



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
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www.oshtemo.org

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

**OSHTEMO TOWNSHIP HALL
7275 WEST MAIN STREET**

**THURSDAY, FEBRUARY 27, 2025
6:00 P.M.**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes: February 13, 2025 Meeting
6. **Special Exception Use (Rabbit Angels Rescue)**
Planning Commission to consider special exception use request of Suzanne Bennett to operate a kennel for a rabbit rescue at 3531 North 3rd Street.
7. **Special Exception Use and Site Plan Review (8th Street Veterinary Care)**
Planning Commission to consider special exception use and site plan approval for a 1,200 square foot building addition at 624 South 8th Street.
8. Public Comment
9. Other Updates and Business
10. Adjournment

(Meeting will be available for viewing through <https://www.publicmedianet.org/gavel-to-gavel/oshtemo-township>)

**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 a.m.-1 p.m. and 2-5 p.m., and on Friday, 8 a.m.–1 p.m. 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>		
Cheri Bell	216-5220	cbell@oshtemo.org
<u>Clerk</u>		
Dusty Farmer	216-5224	dfarmer@oshtemo.org
<u>Treasurer</u>		
Clare Buszka	216-5260	cbuszka@oshtemo.org
<u>Trustees</u>		
Neil Sikora	760-6769	nsikora@oshtemo.org
Kristin Cole	375-4260	kcole@oshtemo.org
Zak Ford	271-5513	zford@oshtemo.org
Michael Chapman	375-4260	mchapman@oshtemo.org

Township Department Information			
<u>Assessor:</u>			
Kristine Biddle	216-5225	assessor@oshtemo.org	
<u>Fire Chief:</u>			
Greg McComb	375-0487	gmccomb@oshtemo.org	
<u>Ordinance Enforcement:</u>			
Alan Miller	216-5230	amiller@oshtemo.org	
<u>Parks Director:</u>			
Vanessa Street	216-5233	vstreet@oshtemo.org	
Rental Info	216-5224	oshtemo@oshtemo.org	
<u>Planning Director:</u>			
Jodi Stefforia	375-4260	jstefforia@oshtemo.org	
<u>Public Works Director:</u>			
Anna Horner	216-5228	ahorner@oshtemo.org	

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES OF A MEETING HELD FEBRUARY 13, 2025**

Agenda

Zoning Ordinance Text Amendments - accessory dwelling units

Zoning Ordinance Text Amendments - parking

Zoning Ordinance Text Amendments - access management and private streets

Zoning Ordinance Text Amendments - energy systems

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, February 13, 2025, commencing at 6:00 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

MEMBERS PRESENT: Michael Chapman, Township Board Liaison
Philip Doorlag, Chair
Deb Everett, Vice Chair
Scot Jefferies
Scott Makohn
Alistair Smith
Jeremiah Smith

MEMBERS ABSENT: None

Also present were Jodi Stefforia, Planning Director; James Porter, Township Attorney; Leeanna Harris, Planning and Zoning Administrator; Colten Hutson, Zoning Administrator; Jennifer Wood, Recording Secretary; and three interested persons.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Doorlag called the meeting to order at 6:00 p.m. Those in attendance joined in reciting the Pledge of Allegiance.

ELECTION OF OFFICERS

The following Planning Committee members were proposed for Officers for 2025:

- Chair – Phil Doorlag
- Vice Chair – Deb Everett
- Secretary – Scot Jefferies

Mr. A. Smith made a **motion** to accept the slate of officers as presented. Mr. Makohn **seconded the motion.** The **motion passed** unanimously.

Mr. Alistar Smith was proposed as the Zoning Board of Appeals (ZBA) liaison.

Chair Doorlag made a **motion** for Mr. A. Smith to serve as the ZBA liaison. Vice Chair Everett **seconded the motion.** The **motion passed** unanimously.

APPROVAL OF AGENDA

Chair Doorlag inquired if there were any changes to the agenda. Ms. Stefforia requested the addition of a discussion on Ordinance 674 under item 12, "Other Updates and Business," which was adopted at the Oshtemo Township Board meeting on Tuesday night.

Mr. A. Smith made a **motion** to adopt the agenda as amended. Vice Chair Everett **seconded the motion.** The **motion passed** unanimously.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Chair Doorlag inquired if anyone present wished to speak on non-agenda items. No one came forward.

APPROVAL OF THE MINUTES OF THE MEETING OF DECEMBER 12, 2024

Chair Doorlag asked for additions, deletions, or corrections to the minutes of the meeting on December 12, 2024. There were none.

Vice Chair Everett inquired about an item on page seven. Chair Doorlag confirmed the information in the minutes was correct.

Mr. Jefferies made a **motion** to approve the Minutes of the Meeting of December 12, 2024, as presented. Mr. A. Smith **seconded the motion.** The **motion passed** unanimously.

ZONING ORDINANCE TEXT AMENDMENTS (ACCESSORY DWELLING UNITS)

Ms. Harris presented the staff memo from Planning Director Stefforia, dated February 13, 2025, which is hereby incorporated into the record. In response to resident interest, the need for additional dwelling units at all scales, and current housing trends, Zoning Ordinance language has been drafted to provide for Accessory Dwelling Units (ADUs). It is proposed that ADUs be permitted in various residential districts (R-3 and higher) and the agricultural district as a Permitted Use with Conditions. A visual aid was provided to illustrate the different types of

ADUs. The conditions were developed following a review of provisions from other communities' ordinances, national research, and an analysis of local conditions.

Public Comment

Chair Doorlag inquired if anyone present wished to speak on the Zoning Ordinance Text Amendments for Accessory Dwelling Units (ADUs). Two individuals spoke in favor of the ADUs and provided suggestions for the Commission's consideration.

The Commission then discussed the drafted Zoning Ordinance language. Mr. A. Smith raised concerns regarding the requirement for universal design, the provision for the removal of the ADU after 12 months of non-occupancy, and the stipulation that the ADU be located closer to the primary dwelling than the dwelling on a neighboring property. Ms. Stefforia responded that these issues could be addressed through a waiver request before the Planning Commission for unique properties.

Mr. Chapman expressed support for striking the requirement for the ADU's removal after 12 months of non-occupancy. Mr. Jefferies also supported allowing the unit to be rented and striking the language mandating the ADU's removal. Mr. Porter suggested adding language stipulating that if the property fell into disrepair or was abandoned, the ADU would be removed. Ms. Stefforia clarified that this situation would fall under the Building Code and the Property Maintenance Code. The Commission agreed that additional language was unnecessary.

Mr. Chapman questioned the restriction limiting the location of the ADU to the backyard and the prohibition on short-term rentals. Ms. Stefforia clarified that, currently, there is no language in the Township's regulations that either allows or disallows short-term rentals.

Mr. Jefferies raised concerns about the requirement for universal design, noting that it would impose an additional cost on property owners.

Chair Doorlag reviewed each section raised for discussion, allowing the Commissioners to provide their input. Several Commissioners introduced additional sections for further consideration.

Number 3, Section A Allowing ADUs on both single and two family homes

Ms. Stefforia noted that duplexes are permitted in the largest zoning district by land area. Chair Doorlag indicated that there were no objections to allowing two-family homes. Mr. Jefferies expressed support for permitting an ADU at the site of a two-family home, emphasizing that few properties would meet the size requirements. Vice Chair Everett reminded the Commission that one of the conditions is that the property must be owner-occupied. The final recommendation is to leave this item as is for now.

Number 3, Section B

B, 3 No more than two individuals may reside in the ADU.

The Commission discussed that the proposed restriction could be challenging for a caretaker or a family with a young child. As a result, the Commission unanimously agreed to modify the limit

to three individuals. The final recommendation is to revise the language to read, "No more than three (3) individuals may reside in an ADU."

B, 4 An ADU shall not have a gross floor area less than 350 square feet nor greater than 800 square feet...

Mr. Chapman and Chair Doorlag both expressed support for the idea of making the size of the ADU relative to the size of the primary residence. Mr. J. Smith suggested that if the property owner has the space, they should not be restricted by the size of the primary residence. The Vice Chair requested clarification on the difference between an addition and an attached ADU. It was explained that the ADU must include all necessary elements for self-sufficiency, which minimally includes a bedroom, a kitchen, and a bathroom.

After further discussion, the Commission's final recommendation was to revise the language to state, "The ADU must be less than the single-family home as defined in the Zoning Ordinance." Mr. Chapman proposed adding the phrase "at the time of application" to this provision. Chair Doorlag referred this matter to the Planning staff to work on the details.

B, 6 The principal dwelling or the ADU must be declared the main residence of the owner of the property.

Mr. Chapman supported the idea of allowing flexibility, permitting the principal owner to reside in either the main residence or the ADU. A question was raised regarding how it is determined or declared that the owner is in residence. Ms. Stefforia explained that some communities use a signed declaration form for this purpose. Mr. Porter added that this information could also be verified through tax records, specifically by listing the homestead.

Vice Chair Everett questioned whether the requirement for recording at the Register of Deeds was still necessary. Ms. Stefforia clarified that the intent behind this requirement is to ensure that when the property is sold, the buyer does not mistakenly view it as an investment property with two rental units.

The final recommendation was to retain the requirement that the property be listed as either the principal dwelling or that the ADU be declared the main residence of the property owner. The Planning Department staff will make slight adjustments to the language.

Mr. Jefferies inquired whether ADUs would have separate mailing addresses. Ms. Stefforia responded that Oshtemo would not want ADUs to have separate street addresses other than a unit number for emergency services (EMS) purposes. Mr. Jefferies noted that having the same address could create challenges when trying to remove someone from the property. A suggestion was made to designate the units as "Unit A" and "Unit B." The Planning Department staff will review this issue and report back to the Commission.

B,8 For new home construction incorporating an ADU, at least one of the dwellings shall incorporate Universal Design principles on the main floor of the dwelling.

Chair Doorlag expressed support for leaving this decision up to the homeowner. Mr. Chapman, Mr. Jefferies, and Vice Chair Everett agreed with this approach. Ms. Stefforia recommended

incorporating three or four elements of universal design and having the Building Department monitor compliance. The final recommendation was to remove item eight from the requirements.

B, 9 For attached ADUs, the principal residence shall have no external evidence of the ADU...

Ms. Stefforia shared that the intent of the language is not clear. Chair Doorlag expressed his interpretation that the ADU should not have any glaring or apparent features that distinguish it from the attached principal residence. Mr. Chapman raised concerns about how restrictive the current language is. Chair Doorlag discussed the location of the entrance, suggesting it should be in the rear or side yard. Mr. Chapman recommended striking item nine in its entirety, and Chair Doorlag agreed. The final recommendation was to remove item nine.

B, 10 Mobile homes, shipping containers and trailers on wheels, recreational vehicles, or similar structures or conveyances shall not be considered an ADU for the purposes of this section.

Mr. Chapman questioned the restriction on the use of shipping containers, noting that some have been designed very well. Chair Doorlag clarified that this restriction would not prevent the use of prefabricated homes, as long as all other requirements are met. Chair Doorlag expressed support for removing shipping containers from the list of restrictions. The final recommendation was to strike shipping containers from the list of prohibited uses.

B, 11 No ADU shall be used for a short-term rental (less than 180 days).

Ms. Stefforia expressed concern about the staff capacity needed to address the number of complaints that could arise if ADUs were allowed to be used as short-term rentals. She suggested that the Township Board should weigh in on the issue of short-term rentals. Mr. Chapman voiced concerns about imposing this restriction on ADUs, particularly since the Township has not yet addressed short-term rentals as a general matter. It was discussed that since the owner would be on the premises, this would provide an additional layer of protection for the rental. Chair Doorlag, Mr. J. Smith, Mr. Chapman, and Mr. Jefferies expressed support for removing item 11 from the restrictions. The final recommendation was to strike item 11 from the list of restrictions.

B, 2 An ADU shall be connected to a water supply and sanitary facilities.

Mr. Jefferies inquired whether the ADU needed to have its own connections or if it could connect to the primary residence. Mr. Porter explained that this would be a health code issue. Ms. Stefforia added that the county would need to assess whether there is sufficient capacity to allow the ADU to connect to the primary residence.

B, 13 The principal residence and the ADU shall share the same vehicular access to the property.

Chair Doorlag inquired about this matter. Ms. Stefforia explained that as long as the ADU had an improved surface for parking, it would be sufficient. This could include the existing driveway.

Number 4, Section C

C, 1 The ADU must be located in the rear yard.

Chair Doorlag questioned the restriction that an ADU could only be located in the rear yard. Mr. Chapman also raised concerns about this restriction, noting the varying shapes of yards. Ms.

Stefforia requested that the Planning Department review and revise the language regarding this restriction. Mr. Chapman suggested allowing ADUs in the side yard as well. Chair Doorlag agreed with adding the option of the side yard.

Chair Doorlag reminded the Commission that all of these requirements could be waived by the Planning Commission.

C, 2 The ADU must be located closer to the principal dwelling on the property than the ADU is located to the principal dwelling on an adjacent property.

Mr. A. Smith questioned the restriction, and Chair Doorlag also expressed concerns about it. Both noted that this restriction could force a property owner to build an ADU in an awkward location. Mr. Chapman recommended striking the restriction, as there are already other restrictions in place. The final recommendation was to remove this restriction.

C, 3 Universal Design principles shall be fully incorporated.

The final recommendation was to strike this restriction.

C, 6 When not occupied for a continuous period of 12 months or more, the ADU shall be removed from the property.

The final recommendation was to strike this restriction.

Number 3, Section D

Chair Doorlag inquired whether these requirements are different from those for building a house, or if they are more restrictive. Ms. Stefforia informed the Commission that the only differences are the deed restriction and the affidavit, along with the requirement for a designated parking area, which could be located on the driveway. The final recommendation for Section D was to make no changes.

Number 4, Amend Section 57.100.B.

The final recommendation to number four was no changes.

ZONING ORDINANCE TEXT AMENDMENTS (PARKING)

Ms. Harris presented the staff memo from Planning Director Stefforia, dated February 13, 2025, which is hereby incorporated into the record. Article 52 was reviewed for potential changes aimed at reducing the amount of pavement in new developments and retrofitting existing sites. The Planning Department proposes moving away from parking minimums and adopting parking maximums for several reasons, including reducing impervious surfaces that require stormwater management, lowering development costs, and creating opportunities to repurpose underutilized areas in large commercial parking lots.

The ordinance currently requires more parking spaces for various land uses than is warranted, based on research and recent national studies. The Planning Department staff recommends a series of changes to the chart in Section 52.100 to reduce these requirements by establishing new maximums. Also proposed are reductions in the dimensions of parking spaces and drive aisle

widths. Ms. Harris shared images of parking lots that highlighted repurposed areas within large parking lots.

Public Comment

Chair Doorlag inquired if anyone present wished to speak on the Zoning Ordinance Text Amendments related to parking. Two residents spoke in opposition to the proposed amendments. Chair Doorlag thanked the residents for their comments.

Chair Doorlag then reviewed each section, allowing for discussion among the Commissioners.

Section 52.30 Agricultural and Residential Zones

The section regarding the one-ton load carrying capacity was discussed. Mr. Porter explained that the intent of this language was to prevent very large vehicles from being taken home, while still allowing businesses and residents to have large vehicles. The final recommendation was for the Planning Department staff to review the language regarding the one-ton capacity.

Section 52.50 Off-Street Parking and Site Circulation Requirements (various subsections)

2, A Space Size

Mr. A. Smith expressed concerns about reducing the width of parking spaces. Mr. Chapman also raised concerns about placing a maximum on parking spaces and questioned whether this requirement should be applied retroactively. Mr. Porter clarified that this would only be requested if significant work were being done to the business or if a site plan review was required. Ms. Stefforia recommended changing the language from "shall be required" to "may be required." Chair Doorlag agreed that parking requirements should be market-driven but did not support switching the minimums to maximums or lowering the requirements. The Commissioners discussed this matter at length. The final recommendation was to leave the language as written, with the exception of incorporating the recommended change to add an additional 2 feet in width to accommodate vehicle overhang when a curb abuts a parking space.

2, B&C Parking aisles and Circulation aisles

Chair Doorlag expressed support for the flexibility in the range of aisle widths but cautioned that the type of parking should be taken into account, as angled parking requires less space than perpendicular parking. Mr. Chapman questioned whether it was necessary to list the maximums, suggesting that parking should instead be based on the needs of the business. Vice Chair Everett raised concerns that too many parking spaces might be required. Chair Doorlag explained that there is a correlation between the size of the lot and the amount of parking needed, noting that from a safety perspective, limiting the width of parking aisles is beneficial. Chair Doorlag stated that he was in favor of removing the maximum for parking spaces but keeping a maximum for the parking and circulation aisles. No final recommendation was made. The Planning Department will review the matter and present a second draft for further consideration.

Mr. Jefferies recommended reviewing the language and replacing the word "shall" with "may," unless it is absolutely necessary to retain "shall."

Chair Doorlag cautioned the Planning Department against imposing maximums that are lower than the total number of people expected at a location, particularly for places where people must go and do not have a choice, such as a work location. The Planning Department will review each use based on the feedback received at tonight's meeting and reassess the numbers.

Mr. A. Smith made **a motion** to adjourn the discussion on Zoning Ordinance Text Amendments regarding parking as well as the two remaining agenda items: Zoning Ordinance Text Amendments on access management and private streets, and Zoning Ordinance Text Amendments on energy systems, until the next work session, scheduled for the first meeting in March. Vice Chair Everett **seconded the motion**. The **motion passed** unanimously.

PUBLIC COMMENT

There was none.

OTHER UPDATES AND BUSINESS

Ms. Stefforia presented a proposal for new language to Ordinance 674, including the restoration of previously removed language. The Oshtemo Township Board recently passed revisions proposed by the Planning Commission after a public hearing in December. Based on additional feedback from the public, the Planning Department is recommending the proposed revisions presented by Ms. Stefforia this evening which restore the chart that allowed for larger accessory building square footage on parcels based upon acreage. Mr. Porter explained that once the Planning Commission approves the proposed changes, the recommendation will be sent back to the Township Board for final approval.

Ms. Stefforia further advised that, rather than creating a new ordinance, these changes will be incorporated into the ADU Ordinance. The Commission expressed agreement with this proposal.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:40 p.m.

Minutes Prepared: February 17th, 2025

Minutes Approved:

February 18, 2025

Mtg Date: February 27, 2025

To: Oshtemo Township Planning Commission

From: Leeanna Harris, Zoning Administrator

Applicant: Suzanne Bennett, Rabbit Angels Rescue

Owner: Suzanne Bennett

Property: 3531 N 3rd Street, Parcel Number 05-05-380-021

Zoning: RR: Rural Residential District

Request: Special use approval to establish a kennel for rabbits in an existing barn on the property.

Section(s): Section 65: Special Uses

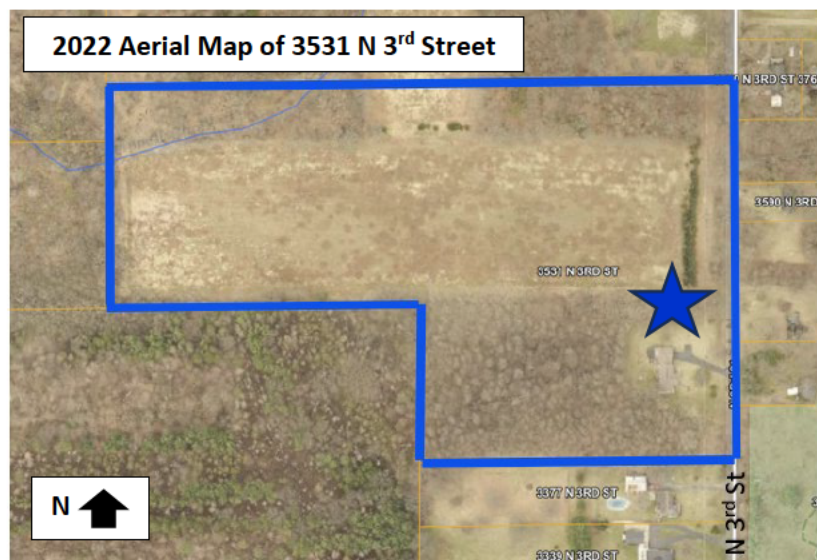
PROJECT SUMMARY:

The applicant, Suzanne Bennett, with Rabbit Angels Rescue, is requesting special exception use approval to establish a kennel for rabbits in approximately 900 square feet of an existing 1,800 square foot barn on the property located at 3531 N 3rd Street. The barn was constructed in 2023. The applicant indicated that a maximum of three volunteers would be on site. Otherwise, she has indicated that the barn would not be regularly open to members of the public.

The subject 19-acre property is located on the west side of N 3rd Street, north of W H Avenue. The approximate location of the barn is shown with a blue star on the aerial image. The subject site falls within the RR: Rural Residential zoning designation.

ANALYSIS:

The subject property is zoned RR: Rural Residential District. Kennels are identified as a special exception use within this zoning district. When reviewing this request, the special use review criteria outlined in Section 65.30 are applied. An analysis of the proposal against said code section follows.



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 as Rural Residential. This property is currently zoned RR: Rural Residential District. Kennels are permissible with special use approval from the Planning Commission. From a zoning perspective, the present land use would be compatible with surrounding residential character and consistent with the Township's Zoning Ordinance.

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

An engineered site plan is not required for a special use review of this nature and no exterior changes are proposed to be made in relation to the site. However, the applicant provided a floor plan of the barn and a site plan which provides a general layout of the building's interior and the site's exterior, attached to this report. Sufficient parking exists on site for the proposed volunteers.

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.

The proposed use of a kennel is permitted as a special exception use within the RR: Rural Residential District. A kennel for rabbits is moderately compatible with surrounding rural residential uses, especially since the special use would be established in an existing barn on the site. As the barn currently exists on site and is compatible with surrounding uses, staff has no concerns that this use 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 a significant impact of the proposed use on neighboring properties. This is mainly attributed to the fact that the use would be established in an existing barn on the property, sufficient parking will be provided in the driveway, and this use is not expected to be significantly more intensive than typical residential uses. Access is proposed to remain being from the driveway.

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.

The proposed use is not anticipated to be detrimental, hazardous or disturbing to existing or future adjacent uses due to the low-impact nature described by the applicant. She indicated that the only traffic that will be coming to the site would be from volunteers, with a maximum of three on the weekends to clean the barn. They have indicated that the barn would not be regularly open to members of the public. Staff anticipates that the proposed use will not generate negative impacts on adjacent properties.

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 subject site is currently developed with a single-family home and the subject barn. No additional clearing is expected to occur to accommodate the use. As such, staff do not find that the proposed rabbit kennel will have a detrimental impact on the general character of the area.

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 subject site is located in the northwest quadrant of the Township where no public utilities are available. The site's utilities are expected to remain the same, with private utilities being a private septic system and private well.

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

No specific use requirements exist for kennels. Therefore, this section does not apply.

RECOMMENDATION:

Planning Department staff recommend that the Planning Commission approve the special use request to establish a kennel for rabbits in an existing barn located at 3531 N 3rd Street.

Attachments: Application, Aerial Sketch/Floor Plan

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7275 W. Main Street, Kalamazoo, Michigan 49009-9334
Phone: 269-375-4260 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS

3531 North 3rd (Barn)
Kalamazoo MI 49009

PLANNING & ZONING APPLICATION

Applicant Name: Suzanne Bennett

Company: Rabbit Angels Rescue

Address: 3531 North 3rd Street (Barn)
Kalamazoo MI 49009

E-mail: [REDACTED]

Telephone: 269.377.6887 Fax: _____

Interest in Property: owner

OWNER*:

Name: Suzanne Bennett

Address: 3531 North 3rd Street
Kalamazoo MI 49009

E-mail: [REDACTED]

Phone & Fax: 269.377.6887

THIS SPACE FOR TOWNSHIP USE ONLY

Fee Amount _____

Escrow Amount _____

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

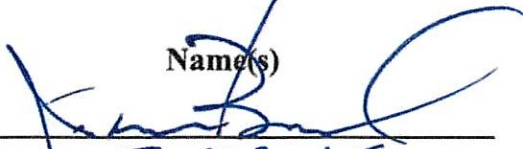
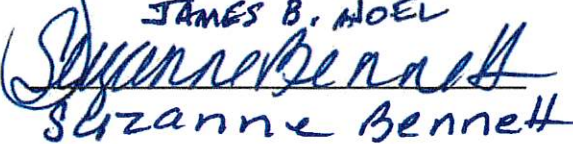
- Pre-Application Review
- Site Plan Review – I088
- Administrative Site Plan Review – I086
- Special Exception Use – I085
- Zoning Variance – I092
- Site Condominium – I084
- Accessory Building Review – I083
- Rezoning – I091
- Subdivision Plat Review – I089
- Interpretation – I082
- Other: _____

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): to operate a non profit rabbit rescue in 1/2 of the existing barn. The barn was constructed in the spring of 2023. The barn will house some of the adoptable rabbits, administrative functions performed. This will not be open to the public but potential adopters will schedule appointments to visit.

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

- X PARCEL NUMBER: 3905- 05.05.380.021
- X ADDRESS OF PROPERTY: 3531 North 3rd Street Kalamazoo MI 49009
- X PRESENT USE OF THE PROPERTY: homestead
- X PRESENT ZONING: 401 Residential X SIZE OF PROPERTY: 19.18 acres

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

Name(s)	Address(es)
 <u>JAMES B. NOEL</u>	<u>3531 N. 3rd Street Kalamazoo</u> <u>MI 49009</u>
 <u>Suzanne Bennett</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.

X 	<u>1/30/25</u>
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Owner's Signature (*If different from Applicant) Date

	<u>1/30/25</u>
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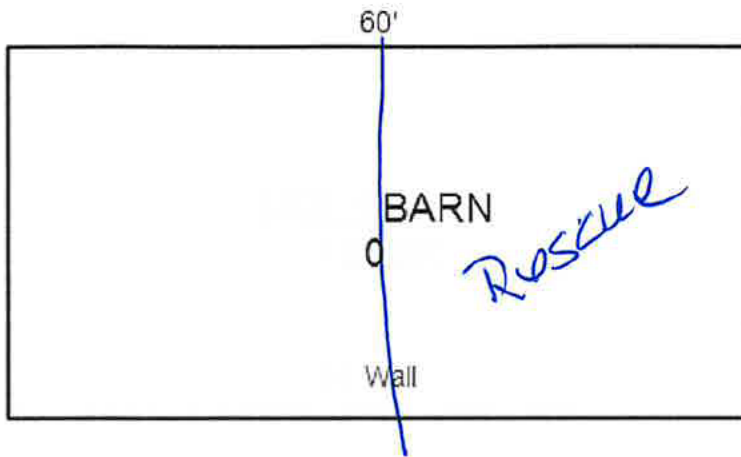
Applicant's Signature Date

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

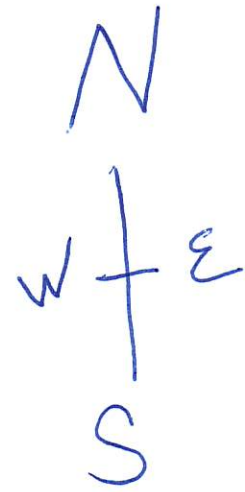
PLEASE ATTACH ALL REQUIRED DOCUMENTS

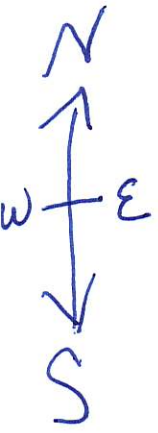
Legal Description

SEC 5-2-12 BEG ON N&S1/4 LI 611.11 FT N OF S1/4 POST TH CONT N 787.52 FT TH S 89DEG-09'-27" W PAR S LI 1320.56 FT TO W1/8 LI TH S 00DEG-04'-45" E THEREON 457.51 FT TH N 89DEG-09'-27" E 659.93 FT TH S 330 FT TH E 660 FT TO BEG** SPLIT/COMBINED ON 01/06/2023 FROM 05-05-380-020, 05-05-330-080;

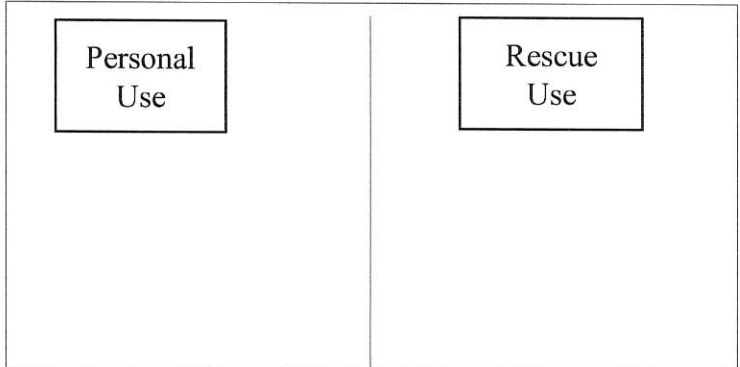


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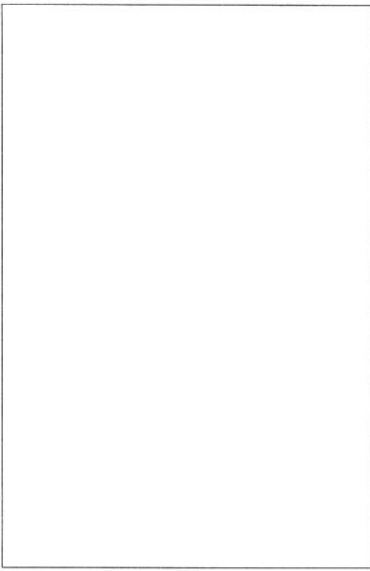
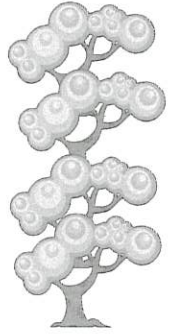
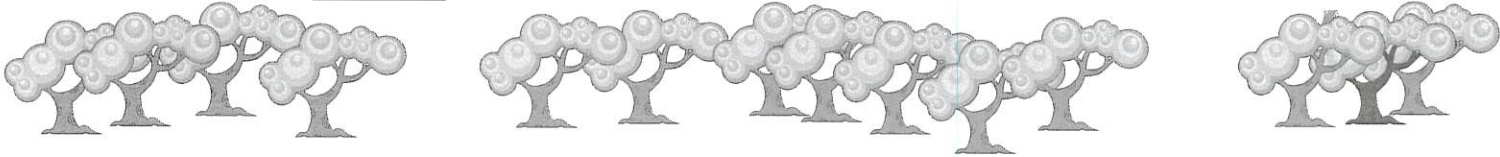




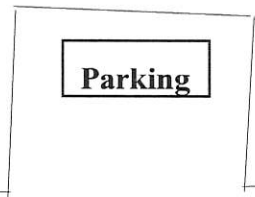
60 feet long x 30 feet wide



Barn



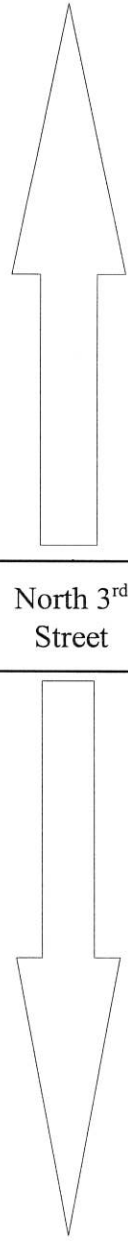
House



Parking

Driveway

North 3rd
Street



February 20, 2025



Mtg Date: February 27, 2025

To: Oshtemo Township Planning Commission

From: Leeanna Harris, Zoning Administrator

Applicant: Thomas Carpenter, AR Engineering, LLC

Owner: Eighth Street Veterinary Care, LLC

Property: 624 S 8th Street, Parcel Number 05-22-285-030

Zoning: I-1: Industrial District

Request: Site plan and special use approval to construct an approximately 1,200 foot addition to the existing veterinary animal hospital.

Section(s): Section 64: Site Plan Review
Section 65: Special Uses
Section 27: I-1: Industrial District

PROJECT SUMMARY:

The applicant, Thomas Carpenter, on behalf of Eighth Street Veterinary Care, LLC, is requesting site plan and special exception use approval to construct a 1,193 square foot addition to their existing 1,900 square foot veterinary care hospital located at 624 S 8th Street. The 0.6-acre site is located on the west side of S 8th Street, north of W KL Avenue.

ANALYSIS:

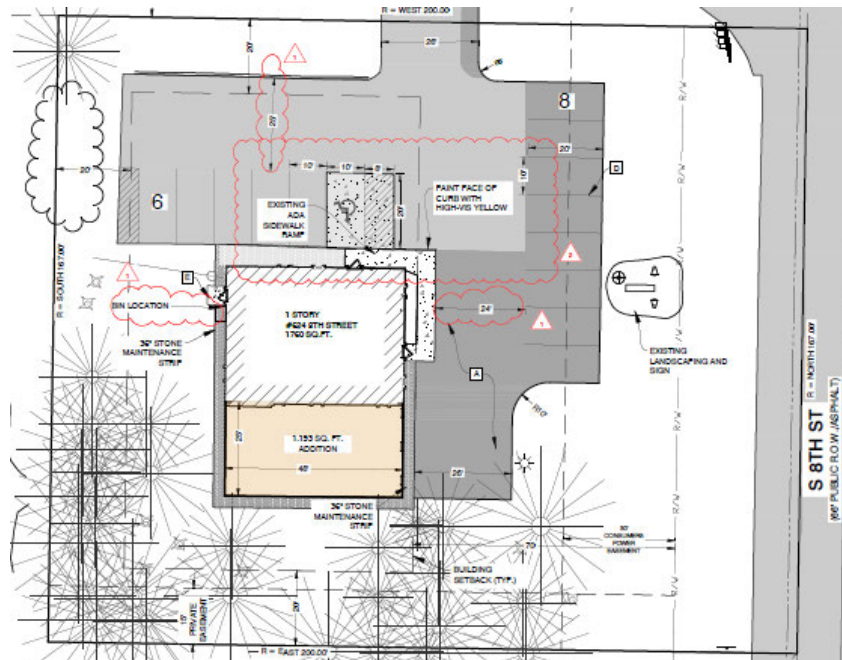
The subject site is zoned I-1: Industrial District zoning designation. Veterinary small animal hospitals are considered a special exception use within this zoning district. When reviewing this site plan and special use request, there are two sets of criteria that need to be considered: the general site 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 said code 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: Currently zoned I-1: Industrial District, the site abuts warehouse, light manufacturing, and office uses to the north and west, residential uses to the east, and an unimproved parcel to the south. I-1: Industrial District zoning is situated north, south, and west of the site while R-2: Residence District zoning is situated to the east across S 8th Street. The percentage of land on-site proposed to be covered by buildings is 8%. All general zoning requirements have been met. A snapshot of the proposed site plan is provided to the right.



Access and Circulation

Access: The driveway is off a shared private access easement from S 8th Street, and it is not proposed to change. All circulation aisles within the site are a minimum of 24 feet in width, which is the minimum width required for two-way travel.

Parking: A total of 14 parking spaces is shown on the site plan, with six currently existing. The ADA accessible space and aisle are proposed to be constructed in concrete. All standard parking stalls on-site are proposed to be 10' x 20'. Veterinary clinic uses are required to provide one parking space for every 150 square feet of net floor area; 14 parking spaces are required. All parking requirements for the proposed veterinary animal hospital use have been satisfied.

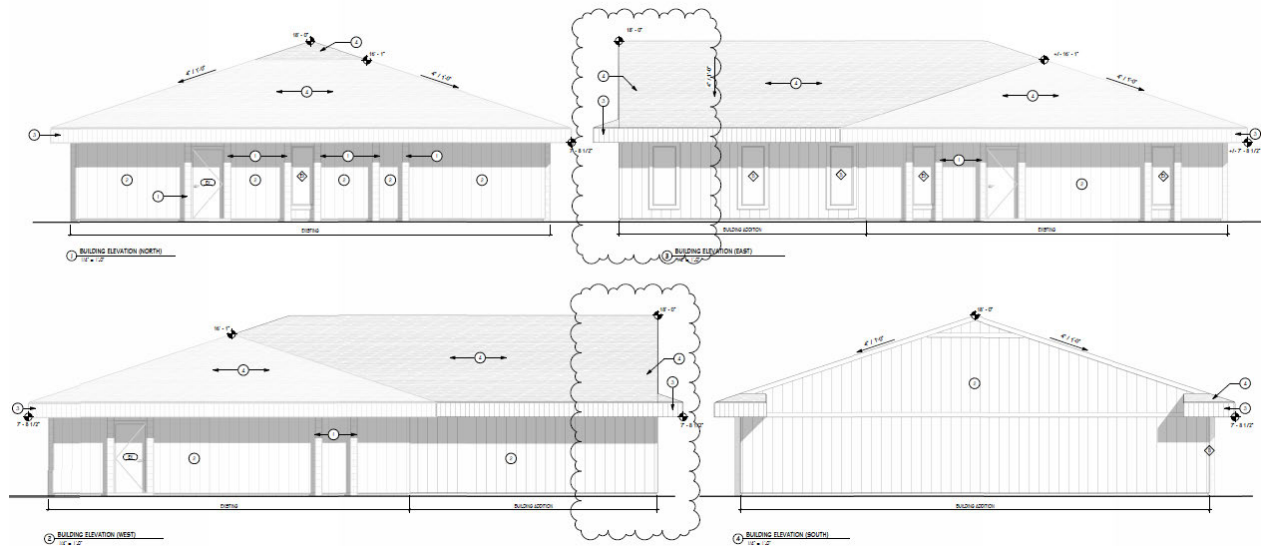
Easements: There are existing easements located on north, south, and east of the subject site. No new easements are proposed. All easement requirements are met.

Non-motorized:

The Township's Non-Motorized Transportation Plan identifies a 6' wide shared use path adjacent to the subject site on the west side of S 8th Street; however, site plan reviews that entail an expansion to an existing building involving less than 2,000 square feet are exempt from this requirement. Therefore, this portion of the review is not applicable.

Building Design

Building Information: The proposed 1,193 square foot addition will be positioned immediately south of the existing building. The project will include an enlarged lobby/reception area, two offices, a staff area, two single occupancy restrooms, and a new pet surgery room. The height of the addition will be approximately 18 feet. The exterior materials for the proposed building as presented in the site plan will include architectural features of painted wood siding, metal siding fascia, and asphalt shingles. An image capturing the north, south, east, and west elevations of the proposed building is provided below.



Lot Dimensions: The site under consideration is about 0.6 acres in size and has approximately 167 feet of frontage on S 8th Street. Property area and frontage requirements are satisfied.

Setbacks: Properties located within industrial zoning districts are required to have a minimum front yard setback of 70 feet. The existing building and addition is set back 70 feet from the 8th Street right of way line. Industrial properties are also subject to a minimum side and rear yard setback of 20 feet or equal to the height of the abutting side of the building at its highest point as measured from the grade of the property line, whichever is greater. The minimum setbacks for the front yard, side yard, and rear yard are met.

Fencing: No changes to on-site fencing is proposed. Therefore, this portion of the review is not applicable.

Lighting: No changes to on-site lighting is proposed. Therefore, this portion of the review is not applicable.

Signs: Any signage planned to be added to the site will be required to follow Oshtemo’s sign permit application process and will be submitted separately to the Township for review and approval.

Landscaping

A landscaping plan was provided with the plan set. There are existing trees on the south side of the property that will remain, with additional plantings being provided. All necessary landscaping such as canopy trees, understory trees, and shrubs are provided in the site plan and landscaping requirements have been satisfied.

Engineering

The Oshtemo Public Works Department have concerns regarding engineering details on the site; however, are confident that these concerns can be resolved administratively.

Fire Department

Oshtemo's Fire Marshal has reviewed the proposed layout and has no concerns in terms of access and circulation and is satisfied with the overall design of the site.

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 as *General Industrial*. This property is currently zoned I-1: Industrial District. Veterinary small animal hospitals are permissible with special use approval from the Planning Commission in the I-1: Industrial District. From a zoning perspective, the present land use would be consistent 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 earlier 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.

The existing use of a veterinary small animal hospital is permitted as a special exception use within the I-1: Industrial District. An addition is planned. A veterinary small animal hospital is moderately compatible with surrounding light industrial/manufacturing, office, and residential uses. The subject site is surrounded by industrial uses to the north, west, and south. Situated east, southwest, and further south of the site is residential zoning and uses. As the proposed use currently coexists with the neighboring uses, and with said use being in accordance with the Zoning Ordinance, staff has no concerns that the proposed expansion of this use 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 a significant impact of the proposed addition on neighboring properties. This is mainly attributed to the fact that the veterinary small animal hospital will continue to be a less intensive use compared to the neighboring uses to the west and north. The proposed site plan has sufficient parking and meets the minimum setbacks. Access is proposed to remain in the same location from a private shared access drive from S 8th Street. Adequate landscaping is proposed and is in accordance with the Township's Zoning Ordinance.

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.

The expanded use is not anticipated to be detrimental, hazardous or disturbing to existing or future adjacent uses due to those adjacent uses to the north and west of the site being predominantly industrial/manufacturing in nature, which is considered to be a more intensive

land use than the current use of the subject site. The existing and proposed landscaping elements, once fully installed, also appear to be situated to mitigate potential noise, and visual clutter from adjacent properties. Staff anticipates that the proposed project will not generate negative impacts on adjacent properties.

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 subject site is currently developed with a veterinary small animal hospital use. The property does not encompass any significant natural features, and the site will only be cleared or altered to the extent necessary to accommodate site design elements. As such, staff does not find that the proposed site development of a veterinary small animal hospital will have a detrimental impact on the general character of the area.

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 subject site is located in the southeast quadrant of the Township. Municipal water is available and is expected to be connected to, and a private septic system is expected to remain on site. The Kalamazoo County Health Department has indicated that the existing septic system is adequate for the addition. Adequate public and private facilities already exist or are expected to be provided as a part of the proposed addition to promote health, safety, and welfare of the public.

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

No specific use requirements exist for veterinary small animal hospitals. Therefore, this section does not apply.

RECOMMENDATION:

Planning Department staff recommend that the Planning Commission approve the proposed site plan and special use request to allow for the construction of an approximately 1,200 square foot addition to an existing veterinary small animal hospital located at 624 S 8th Street with the following conditions:

1. Engineering details must be finalized and approved by the Public Works Department prior to building permit issuance.
2. The new water service connection must be coordinated and approved by the City of Kalamazoo Public Services Department prior to building permit issuance.

Attachments: Application, Narrative, Site Plan

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7275 W. Main Street, Kalamazoo, Michigan 49009-9334
Phone: 269-375-4260 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS

Eighth Street Veterinary Care; 624 S 8th Street, Kalamazoo, MI 49009

PLANNING & ZONING APPLICATION

Applicant Name: Thomas Carpenter

Company: AR Engineering, LLC

Address: 5725 Venture Park Drive, Suite A
Kalamazoo, MI 49009

E-mail: [REDACTED]

Telephone: (269) 250-5991 Fax: _____

Interest in Property: Civil Engineer

OWNER*:

Name: Eighth Street Veterinary Care, LLC

Address: 624 S 8th Street
Kalamazoo, MI 49009

E-mail: _____

Phone & Fax: (269) 375-9416

THIS
SPACE
FOR
TOWNSHIP
USE
ONLY

Fee Amount _____

Escrow Amount _____

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

- | | |
|---|---|
| <input type="checkbox"/> Pre-Application Review | <input type="checkbox"/> Accessory Building Review – I083 |
| <input checked="" type="checkbox"/> Site Plan Review – I088 | <input type="checkbox"/> Rezoning – I091 |
| <input type="checkbox"/> Administrative Site Plan Review – I086 | <input type="checkbox"/> Subdivision Plat Review – I089 |
| <input type="checkbox"/> Special Exception Use – I085 | <input type="checkbox"/> Interpretation – I082 |
| <input type="checkbox"/> Zoning Variance – I092 | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Site Condominium – I084 | |

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): See attached description

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

See attached

PARCEL NUMBER: 3905- 05-22-285-030

ADDRESS OF PROPERTY: 624 S 8th Street

PRESENT USE OF THE PROPERTY: Veterinary Clinic

PRESENT ZONING: I-1 Industrial Manufacturing & Service **SIZE OF PROPERTY:** 0.76 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

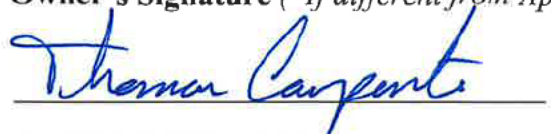
I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting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

Jan 6, 2025

Date



Applicant's Signature

1/6/2025

Date

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

PLEASE ATTACH ALL REQUIRED DOCUMENTS

This letter is to request site plan approval for the proposed addition to the existing Eighth Street Veterinary Care located at 624 S 8th St, Kalamazoo, MI 49009. The owner is proposing to construct a 1,193SF addition to expand their current facility. The addition will include an enlarged lobby/reception area, two offices, and a staff area. The addition will also include two new single occupancy restrooms and a new pet surgery room. The proposed site modification includes additional paved surface for parking, new water service, tie-ins to the existing septic system, stormwater management features and landscaping as shown on the site plan review set of drawings submitted for review.

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SITE DATA

1. PROPERTY INFORMATION:
 PARCEL #S: 05-22-285-030
 SITE AREA: 27,854 SF (0.64 AC)
 OWNER: EIGHT ST VETERINARY CARE, LLC
 624 S 8TH ST
 KALAMAZOO, MI 49009
 ARCHITECT: SCHLEY NELSON ARCHITECT
 4200 S 9TH ST
 KALAMAZOO, MI 49009
 (269) 375-8360

4. PARKING:
 REQUIRED = (1) PARKING SPACE PER (150) SF OF NET FLOOR AREA
 EXISTING BUILDING
 1,232 SF/150 = 8.2 = 8
 PROPOSED ADDITION
 835 SF/150 = 5.6 = 6
 2,067 SF/150 = 12.7 = 14
 PROVIDED = STANDARD 10'X20' SPACES = 13
 BARRIER FREE SPACES = 1
 TOTAL PROVIDED = 14

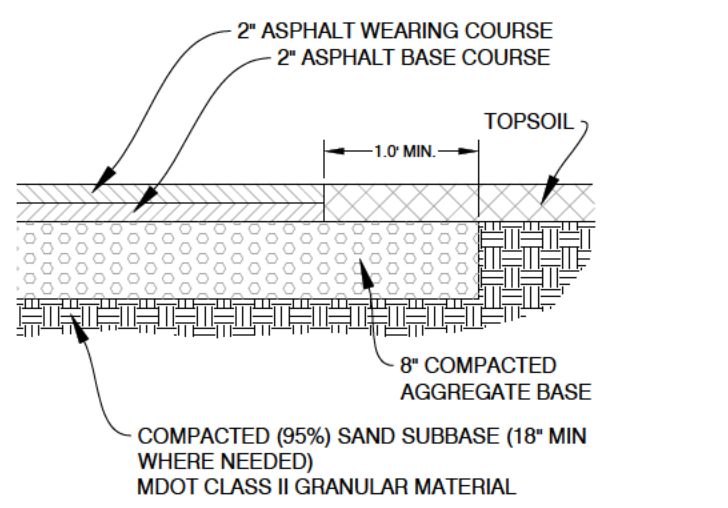
2. ZONING:
 PROPERTY CURRENTLY ZONED:
 I-1 INDUSTRIAL DISTRICT MANUFACTURING & SERVICE
 ABUTTING PROPERTY CURRENTLY ZONED:
 NORTH: I-1 INDUSTRIAL DISTRICT MANUFACTURING & SERVICE
 SOUTH: I-1 INDUSTRIAL DISTRICT MANUFACTURING & SERVICE
 EAST: R-2 RESIDENCE DISTRICT
 WEST: I-1 INDUSTRIAL DISTRICT MANUFACTURING & SERVICE
 PROPOSED LAND USE = VETERINARY CLINIC
 *SPECIAL USE IN INDUSTRIAL DISTRICT

5. BUILDING:
 SINGLE STORY (18)
 MAXIMUM HEIGHT: N/A
 TOTAL AREA OF 2,715 SFT. (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.)
 PROPOSED BUILDING COVERAGE: 8%
 MAXIMUM BUILDING COVERAGE: 30%
 6. LOT:
 MINIMUM LOT SIZE: NO WATER/NO SEWER 30,000 SQ FT
 WATER OR SEWER 18,000 SQ FT
 WATER AND SEWER 13,200 SQ FT
 MINIMUM LOT WIDTH: 120 FT
 LOT SIZE: 33,349 SFT / 0.76 ACRES
 LOT DIMENSIONS: IRREGULAR
 7. LANDSCAPING:
 SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.
 8. STORM WATER DETENTION REQUIRED:
 STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY STORM WATER GUIDELINES.

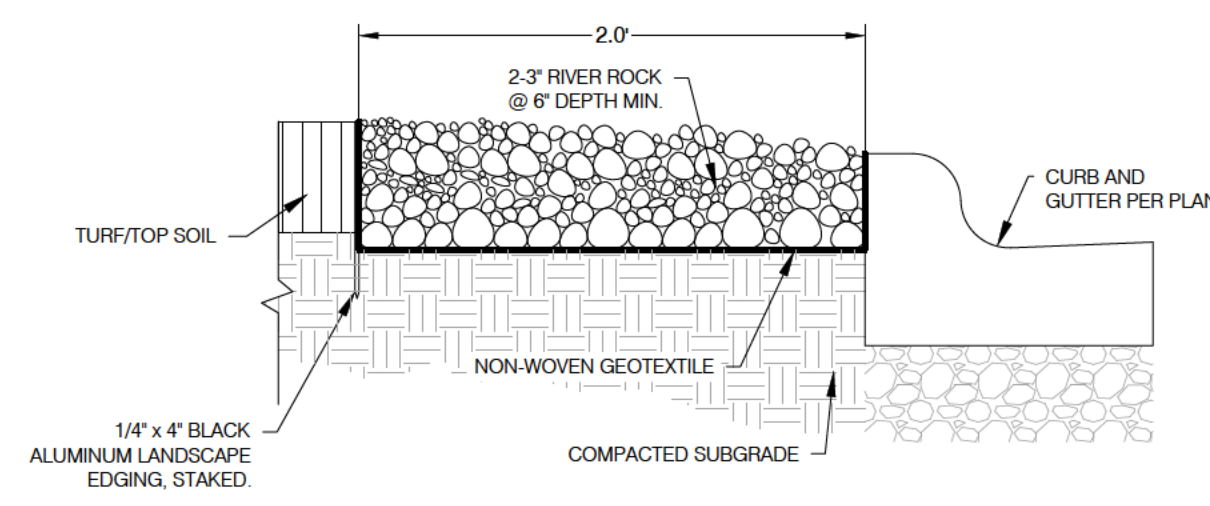
3. SETBACKS
 FRONT = 70'
 SIDES = 20'
 REAR = 20'

SITE PLAN NOTES

- A ASPHALT PAVEMENT (SEE DETAIL SHEET C5.0).
- B DOWNSPOUT (TYP.) (SEE DETAIL SHEET C5.0)
- C 3" STONE MAINTENANCE STRIP (SEE DETAIL THIS SHEET)
- D 4" PAINTED PARKING LOT MARKING/ STRIPING (TYP.) (SEE DETAIL THIS SHEET)
- E 5' X 5' CONCRETE STOOP



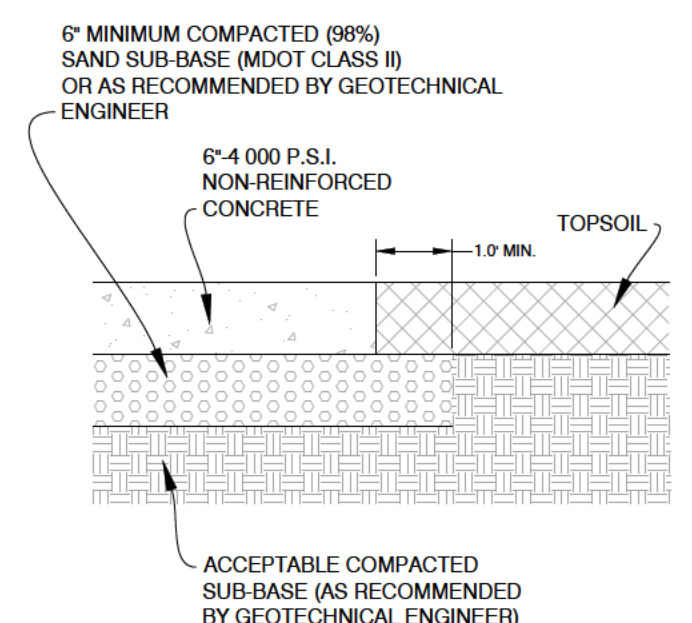
ASPHALT SECTION
 C2.0 - 030401 NOT TO SCALE



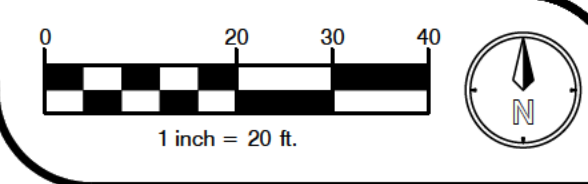
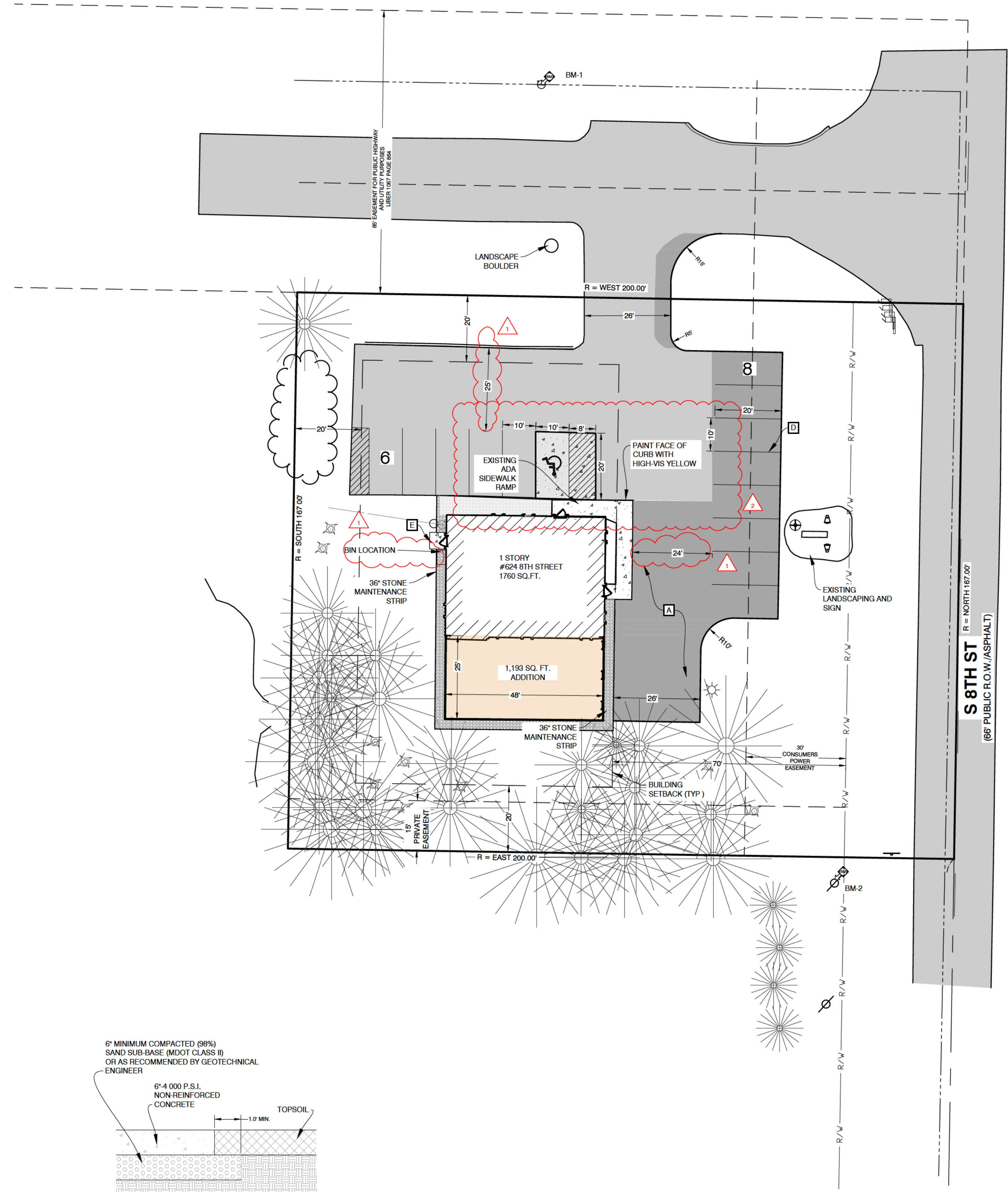
STONE MAINTENANCE STRIP
 C2.0 NOT TO SCALE

STRIPING LEGEND

YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE



CONC. PAVEMENT SECTION
 C2.0 - 030402 NOT TO SCALE



BENCHMARK INFORMATION

BM-1: ELEV: 933.82
 SET 7" IN THE SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED 128' WEST OF CENTERLINE OF 8TH STREET AND 28.8' NORTH OF DRIVE CENTERLINE
 BM-2: ELEV: 928.20
 SET NAIL IN NORTH SIDE OF POWER POLE LOCATED ±113' SOUTH OF BIT PARKING LOT AT 624 8TH STREET AND ±36.1' WEST OF CENTERLINE OF 8TH STREET.

LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE DETAIL THIS SHEET)
- EXISTING ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT (SEE DETAIL THIS SHEET)

GENERAL NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
3. ALL CURB RADII AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
4. SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING. SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.

PLANS PREPARED BY:



DRAWN: SAP
 CHECKED: SAO



SPENCER O'DELL, P.E.
 No. 6201309325

No.	DATE	BY	ISSUED FOR:
0	01/02/25	SAP	SITE PLAN REVIEW
1	01/30/2025	SAP	TOWNSHIP COMMENTS
2			
3			
4			

SITE LAYOUT
 8TH STREET VET CLINIC
 SCHLEY NELSON ARCHITECTS
 624 S 8TH STREET, KALAMAZOO, MI
 SECTION 22, T02S, R12W.

JOB NUMBER
24044001
 DATE
01/02/2025

SHEET NUMBER
C2.0



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: AR ENGINEERING