


WEST PORT VILLAGE UTILITY PLAN

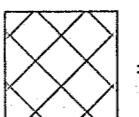

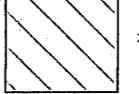
PREIN&NEWHOF
BY CHRISTOPHER A. KERSTEN
PROFESSIONAL SURVEYOR NO. 4001053500

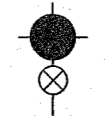
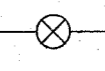

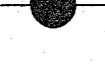



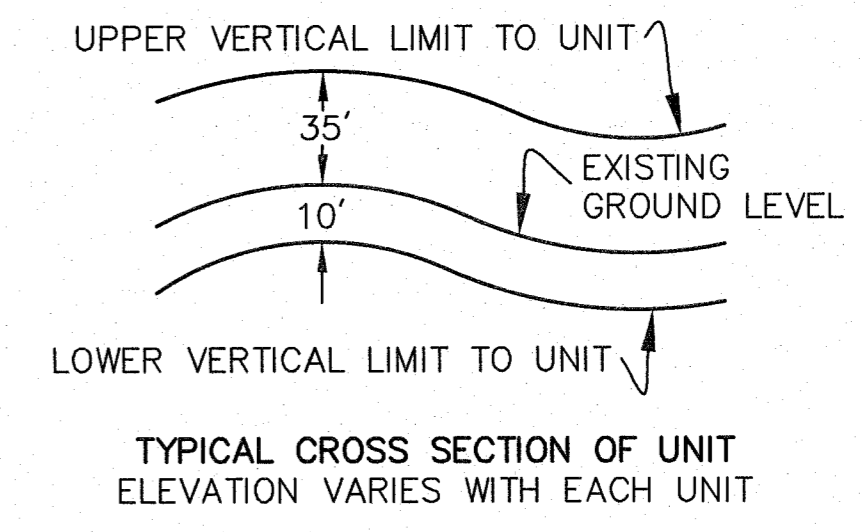
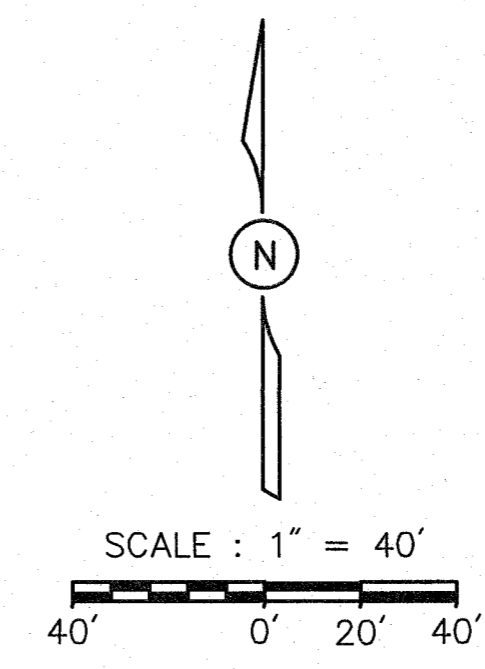
PROPOSED: 5/6/21
AS-BUILT: _____
SHEET NO.: 10 OF 11



LEGEND

-  = GENERAL COMMON ELEMENT
-  = OPEN SPACE (GENERAL COMMON ELEMENT)
-  = LIMITED COMMON ELEMENT

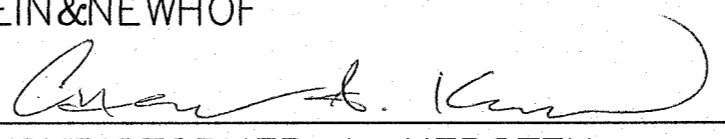
-  WATER MAIN WITH HYDRANT
-  WATER MAIN WITH VALVE
-  STORM SEWER WITH CATCH BASIN
-  SANITARY SEWER WITH MANHOLE
-  SANITARY SEWER WITH SEWER LEAD



NOTES:

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WEST PORT VILLAGE UTILITY PLAN

PREIN&NEWHOF

 BY CHRISTOPHER A. KERSTEN
 PROFESSIONAL SURVEYOR NO. 4001053500



PROPOSED: 5/6/21
 AS-BUILT: _____
 SHEET NO.: 11 OF 11

September 24, 2021



Mtg Date: September 30, 2021

To: Oshtemo Township Planning Commission

From: Karen High, Zoning Administrator

Applicant: Steensma Lawn and Power
Owner: TKB II Investments LLC

Properties: 7561 Stadium Drive, Parcel number 05-34-185-036
4100 South 7th Street, Parcel number 05-34-185-035

Zoning: I1: Industrial District, Manufacturing/Service

Request: Site Plan approval for additional outdoor storage

Section(s): 27: I-1 Industrial District
64: Site Plan Review

PROPOSAL:

Steensma Lawn and Power is seeking site plan approval from the Planning Commission to add 5,700 square feet of outdoor storage to their previously approved site located at 7561 Stadium Drive. They are also seeking site plan approval to allow outdoor storage on previously developed property that they own to the south, located at 4100 South 7th Street. Both parcels are shown in the map excerpt at right. The existing business is outlined in green. The adjacent property is outlined in blue.

OVERVIEW FOR 7561 STADIUM DRIVE:

Steensma Lawn and Power is located on a 4.53-acre parcel on the south side of Stadium Drive and the west side of South 7th Street. The site has two buildings: a 14,460 square foot facility used for showroom, offices, parts and service, and a 5,400 square foot storage building. In addition to the buildings, the site includes parking, two outdoor storage areas, and two equipment display areas.



Site plan and special use approval to allow the sale of lawn and power equipment at 7561 Stadium Drive was first granted in 1995. Between 2000 and 2008, the Planning Commission approved four site plan amendments to allow building, outdoor storage, and display area expansion. Site plan amendments were granted in 2015 to construct additional parking and in 2019 to allow construction of a driveway connection to the adjacent property to the south.

According to the applicant, the existing approved outdoor storage areas are not large enough to meet the needs of the business. Palletted lawn and power equipment is currently being stored in parking areas, which does not comply with the zoning ordinance. To bring the site into compliance, the applicant proposes to add 5,700 square feet of outdoor storage at the southeast corner of the property and construct an additional connector drive to the adjacent property to the south. This will require the removal of four existing parking spaces. The proposed connector drive will mainly be used by a forklift to move deliveries of lawn equipment and snow plows that arrive in crates. Outdoor storage requires site plan review and approval by the Planning Commission.

OVERVIEW FOR 4100 SOUTH 7TH STREET

The property at 4100 South 7th Street, acquired by Steensma Lawn and Power in 2019, is located on a 5.42-acre parcel with two buildings: a 19,872 square foot building used by Steensma for storage and shop space and a 7,150 square foot building leased for office and storage. The site also includes a loading dock and parking. Site plan approval was granted in 2003 to Marketing Technology Service Inc., a company that performed research, development, and testing for the paper industry.

Site plan review is required because the applicant proposes to add 7,600 square feet of outdoor storage along the north property line, construct a connecting drive to the north, and add a paved circulation area south of the existing driveway from 7th Street. Crated tractors and snowplows will be temporarily stored in this outdoor area while awaiting unpacking, so the stock will be constantly rotating. As mentioned above, the connector drive will mainly be used by a forklift moving crated materials. Approximately 125 linear feet of six-foot-tall privacy fence is proposed along the east property line to screen the adjacent residence. Special use approval is not required because no outdoor display of lawn and power equipment is proposed. The outdoor storage requires Planning Commission review and approval.

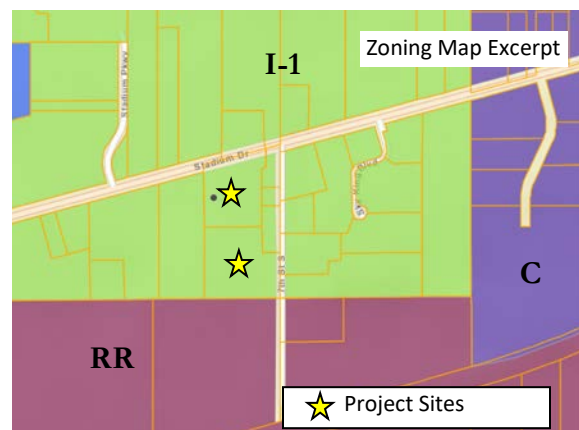
ANALYSIS:

Both properties are zoned I-1: Industrial District, Manufacturing/Service. Uses permitted in the I-1 zoning district are outlined in Article 27 of the Township's Zoning Code.

Section 64: Site Plan Review

General Zoning Compliance:

Zoning: 7561 Stadium Drive and 4100 S 7th Street are zoned I-1 Industrial. Properties to the north, east, and west are also in the I-1 District. Property to the south of 4100 S 7th Street is in the RR: Rural Residential District. Farm machinery and other equipment sales lots are permitted as a Special Use within this district. Offices and warehouses are permitted uses. Outdoor storage is permitted in this district in connection with any permitted uses. See zoning map excerpt at right.



Lot Dimensions: Parcels within the I-1 Zoning District require a minimum area of 50,000 square feet and frontage of 200 feet (Section 50.10 (A)). Both subject parcels exceed these requirements,

with 197,500 square feet of area and 444 feet of frontage at 7561 Stadium Drive and 235,900 square feet of area and 314 feet of frontage at 4100 S 7th Street.

Setbacks: Required setbacks in the I-1 District are 70 feet from the front and 20 feet from the side and rear. The existing developments and proposed expansion areas meet all setback requirements for this district.

Outdoor Storage: Outdoor storage in connection with Permitted and Special Uses is allowed in the side and rear yard areas except within the area required for setbacks from side and rear lot lines. **Such storage may not exceed 100 percent of the square foot area of the principal building upon the premises**, and no outdoor storage of damaged or inoperable vehicles or equipment is allowed. Following is a table showing the existing and proposed outdoor storage on each property. The proposal appears to meet all outdoor storage requirements for both area and location. The outdoor storage areas and connecting drive are proposed to be surfaced with gravel. Pavement is not required for outdoor storage or circulation within outdoor storage areas in the I-1 district.

	Area of the principal building on the premises	Maximum area of outdoor storage permitted per code	Area of existing outdoor storage	Area of proposed outdoor storage	Total existing and proposed outdoor storage
5761 Stadium Drive	14,460 square feet	14,460 square feet	8,100 square feet	5,700 square feet	13,800 square feet
4100 S 7 th Street	19,872 square feet	19,872 square feet	0	7,600 square feet	7,600 square feet

Access and Circulation

Access: 7561 Stadium Drive has one existing access point onto Stadium Drive. 4100 S 7th Street has one existing access point onto S 7th Street. No street access changes are proposed. The two properties are currently connected with a driveway on the west side of the sites. An additional connecting driveway is proposed on the east side of the sites. Per recommendation of the Township Engineer, if the proposal is approved, a cross access easement agreement should be required as a condition of approval.

Parking: Per code, the parking requirements for industrial uses is based on the type of facility.

- Manufacturing, Assembly, Processing & Research Facilities require 1.5 parking space per each 1,000 square feet of net floor area plus the required parking devoted to other uses, or one per employee whichever is greater.
- Warehouse and Distribution Facilities require one parking space per each 1,500 square feet of net floor area plus the required parking devoted to other uses or one per employee, whichever is greater.
- Office uses require one per each 150 square feet of net floor area.

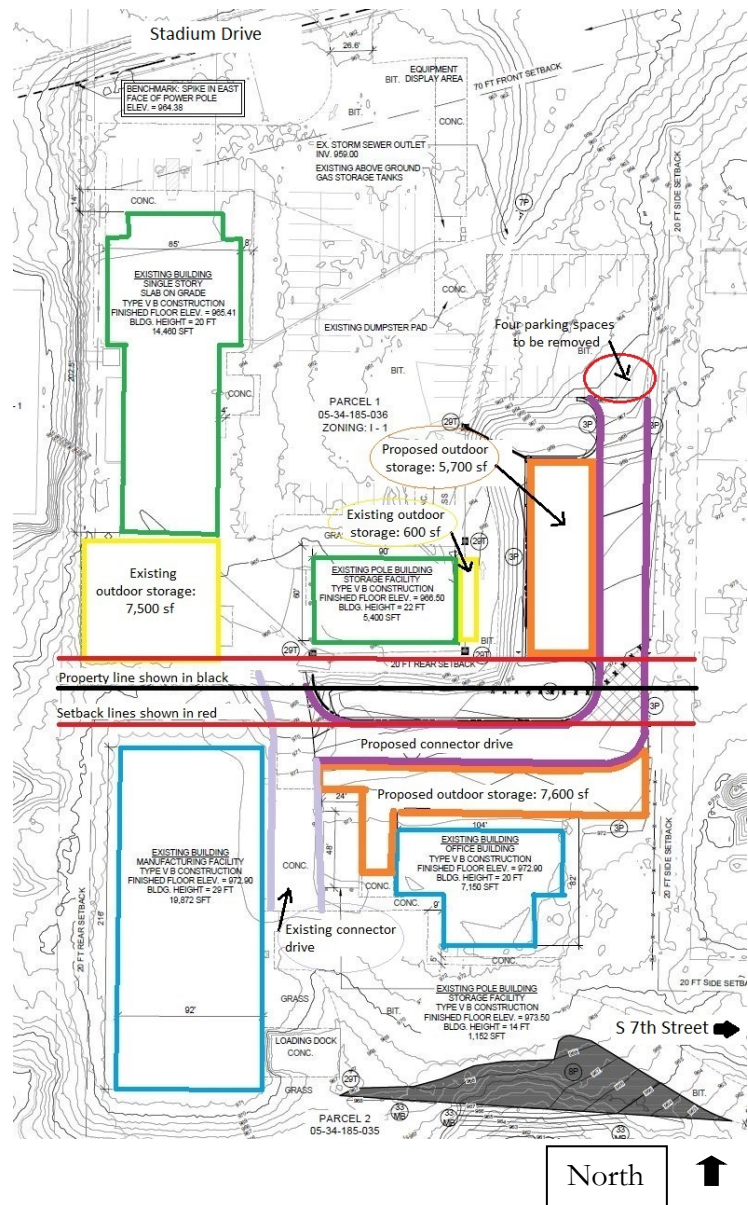
- Showrooms for Furniture, Appliances, Household Equipment, Motor Vehicle, and Machinery Sales require one space per each 400 square feet of net floor area used for sales and/or display.

Based upon these requirements, the existing building areas, types of uses, and number of employees, the development at 7561 Stadium Drive requires 42 parking spaces. 60 are existing and four are proposed to be removed, leaving 56 spaces on site if this proposal is approved. Since all of the parking is existing, staff concludes that either the parking requirements or quantity of each facility has changed over time. No details are included in previous staff reports to aid in confirming this conclusion. The four parking spaces to be removed are circled in red on the site plan excerpt below. At 4100 S 7th Street, 19 parking spaces are required and 20 are existing.

An excerpt of the site plan is shown at right. Proposed outdoor storage is outlined in orange. Existing outdoor storage is outlined in yellow. Proposed connector drive is outlined in dark purple. Existing connector drive is outlined in light purple. The property line is indicated in black; the 20 foot setbacks are indicated in red. No outdoor storage is proposed within the setback area, per ordinance requirements. The proposed expansion of paved circulation area is shown in dark grey.

Sidewalk: Construction of sidewalks is not required per Section 57.90, because this site plan review falls into the exempt category of 'Accessory Structures and Site Improvements' in the Table under Section 64.20 Applicability.

Building Design
 No new buildings or changes to the buildings are proposed. This criterion is not applicable.



Dumpster

No new dumpsters or changes to the dumpsters are proposed. This criterion is not applicable.

Landscaping

No new landscaping is proposed or required, per Article 53.150: Landscape Provisions for Existing Sites. However, a six-foot-tall privacy fence is proposed to screen the adjacent residence on S 7th Street. The residential property is zoned I-1 Industrial.

Signage

No new signs are proposed. This criterion is not applicable.

Engineering

Prein & Newhof, the Township’s civil engineering agent, has reviewed the project site plan. They found the grading and drainage to be satisfactory. Per standard practice, they recommend that an access easement be required for the proposed driveway. This is listed as a proposed condition of approval.

Fire Department

The Township Fire Marshal has reviewed the project site plan. A final review is recommended as a condition of approval.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the proposed outdoor storage at 5761 Stadium Drive and 4100 S 7th Street, with the conditions outlined below.

1. Per ordinance, no outdoor storage of damaged or inoperable vehicles or equipment is allowed.
2. An access easement shall be required for the proposed driveway.
3. Fire Department shall review the site for emergency access.

Attachments: Application, Site Plan

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

PLEASE PRINT

PROJECT NAME & ADDRESS Steensma Lawn & Power Storage Area

PLANNING & ZONING APPLICATION

Applicant Name : TKB II
Company Steensma Lawn & Power
Address 7561 Stadium Drive
Kalamazoo, MI 49009
E-mail kurt@steensmalawn.com
Telephone 269-375-6476 Fax _____
Interest in Property Owner

THIS
SPACE
FOR
TOWNSHIP
USE
ONLY

OWNER*:

Name TKB II
Address 7561 Stadium Drive
Kalamazoo, MI 49009
Email kurt@steensmalawn.com
Phone & Fax 269-375-6476 269-375-8193

Fee Amount _____
Escrow Amount _____

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

- | | |
|---|---|
| <input type="checkbox"/> Planning Escrow-1042 | <input type="checkbox"/> Land Division-1090 |
| <input checked="" type="checkbox"/> Site Plan Review-1088 | <input type="checkbox"/> Subdivision Plat Review-1089 |
| <input type="checkbox"/> Administrative Site Plan Review-1086 | <input type="checkbox"/> Rezoning-1091 |
| <input 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): _____

Site plan review of proposed storage area for Steensma Lawn and Power.

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

Legal description of property provided on attached plans.

PARCEL NUMBER: 3905- 05-34-185-036

ADDRESS OF PROPERTY: 7561 Stadium Drive, Kalamazoo, MI 49009

PRESENT USE OF THE PROPERTY: Lawn and power equipment sales and services

PRESENT ZONING I-1 **SIZE OF PROPERTY** 4.53 Acres

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

Name(s)

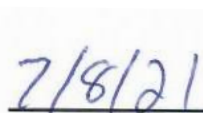
Address(es)

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.



Owner's Signature *(* If different from Applicant)*



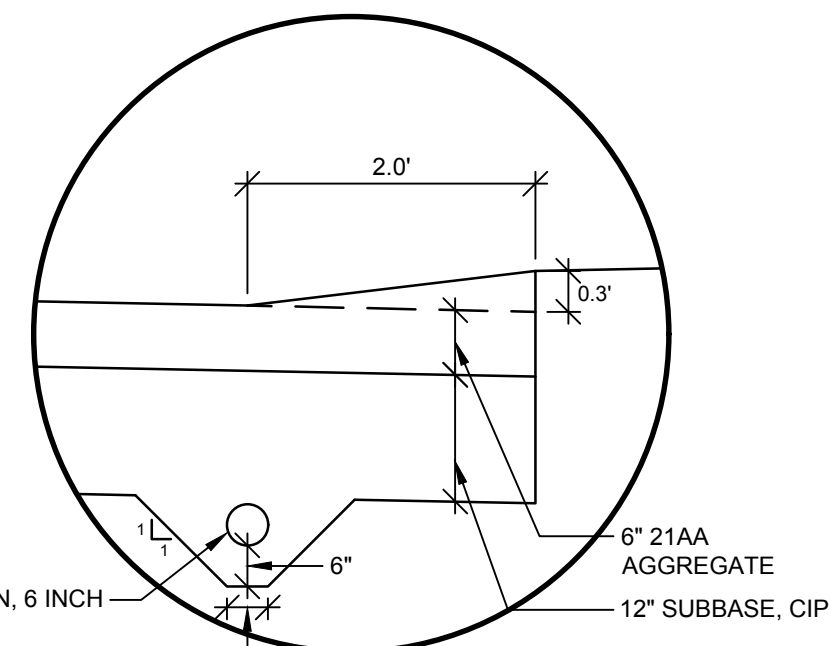
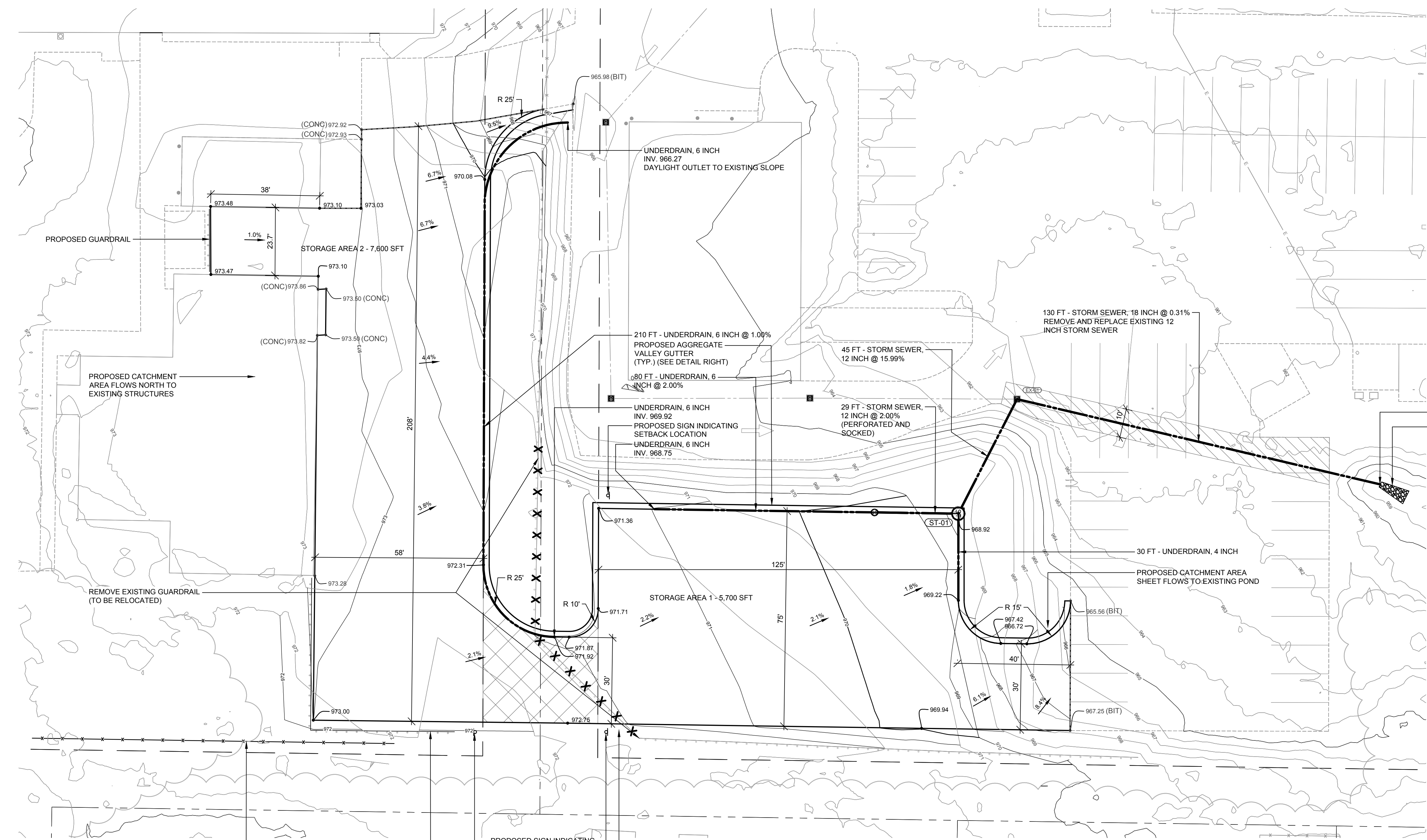
Date

Applicant's Signature

Date

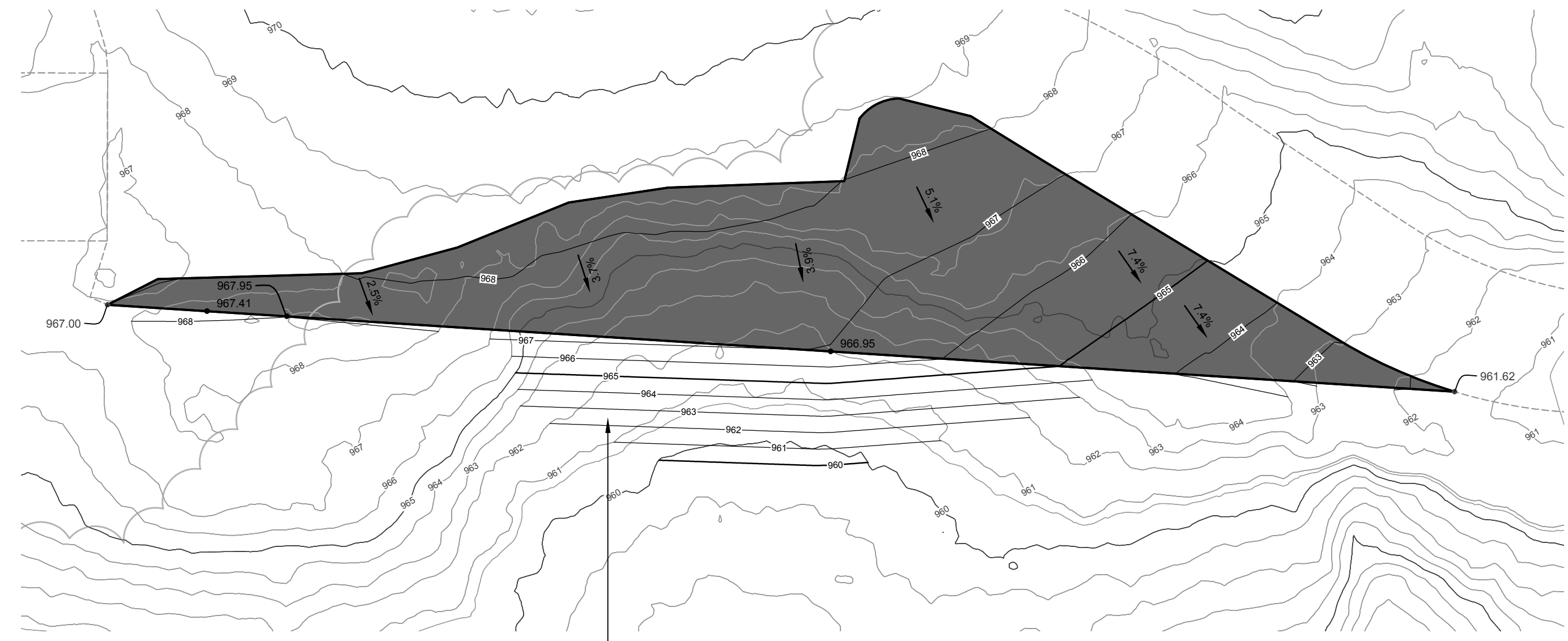
- Copies to:
- Planning -1
- Applicant -1
- Clerk -1
- Deputy Clerk -1
- Attorney-1
- Assessor -1
- Planning Secretary - Original

PLEASE ATTACH ALL REQUIRED DOCUMENTS



SITE DETAIL 1
 SCALE: 1" = 20'

DETAIL - AGGREGATE VALLEY GUTTER
 SCALE: NONE



SITE DETAIL 2
 SCALE: 1" = 20'

STORM STRUCTURES

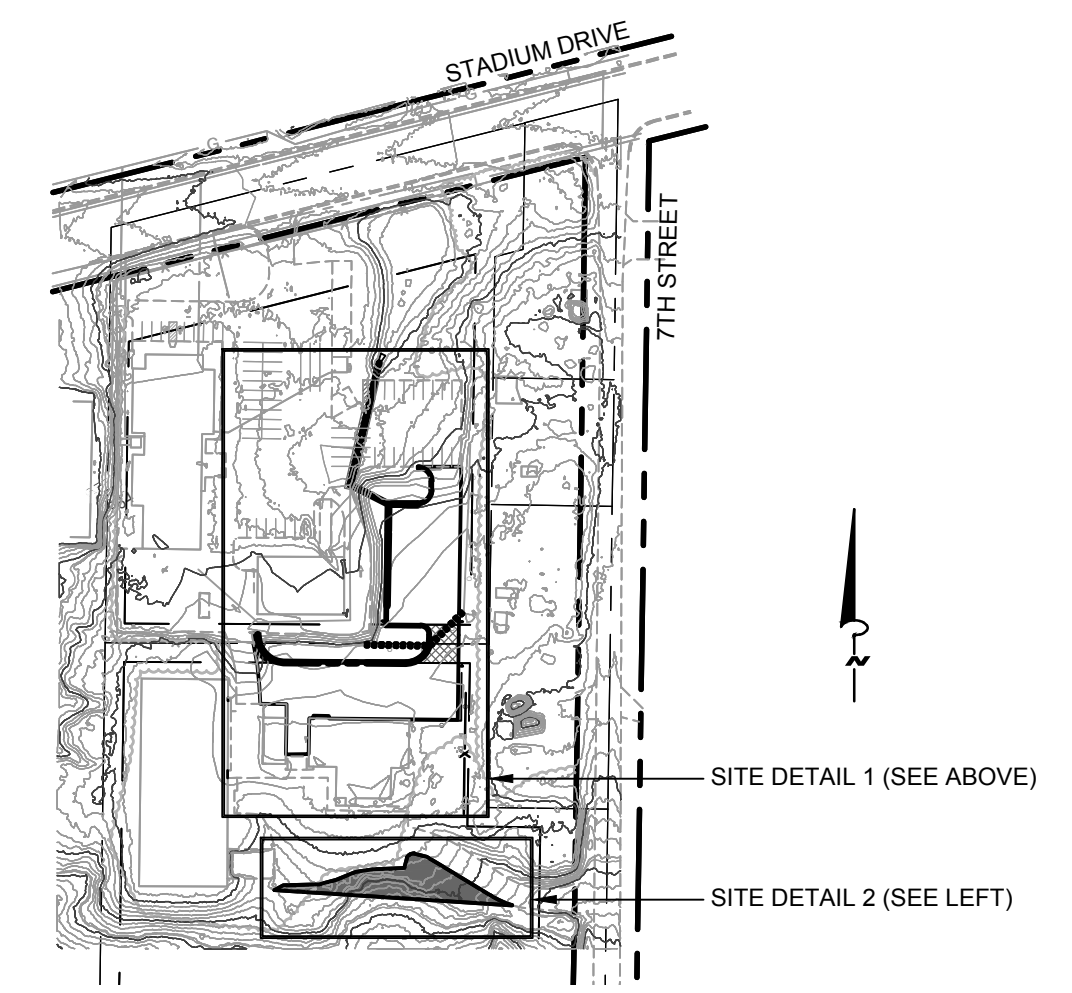
ST-01 DR STRUCTURE, 48 INCH DIA COVER D	RIM 968.92 INV. 966.57 - 12" NW INV. 966.57 - 12" S
ST-02 DR STRUCTURE, 24 INCH DIA COVER D	RIM 969.49 INV. 967.15 - 12" N INV. 967.15 - 6" S (UNDERDRAIN)

EXISTING STRUCTURES

EX-01 EXISTING DR STRUCTURE	RIM 961.00 INV. 959.40 - 12" SE (PROP.) INV. 958.90 - 18" N (PROP.) INV. 959.40 - 10" S
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LEGEND

- PROPOSED ASPHALT, 165 LBS/SYD HMA 13A (TOP COURSE); 165 LBS/SYD HMA 13A (BASE COURSE); 6" MDOT 22A AGGREGATE BASE, CIP 12" SUBBASE, CIP
- PROPOSED GRAVEL, 6" MDOT 21AA AGGREGATE BASE, CIP 12" SUBBASE, CIP
- REMOVE AND REPLACE EXISTING ASPHALT, 165 LBS/SYD HMA 13A (TOP COURSE); 165 LBS/SYD HMA 13A (BASE COURSE); 6" MDOT 22A AGGREGATE BASE, CIP 12" SUBBASE, CIP
- PROPOSED ACCESS/CIRCULATION (NOT TO BE USED FOR OUTDOOR STORAGE)



KEY PLAN
 SCALE: 1" = 200'

02/8/19/2021
 REVISED PER TOWNSHIP COMMENTS

01/7/12/2021
 ISSUED FOR SITE PLAN APPROVAL

REVISIONS
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 © 2019 WIGHTMAN & ASSOCIATES, INC.
 DATE: AUGUST 2021
 SCALE: 1" = 20'

GRADING PLAN AND DETAILS