



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334  
269-216-5220 Fax 375-7180 TDD 375-7198  
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**OSHTEMO CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS - REGULAR MEETING**

**OSHTEMO TOWNSHIP HALL  
7275 WEST MAIN STREET**

**TUESDAY, MARCH 25, 2025  
3:00 P.M.**

**AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Election of Officers
4. Approval of Agenda
5. Public Comment on Non-Agenda Items
6. Approval of Minutes: February 25, 2025
7. **Site Plan Review: Laaksonen (7190 W KL Avenue 3905-22-285-047)**  
Zoning Board of Appeals to conduct site plan review of a proposed 4,256 square foot warehouse building at 7190 West KL Avenue in the I-1, Industrial zoning district.
8. **Site Plan Review: Story Point (1451 & 1700 Bronson Way 3905-12-455-016 & 12-4550-017)**  
Zoning Board of Appeals to conduct site plan review of a proposed 23-unit senior cottage development off Bronson Way Boulevard in the R-4, Multiple Family Residential zoning district.
9. Other Updates and Business
10. Adjournment

*(Meeting will be available for viewing through <https://www.publicmedianet.org/qavel-to-qavel/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](mailto: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](http://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](mailto:oshtemo@oshtemo.org) and it will be directed to the appropriate person.

| Oshtemo Township Board of Trustees |          |  |
|------------------------------------|----------|--|
| <b><u>Supervisor</u></b>           |          |  |
| Cheri Bell                         | 216-5220 | <a href="mailto:cbell@oshtemo.org">cbell@oshtemo.org</a>       |
| <b><u>Clerk</u></b>                |          |  |
| Dusty Farmer                       | 216-5224 | <a href="mailto:dfarmer@oshtemo.org">dfarmer@oshtemo.org</a>   |
| <b><u>Treasurer</u></b>            |          |  |
| Clare Buszka                       | 216-5260 | <a href="mailto:cbuszka@oshtemo.org">cbuszka@oshtemo.org</a>   |
| <b><u>Trustees</u></b>             |          |  |
| Neil Sikora                        | 760-6769 | <a href="mailto:nsikora@oshtemo.org">nsikora@oshtemo.org</a>   |
| Kristin Cole                       | 375-4260 | <a href="mailto:kcole@oshtemo.org">kcole@oshtemo.org</a>       |
| Zak Ford                           | 271-5513 | <a href="mailto:zford@oshtemo.org">zford@oshtemo.org</a>       |
| Michael Chapman                    | 375-4260 | <a href="mailto:mchapman@oshtemo.org">mchapman@oshtemo.org</a> |

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

OSHTEMO CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
MINUTES OF A REGULAR MEETING HELD FEBRUARY 25, 2025

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**Agenda**

**Non-Motorized Facility Variance: Yes Fountain Springs, LLC (1410 S 8<sup>th</sup> Street, 3905-23-355-011)**

The applicant is requesting a variance from Section 57.90 of the Zoning Ordinance to eliminate the requirement that a non-motorized facility be established along South 8th Street and South 9th Street (partial) when the Fountain Springs development is expanded at 1410 South 9th Street.

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A meeting of the Oshtemo Charter Township Zoning Board of Appeals was held Tuesday, February 26, 2025, beginning at 3:00 p.m.

MEMBERS PRESENT:     Dusty Farmer  
                              Fred Gould  
                              Harry Jachym, Vice Chair  
                              Al Smith  
                              Louis Williams, Chair

MEMBERS ABSENT:     Rick Everett

Also present were Jodi Stefforia, Planning Director; Colten Hutson, Zoning Administrator; Jim Porter, Township Attorney; and 3 interested persons.

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Chair Williams called the meeting to order at 3:00 p.m. Those in attendance joined in reciting the Pledge of Allegiance.

**ELECTION OF OFFICERS**

Mr. Gould **made a motion** for Mr. Williams to remain as the Chair of the Zoning Board of Appeals. Mr. Jachym **supported the motion**. The motion was **approved unanimously**.

Ms. Farmer **made a motion** for Mr. Jachym to remain as the Vice Chair of the Zoning Board of Appeals. Chair Williams **supported the motion**. The motion was **approved unanimously**.

**APPROVAL OF AGENDA**

Ms. Farmer **made a motion** to approve the agenda as presented. Mr. Jachym **seconded the motion**. The motion was **approved unanimously**.

## **PUBLIC COMMENT ON NON-AGENDA ITEMS**

There were no comments on non-agenda items.

## **APPROVAL OF THE MINUTES OF SEPTEMBER 24, 2024**

Chair Williams asked for additions, deletions, or corrections to the Minutes of the meeting held on September 24, 2024. There were none.

Ms. Farmer **made a motion** to approve the minutes of the meeting held on September 24, 2024. Mr. Smith **seconded the motion**. The **motion was approved** unanimously.

## **NON-MOTORIZED FACILITY VARIANCE: YES FOUNTAIN SPRINGS, LLC**

Mr. Hutson presented his staff report dated February 20, 2025, and incorporated herein, regarding a variance to not be required to construct the non-motorized facility adjacent to S 8th Street and S 9th Street per Section 57.90 of the Zoning Ordinance.

### **Project Summary**

The property owner, Yes Fountain Springs, LLC, is requesting a variance from Section 57.90 of the Zoning Ordinance to not be obligated to install non-motorized facilities along the property's frontage. The site encompasses a manufactured housing community proposed to expand with an additional 270 lots/dwelling units.

Section 57.90 of the Zoning Ordinance states that if a project requires formal site plan review and approval from a reviewing body and there is a non-motorized facility identified within the Township's Non-Motorized Transportation Action Plan along the road frontage of where the project is planned to take place, said non-motorized facility must be constructed along the respective site's frontage at time development commences.

The site in question possesses frontage adjacent to S 9th Street and S 8th Street. The Township's Non-Motorized Transportation Action Plan envisions 6-foot-wide sidewalk adjacent to both frontages. With each road frontage having different existing conditions and unique profiles, staff will provide an analysis against the standards for a variance for each road frontage separately. The property is situated between S 8th Street and S 9th Street, south of W KL Avenue and west of Quail Run Drive. An aerial image was shared.

### **STANDARDS OF REVIEW – STAFF ANALYSIS**

The Michigan courts have applied the following principles for a variance, which collectively amount to demonstrating a practical difficulty, as follows:

- Special or unique physical conditions and circumstances exist which are peculiar to the property involved and which are not generally applicable to other properties in the same district.
- Strict compliance with the standard would unreasonably prevent the landowner from using the property for a permitted use; or would render conformity to the ordinance unnecessarily burdensome.
- The variance is the minimum necessary to provide substantial justice to the landowner and neighbors.
- The problem is not self-created.
- Public safety and welfare.

Staff have analyzed the request against these principles and offer the following information to the Zoning Board of Appeals.

Standards of Approval of a Nonuse Variance (practical difficulty)

*Standard:* Unique Physical Circumstances  
Are there unique physical limitations or conditions which prevent compliance?

*Comment:* **S 9th Street** – The applicant provided reasoning in the attached narrative along with visuals and other documentation which support that unique physical limitations or conditions are present along the S 9th Street frontage. As captured in Exhibit A, the construction of sidewalk along this frontage presents significant grading challenges with the existing terrain. The entire frontage where sidewalk would be placed has a steep slope. The installation of a sidewalk would require significant re-grading, clearing of trees, as well as the need to install retaining walls throughout most of the frontage.

**S 8th Street** – There are several severe variations in topography along the S 8th Street frontage. Not only do the elevation changes present difficulties in terms of constructability, but there would also be challenges with trying to accommodate a 6-foot-wide concrete sidewalk and creating separation between the pedestrians and motorists given how narrow it would be from edge of pavement to the front of the sidewalk in some areas.

*Standard:* Conformance Unnecessarily Burdensome  
Are reasonable options for compliance available?  
Does reasonable use of the property exist with denial of the variance?

*Comment:* **S 9th Street** – It would be unreasonable to require a sidewalk to be installed that does not connect to another non-motorized facility nearby. Given the recent changes in the law, constructing a ‘sidewalk to nowhere’ violates the new Public Right-Of-Way Accessibility Guidelines (PROWAG) statute. It could be argued that installing a sidewalk on the westside of S 9th Street would be doing path users a disservice as the sidewalk would terminate at the bridge and pedestrians would be forced to cross the street mid-block since the existing non-motorized facility is located on the east side of the bridge, which would be hazardous and unsafe. Additionally, as a part of the Comprehensive Master Plan, a close look

will be taken at the non-motorized transportation plan and recommendations for revisions will arise with the completion and implementation. See also applicant's reasoning for this criterion in the attached narrative.

**S 8th Street** – The same would apply to the non-motorized facility on S 8th Street as was stated for S 9th Street. South 8th Street is also burdened by a bridge crossing the AMTRAK railway. Building a non-motorized facility that terminates immediately south of the bridge would be unsafe. Additionally, installing a sidewalk that does not connect to a designed sidewalk network north of the bridge or to the south would be in violation with the new PROWAG legislation. As a part of the Comprehensive Master Plan, a close look will be taken at the non-motorized transportation plan and recommendations will arise with the completion and implementation.

Standard: Minimum Necessary for Substantial Justice  
Applied to both applicant as well as to other property owners in district.  
Review past decisions of the ZBA for consistency (precedence).

Comment: In researching past ZBA decisions regarding variance relief from the non-motorized facilities requirements of Section 57.90 of the Zoning Ordinance, Planning Department staff were able to identify one similar request where such Ordinance requirement was waived since the provision was adopted in 2021. A summary of said findings was described.

**S 9th Street & S 8th Street** – Complete Team Outfitters, 1560 S 8th Street, August 20, 2024: The applicant requested a variance to not be required to install a 6-foot-wide concrete sidewalk along the S 8th Street frontage. The applicant argued the request is not self-created and that the sidewalk requirement would be unnecessarily burdensome. Information was also provided detailing that the Ordinance provision requiring the installation of sidewalk would present a significant grading challenge given the topography where the sidewalk would be placed. It was also mentioned that the surrounding area cannot support the subject sidewalk given there are no other non-motorized facilities to connect to and that the bridge crossing the AMTRAK railway currently does not have the capacity for a sidewalk or pedestrian boardwalk at this time. The ZBA granted the variance with a condition that requires the property owner to consent to a Special Assessment District (SAD) agreement for the sidewalk, which essentially allows for the construction of the sidewalk to be deferred until the Township finds it appropriate to create a SAD to implement such public improvements. By the property owner executing said agreement, he consented to not oppose the creation of a SAD and to pay the appropriate assessment in the future when the district is established.

Standard: Self-Created Hardship  
Are the conditions or circumstances which resulted in the variance request created by actions of the applicant or a previous owner?

Comment: **S 9th Street** – The applicant’s request for relief to not be obligated to install the subject non-motorized infrastructure is what is causing the variance request. However, it could be argued that this request is not entirely self-created given that the area abutting the parcel’s frontage along the west side of S 9th Street does not support non-motorized infrastructure at this time. Prior to an amendment to the Zoning Ordinance in 2021, the applicant would have been able to consent to a Special Assessment District and would not have to come forward with this request. See applicant’s reasoning for this criterion in the attached narrative.

**S 8th Street** – The applicant’s request for a variance could be considered self-created. The applicant is not required to expand the development. That said, the property owner did not create the existing conditions along the S 8th Street frontage. The constructability issues as noted in the applicant’s narrative and grading challenges as captured in Exhibit B are not man-made.

Standard: Public Safety and Welfare  
Will the variance request negatively impact the health, safety, and welfare of others?

Comment: **S 9th Street & S 8th Street** – It is not expected that the variance request would negatively impact the health, safety, or welfare of others. See applicant’s reasoning for this criterion in the attached narrative.

## Recommendation

Planning Department staff recommend that the motion of possible action should include the findings of fact relevant to the requested variance.

Based on the staff analysis, the Zoning Board of Appeals may take the following possible actions:

- Motion to approve as requested (conditions may be attached)
- Motion to approve with an alternate variance relief (conditions may be attached)
- Motion to deny

The motion should include the findings of fact relevant to the requested variance. Based on the staff analysis, the following findings of fact are presented:

- Support of variance approval for S 9th Street
  - There are unique physical circumstances that prevent strict compliance with the Zoning Ordinance.
  - Conformance to the Ordinance is unnecessarily burdensome.
  - Minimum necessary for substantial justice is met.
  - The request is not entirely self-created.

- It is not expected that the variance request would negatively impact the health, safety, or welfare of the public.
- Support of variance denial for S 9th Street
  - The applicant’s request to have the sidewalk requirement waived can be considered as a self-created hardship.
- Support of variance approval for S 8th Street
  - There are unique physical circumstances that prevent strict compliance with the Zoning Ordinance.
  - Conformance to the Ordinance is unnecessarily burdensome.
  - Minimum necessary for substantial justice is met.
  - The request is not entirely self-created.
  - It is not expected that the variance request would negatively impact the health, safety, or welfare of the public.
- Support of variance denial for S 8th Street
  - The applicant’s request to have the sidewalk requirement waived can be considered as a self-created hardship.

Possible motions for the Zoning Board of Appeals to consider include:

1. Variance Approval for S 9th Street

The Zoning Board of Appeals approves the variance request.

If the variance were approved, staff also recommend the Zoning Board of Appeals attach the following condition:

- The applicant consents to a Special Assessment District for a future non-motorized facility.

2. Variance Denial for S 9th Street

The Zoning Board of Appeals denies the variance request.

3. Variance Approval for S 8th Street

The Zoning Board of Appeals approves the variance request.

If the variance were approved, staff also recommend the Zoning Board of Appeals attach the following condition:

- The applicant consents to a Special Assessment District for a future non-motorized facility.

4. Variance Denial for S 8th Street

The Zoning Board of Appeals denies the variance request.

Chair Williams invited the applicant to speak on the request.

Mr. Alex Phalen, Project Manager with Hurley Stewart Civil Engineers, spoke regarding the variance requests for S 9th Street and S 8th Street reiterating the comments of Mr. Hutson, and offered to address any questions the Zoning Board of Appeals (ZBA) may have.

Mr. Jachym inquired about the project timeline. Mr. Phalen responded that, once approval for the variance requests is received, the team will proceed with the site plan review, with construction anticipated to begin in June.

Chair Williams opened the floor to public comments. There were none.

Mr. Smith raised concerns about the future use and development of the surrounding area.

Ms. Farmer inquired about how this variance request aligns with the non-motorized improvements planned for 9th Street this year. Ms. Stefforia explained that the sidewalk project will be constructed on the west side of the road, extending from Stadium Drive to Quail Run Drive. It will then cross over to the east side but will not extend north to KL Avenue at this time.

Mr. Porter reminded the Board that, regarding 9th Street, the applicant has agreed to be included in a special assessment district, meaning they will be assessed when the project proceeds.

Mr. Jachym asked about the project timeline to build north to KL Avenue. Ms. Stefforia responded that a timeline has not yet been established.

Ms. Stefforia shared that the Planning Department is not aware of any plans to rebuild the bridge over the Amtrak railroad on 8th Street.

Mr. Jachym inquired whether granting the variance with the special assessment district would mean that the non-motorized path would be required in the future. Mr. Porter agreed. Mr. Porter also shared that the Township Engineer recommended delaying the installation of the non-motorized path until the issue with the bridge is resolved.

Mr. Jachym **made a motion** to grant the variance request for 8th Street, citing the unique physical circumstances, the Township's "sidewalk to nowhere" ordinance, and the substantial evidence that the situation is not self-created. The motion also supports requiring consent to the establishment of a Special Assessment District for the property owners now for if and when the sidewalks are constructed on 8th Street, at which point they would be required to participate.

Mr. Gould **seconded the motion**. The **motion was passed** unanimously.

Mr. Jachym **made a motion** to grant the variance request for 9th Street, citing the unique physical circumstances, the Township's "sidewalk to nowhere" ordinance, and the substantial evidence that the situation is not self-created. The motion also supports requiring consent to the establishment of a Special Assessment District for the property owners now for if and when the sidewalks are constructed on 9th Street, at which point they would be required to participate.

Mr. Gould **seconded the motion.** The **motion was passed** unanimously.

Vice Chair shared a concern with the bridge over the railroad and making it safe for pedestrians when it is rebuilt.

#### **OTHER UPDATES AND BUSINESS**

Chair Williams announced that the meeting dates for 2025 had been emailed to the Board.

Ms. Farmer **made a motion** to adopt the ZBA meeting dates for 2025 as presented. Mr. Jachym **seconded the motion.** The **motion was approved** unanimously.

#### **ADJOURNMENT**

There being no further business, Chair Williams adjourned the meeting at 3:32 p.m.

Minutes Prepared: February 27, 2025

Minutes Approved:

March 20, 2025

**Mtg Date:** March 25, 2025

**To:** Oshtemo Township Zoning Board of Appeals

**From:** Leeanna Harris, Zoning Administrator

**Applicant:** Seth Baar, Bosch Architecture

**Owner:** Kevin Laaksonen, Bluefin Group LLC

**Property:** 7190 W KL Avenue, Parcel Number 05-22-285-047

**Zoning:** I-1: Industrial District

**Request:** Site plan approval to construct an approximately 4,300 square foot building.

**Section(s):** Section 64: Site Plan Review

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**PROJECT SUMMARY:**

The applicant, Seth Barr, with Bosch Architecture, on behalf of Kevin Laaksonen, property owner, is requesting site plan approval to construct a 4,256 square foot warehouse located 7190 W KL Avenue. The 1.91-acre site, including rights-of-way, is located on the north side of W KL Avenue, west of S 8<sup>th</sup> Street. An aerial image from 2022 is provided to the right.

**ANALYSIS:**

The subject site is zoned I-1: Industrial District. Contractor's services are a permitted use within this zoning district. When reviewing this site plan request, the general Site Plan Review criteria in Section 64 are considered. An analysis against said code section follows. Overall, most of the requirements of Section 64 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 east and west, and residential uses to the north. I-1: Industrial District zoning is situated east and west of the site while RR: Rural Residence District zoning abuts to the north. The



percentage of land covered by buildings is 5.1%, pavement coverage is 11.5%, open space is 83.4% of the site. All general zoning requirements have been met. A snapshot of the proposed site plan is provided to the right.

### Access and Circulation

**Access:** Access will be provided from a new commercial driveway on West KL Avenue. The location of this driveway has not yet been approved by the Road Commission of Kalamazoo County (RCKC). Such approval will be required prior to building permit issuance. From informal conversations, Staff believes that the RCKC will require the driveway to be relocated to the east end of the site essentially flipping the site layout. This change can be accomplished while satisfying ordinance requirements and could be approved administratively.

All circulation aisles within the site are a minimum of 24 feet in width, which is the minimum width required for two-way travel.

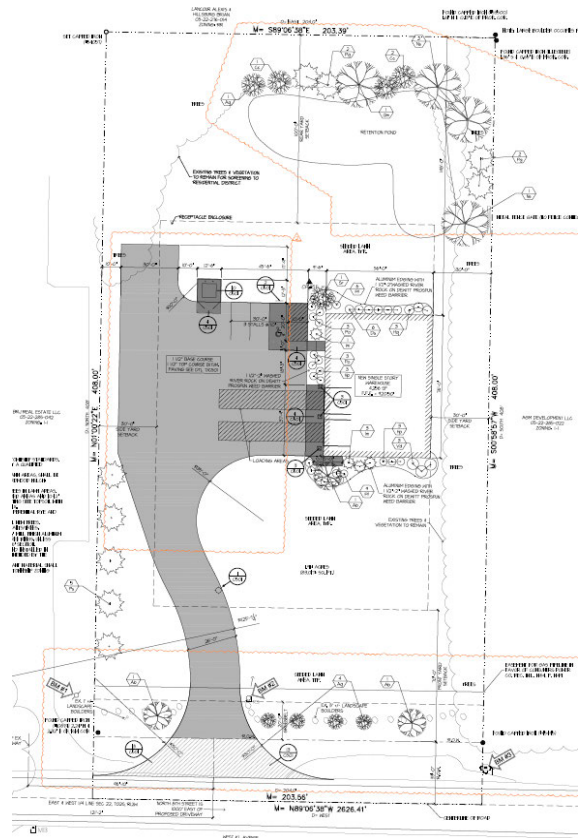
**Parking:** Three (3) parking spaces are shown on the site plan, with one ADA accessible space and aisle proposed to be constructed in concrete. All standard parking stalls on-site are shown at 10' x 20'. Contractor's services are required to provide parking at 1 space per each 1,500 square feet of net floor area, plus the required parking devoted to other uses, or one per employee, whichever is greater. All parking requirements for the proposed use have been satisfied.

**Easements:** There are existing easements located on the south side of the subject site along West KL Avenue. No new easements are proposed.

**Non-motorized:** There are no non-motorized paths outlined in the Township's Non-Motorized Transportation Plan in this area of West KL Avenue.

### Building Design

**Building Information:** The proposed approximately 4,300 square foot building will be positioned on the east side of the property. The building will store tools, equipment, and aluminum frame components. The height of the building will be approximately 30 feet. A schematic of the proposed building is provided to the right.



*Lot Dimensions:* The site under consideration is about 1.91 acres in size, including the West KL Avenue rights-of-way, with approximately 204 feet of frontage on West KL Avenue. 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 proposed building is set back at least 70 feet from the West KL Avenue 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. Since the building is proposed at a height of 30 feet, a 30-foot side yard setback applies on the east property line. There is also an enhanced setback to the northern residential zoning of 100 feet. The minimum setbacks for the front, side, and rear yard are met.

*Fencing:* No changes or additions to fencing on the site are proposed.

*Lighting:* A lighting plan was provided and is satisfactory.

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

### **Landscaping**

A landscaping plan was provided with the plan set. There are a number of plantings proposed in the greenbelt along West KL Avenue, surrounding the building, and along the west property line. Within the rear setback area, existing trees and a 4-to-6-foot berm are proposed to remain, which will provide adequate screening to the northern residential property. All necessary landscaping is provided in the site plan and landscaping requirements have been satisfied.

### **Engineering**

The Oshtemo Public Works Department has concerns regarding engineering details on the site plan; however, is confident that these concerns can be resolved administratively prior to building permit issuance.

### **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.

### **RECOMMENDATION:**

Planning Department staff recommend that the Zoning Board of Appeals approve the proposed site plan to allow for the construction of an approximately 4,300 square foot building located at 7190 West KL Avenue with the following conditions:

1. Site Plan approval is subject to review and approval from the Oshtemo Public Works Department and all other regulatory agencies such as the Road Commission of Kalamazoo County, the Kalamazoo County Health Department, and the Kalamazoo County Drain Commissioner prior to building permit issuance.
2. Any change to the layout due to other regulatory agency requirements will be considered for administrative site plan amendment approval.

Attachments: Application, Narrative, Site Plan, Elevations Sheet

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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**

Laaksonen Warehouse KL - 7190 West KL Avenue, Kalamazoo, MI 49009

**PLANNING & ZONING APPLICATION**

Applicant Name: Seth Baar

Company: Bosch Architecture

Address: 8065 Vineyard Parkway, Kalamazoo, MI 49009

E-mail: [REDACTED]

Telephone: (269) 321-5151 Fax: \_\_\_\_\_

Interest in Property: Architect/Engineer

**OWNER\*:**

Name: Kevin Laaksonen

Address: 3398 Oak Harbor, Kalamazoo, MI 49009

E-mail: [REDACTED]

Phone & Fax: (269) 307-7190

THIS  
SPACE  
FOR  
TOWNSHIP  
USE  
ONLY

Fee Amount \_\_\_\_\_

Escrow Amount \_\_\_\_\_

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

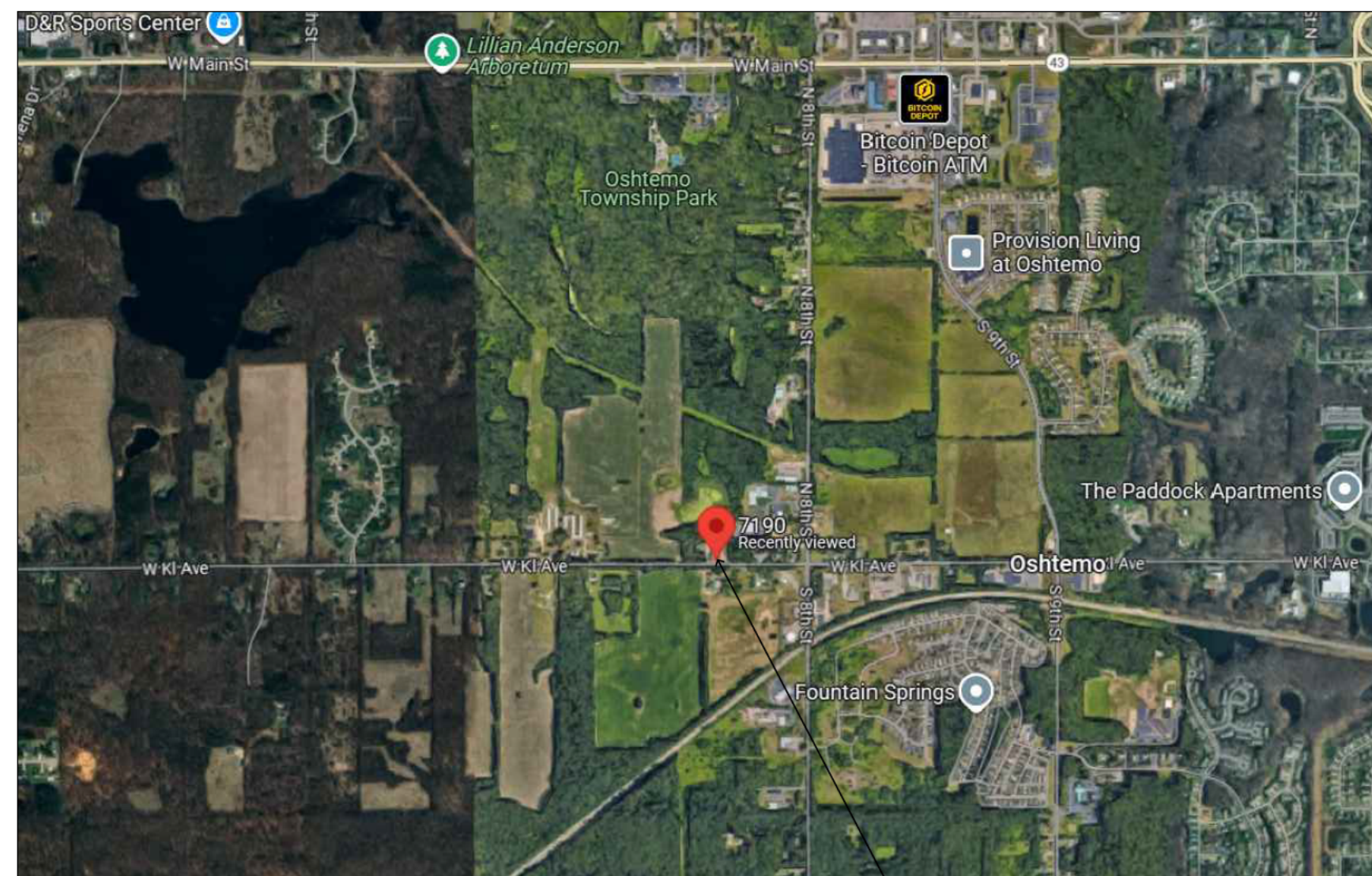
- |   |   |
|---|---|
| <input type="checkbox"/> Pre-Application Review                 | <input type="checkbox"/> Accessory Building Review – I083 |
| <input checked="" type="checkbox"/> Site Plan Review – I088     | <input type="checkbox"/> Rezoning – I091                  |
| <input type="checkbox"/> 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):** \_\_\_\_\_

Site plan review for a new single story warehouse (4,256 sf) with new drive aisle off of KL avenue. The site contains 4 parking stalls (1 barrier free stall) and two loading doors.

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





**LOCATION MAP**  
NOT TO SCALE

**TYPICAL MATERIALS, SYMBOLS AND INDICATIONS**

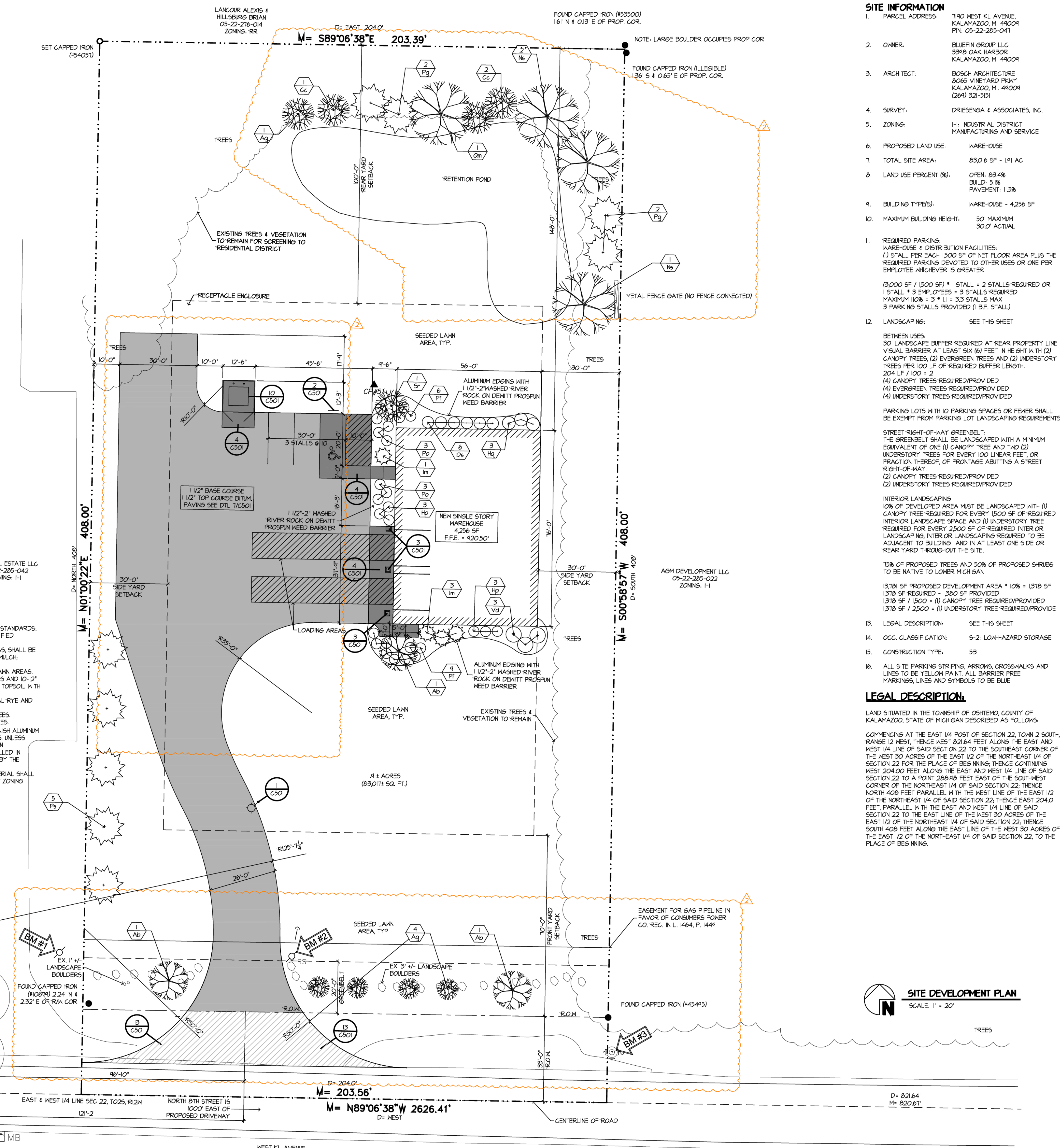
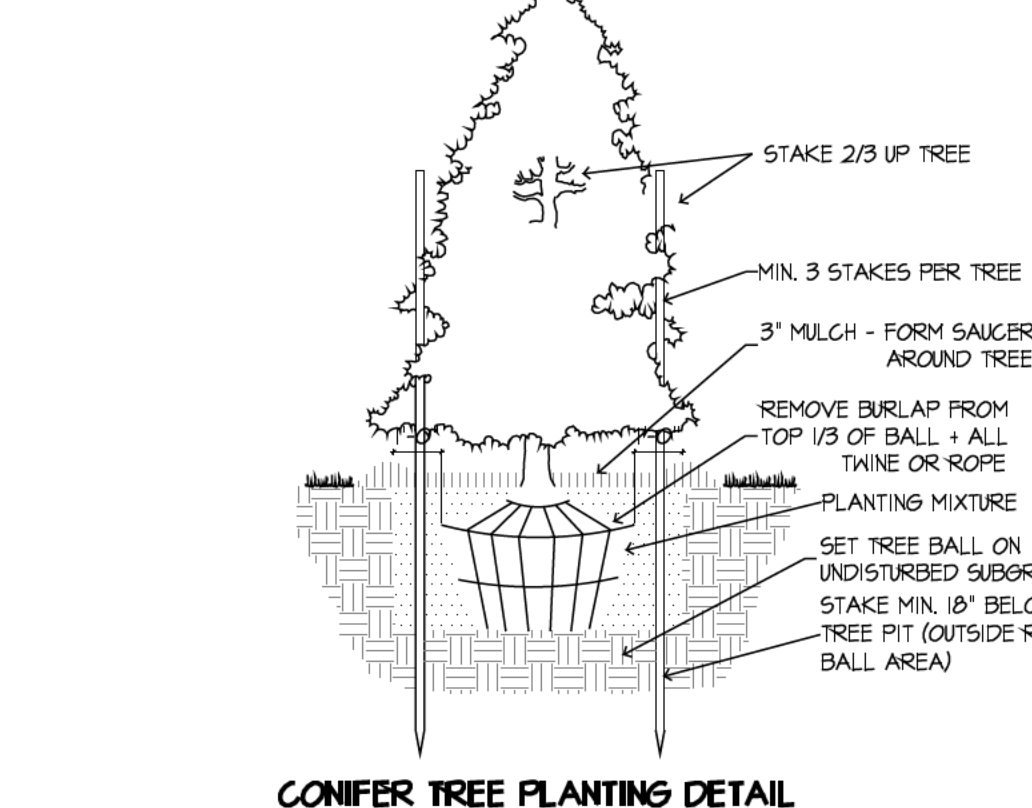
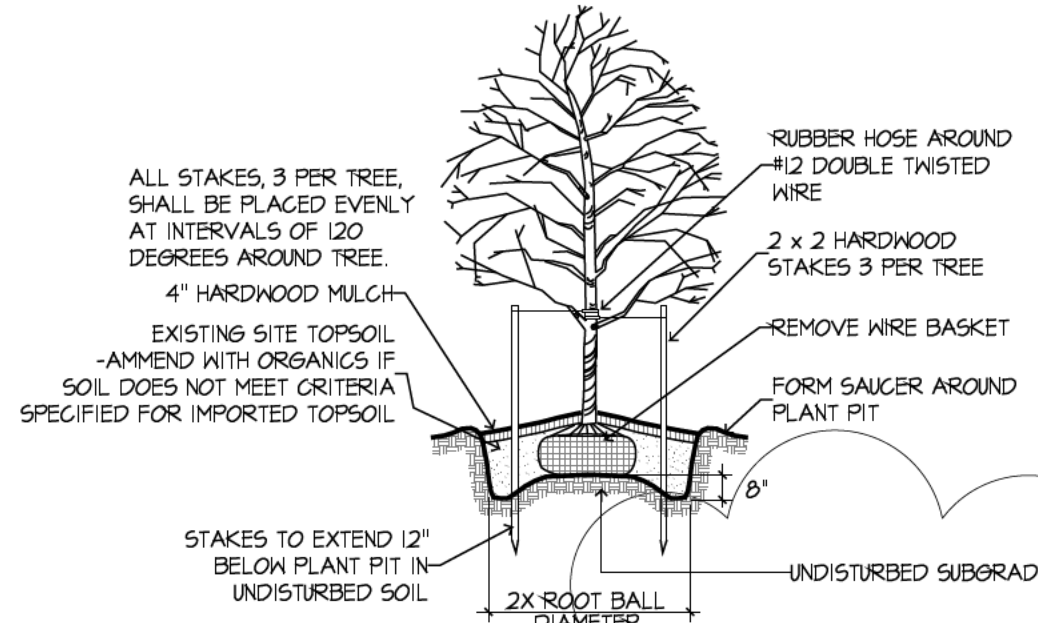
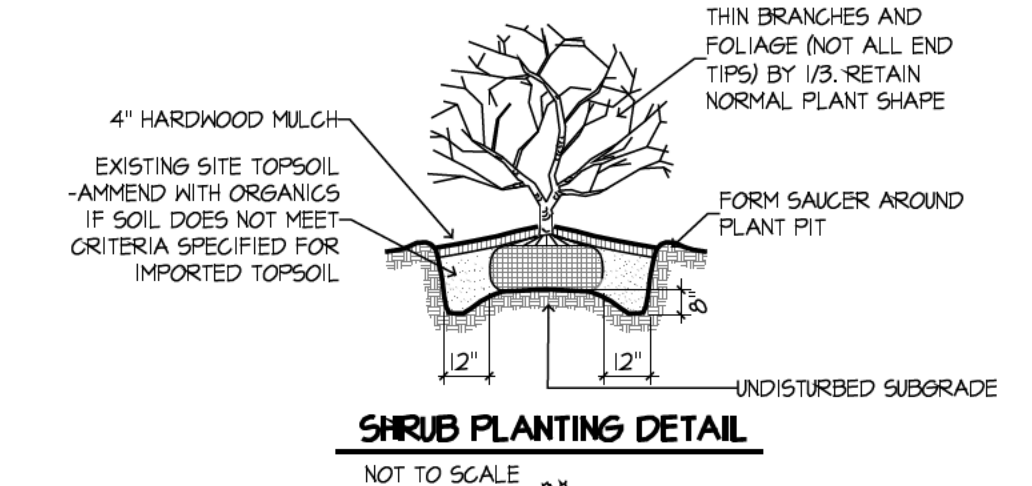
|                                  |                          |                                 |
|----------------------------------|--------------------------|---------------------------------|
| (M) MANHOLE                      | --- EXIST SPOT GRADE     | --- OVERHEAD ELEG LINE          |
| (S) STORM SEWER MANHOLE          | --- FINISH GRADE         | --- UNDERGROUND ELEG LINE       |
| (SM) SANITARY SEWER MANHOLE      | ◆ FIRE HYDRANT           | --- GAS LINE                    |
| (P) PHONE CO MANHOLE             | ◆ WATER VALVE            | --- WATER LINE                  |
| (E) ELEG CO MANHOLE              | ◆ WATER METER            | --- FENCE LINE                  |
| (W) WATER MANHOLE                | ◆ GAS VALVE              | --- CENTER LINE                 |
| (C) CATCH BASIN/CURB INLET       | ◆ UNDERGROUND GAS MARKER | --- PROPERTY LINE               |
| (U) UTILITY POLE W/ LIGHT        | ◆ GAS METER              | --- STORM LINE                  |
| (L) LIGHT POLE                   | ◆ BASKETBALL NET         | --- SANITARY LINE               |
| (F) FLAG POLE                    | ◆ MAIL BOX               | --- TELEPHONE LINE              |
| (Y) YARD LAMP + POLE             | ◆ PARKING METER          | --- EXIST OVERHEAD ELEG LINE    |
| (B) PHONE BOOTH                  | ◆ SIGN                   | --- EXIST UNDERGROUND ELEG LINE |
| (M) MONITOR WELL                 | ◆ SOIL BORING            | --- EXIST GAS LINE              |
| (E) ELECTRIC BOX / TRANSFORMER   | ◆ CONCRETE BOLLARD       | --- EXIST WATER LINE            |
| (A) AIR CONDITIONING UNIT        | ○ EXIST TREE TO REMAIN   | --- EXIST TELEPHONE LINE        |
| (U) UNDERGROUND TELEPHONE MARKER | ○ NEW TREE               | --- EXIST STORM LINE            |
| (T) TELEPHONE BOX MARKER         | ○ TREE TO BE REMOVED     | --- EXIST SANITARY LINE         |

**PLANT LIST**

| KEY                     | BOTANIC NAME                             | COMMON NAME                     | SIZE             | QTY | NATIVE/NON-NATIVE |
|-------------------------|--|---------------------------------|------------------|-----|-------------------|
| <b>CANOPY TREES</b>     |  |                                 |                  |     |                   |
| Ab                      | Acer rubrum 'Bowhall'                    | Bowhall Red Maple               | 2 1/2" cal. min. | 3   | NATIVAR           |
| Ns                      | Nyssa sylvatica                          | Black Gum                       | 2" cal. min.     | 3   | NATIVE            |
| Om                      | Acer macrocarpa                          | Bur Oak                         | 2" cal. min.     | 1   | NATIVE            |
| <b>EVERGREEN TREES</b>  |  |                                 |                  |     |                   |
| Pg                      | Picea glauca                             | White Spruce                    | 6' ht. min.      | 4   | NATIVE            |
| Ps                      | Pinus strobus                            | Eastern White Pine              | 6' ht. min.      | 8   | NATIVE            |
| <b>ORNAMENTAL TREES</b> |  |                                 |                  |     |                   |
| Ag                      | Amaranthus x grandiflora                 | Autumn Brilliance Serviceberry  | 8' ht. min.      | 5   | NATIVAR           |
| Cc                      | Cercis canadensis                        | Eastern Redbud                  | 8' ht. min.      | 3   | NATIVE            |
| Sr                      | Syringa reticulata 'Ivory Silk'          | Japanese Tree Lilac             | 8' ht. min.      | 1   | NON-NATIVE        |
| <b>SHRUBS</b>           |  |                                 |                  |     |                   |
| Ds                      | Diervilla splendens 'Mountaineer Merlot' | Mountaineer Merlot Bush         | 24" ht. min.     | 6   | NATIVAR           |
| Hp                      | Hydrangea paniculata 'Bobo'              | Bobo Hydrangea                  | 24" ht. min.     | 6   | NON-NATIVE        |
| Hq                      | Hydrangea quercifolia 'Ruby Slippers'    | Ruby Slippers Oakleaf Hydrangea | 24" ht. min.     | 3   | NON-NATIVE        |
| Im                      | Ilex mesericoides 'Royal Combo'          | Royal Combo Holly               | 24" ht. min.     | 4   | NON-NATIVE        |
| Po                      | Physocarpus opulifolius 'Ting King'      | Ting King Ninebark              | 3 gallon         | 6   | NATIVAR           |
| Pf                      | Potentilla fruticosa 'Gold Finger'       | Gold Finger Potentilla          | 3 gallon         | 15  | NATIVAR           |
| Vd                      | Viburnum dentatum 'Blue Muffin'          | Blue Muffin Arrowwood           | 24" ht. min.     | 3   | NATIVAR           |

**LANDSCAPING NOTES**

- COMPLY WITH ALL OSHTEMO CHARTER TOWNSHIP STANDARDS.
- ALL LANDSCAPING TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
- ALL PLANTINGS, INCLUDING TREES IN LAWN AREAS, SHALL BE MULCHED WITH 3" DEPTH SHREDDED HARDWOOD MULCH. INCLUDE ALUMINUM EDGING.
- INSTALL 42" TREE RING AROUND ALL TREES IN LAWN AREAS. 6" MINIMUM TOPSOIL DEPTH IN ALL SEEDED AREAS AND 10"-12" DEPTH IN PLANTING BEDS. AMEND EXISTING SITE TOPSOIL WITH ORGANICS FOR STANDARD PLANTING MIX. SEED MIX TO BE 60% BLUEGRASS, 30% PERENNIAL RYE AND 10% FESCUE.
- INSTALL 20 GALLON TREE BAGS ON ALL NEW TREES.
- ONE YEAR WARRANTY ON LAWN AND PLANTS/TREES.
- WHERE EDGING IS SPECIFIED, USE 4" x 1/2" MILL FINISH ALUMINUM EDGING AT ALL PLANTING BEDS AND TREE RINGS, UNLESS OTHERWISE NOTED. USE 5" STAKES PER 16' SECTION.
- PLANT MATERIALS SHALL BE CHOSEN AND INSTALLED IN ACCORDANCE WITH STANDARDS RECOMMENDED BY THE AMERICAN NURSERY ASSOCIATION.
- ALL DISEASED, DAMAGED OR DEAD PLANT MATERIAL SHALL BE REPLACED PER OSHTEMO CHARTER TOWNSHIP ZONING ORDINANCE.



**SITE INFORMATION**

- PARCEL ADDRESS: 1790 WEST KL AVENUE, KALAMAZOO, MI 49004 PIN: 05-22-285-041
- OWNER: BLUEFIN GROUP LLC 3348 OAK HARBOR KALAMAZOO, MI 49004
- ARCHITECT: BOSCH ARCHITECTURE 8065 VINEYARD PKWY KALAMAZOO, MI 49004 (269) 351-5151
- SURVEY: DRIESENGA & ASSOCIATES, INC.
- ZONING: I-1 INDUSTRIAL DISTRICT MANUFACTURING AND SERVICE
- PROPOSED LAND USE: WAREHOUSE
- TOTAL SITE AREA: 83,016 SF - 1.91 AC
- LAND USE PERCENT (%): OPEN: 83.4% BULD: 5.0% PAVEMENT: 11.5%
- BUILDING TYPE(S): WAREHOUSE - 4,256 SF
- MAXIMUM BUILDING HEIGHT: 50' MAXIMUM 30.0' ACTUAL

- REQUIRED PARKING: WAREHOUSE & DISTRIBUTION FACILITIES: (1) STALL PER EACH 1500 SF OF NET FLOOR AREA PLUS THE REQUIRED PARKING DEVOTED TO OTHER USES OR ONE PER EMPLOYEE WHICHEVER IS GREATER (3000 SF / 1500 SF) \* 1 STALL = 2 STALLS REQUIRED OR 1 STALL \* 5 EMPLOYEES = 5 STALLS REQUIRED MAXIMUM 100' x 30' = 3 STALLS MAX 3 PARKING STALLS PROVIDED (1 B.F. STALL)
  - LANDSCAPING: SEE THIS SHEET
- BETWEEN USES:  
30' LANDSCAPE BUFFER REQUIRED AT REAR PROPERTY LINE VISUAL BARRIER AT LEAST SIX (6) FEET IN HEIGHT WITH (2) CANOPY TREES, (2) EVERGREEN TREES AND (2) UNDERSTORY TREES PER 100 LF OF REQUIRED BUFFER LENGTH. 204 LF / 100 = 2  
(4) CANOPY TREES REQUIRED/PROVIDED  
(4) EVERGREEN TREES REQUIRED/PROVIDED  
(4) UNDERSTORY TREES REQUIRED/PROVIDED
- PARKING LOTS WITH 10 PARKING SPACES OR FEWER SHALL BE EXEMPT FROM PARKING LOT LANDSCAPING REQUIREMENTS
- STREET RIGHT-OF-WAY GREENBELT:  
THE GREENBELT SHALL BE LANDSCAPED WITH A MINIMUM EQUIVALENT OF ONE (1) CANOPY TREE AND TWO (2) UNDERSTORY TREES FOR EVERY 100 LINEAR FEET OR FRACTION THEREOF, OF FRONTAGE ABUTTING A STREET RIGHT-OF-WAY.  
(2) CANOPY TREES REQUIRED/PROVIDED  
(2) UNDERSTORY TREES REQUIRED/PROVIDED
- INTERIOR LANDSCAPING:  
10% OF DEVELOPED AREA MUST BE LANDSCAPED WITH (1) CANOPY TREE REQUIRED FOR EVERY 1500 SF OF REQUIRED INTERIOR LANDSCAPE SPACE AND (1) UNDERSTORY TREE REQUIRED FOR EVERY 2500 SF OF REQUIRED INTERIOR LANDSCAPING. INTERIOR LANDSCAPING REQUIRED TO BE ADJACENT TO BUILDING AND IN AT LEAST ONE SIDE OR REAR YARD THROUGHOUT THE SITE.
- 75% OF PROPOSED TREES AND 50% OF PROPOSED SHRUBS TO BE NATIVE TO LOWER MICHIGAN
- (378) SF PROPOSED DEVELOPMENT AREA \* 10% = 1378 SF 1378 SF REQUIRED - 1300 SF PROVIDED 1378 SF / 1500 = (1) CANOPY TREE REQUIRED/PROVIDED 1378 SF / 2500 = (1) UNDERSTORY TREE REQUIRED/PROVIDE

**LEGAL DESCRIPTION:**

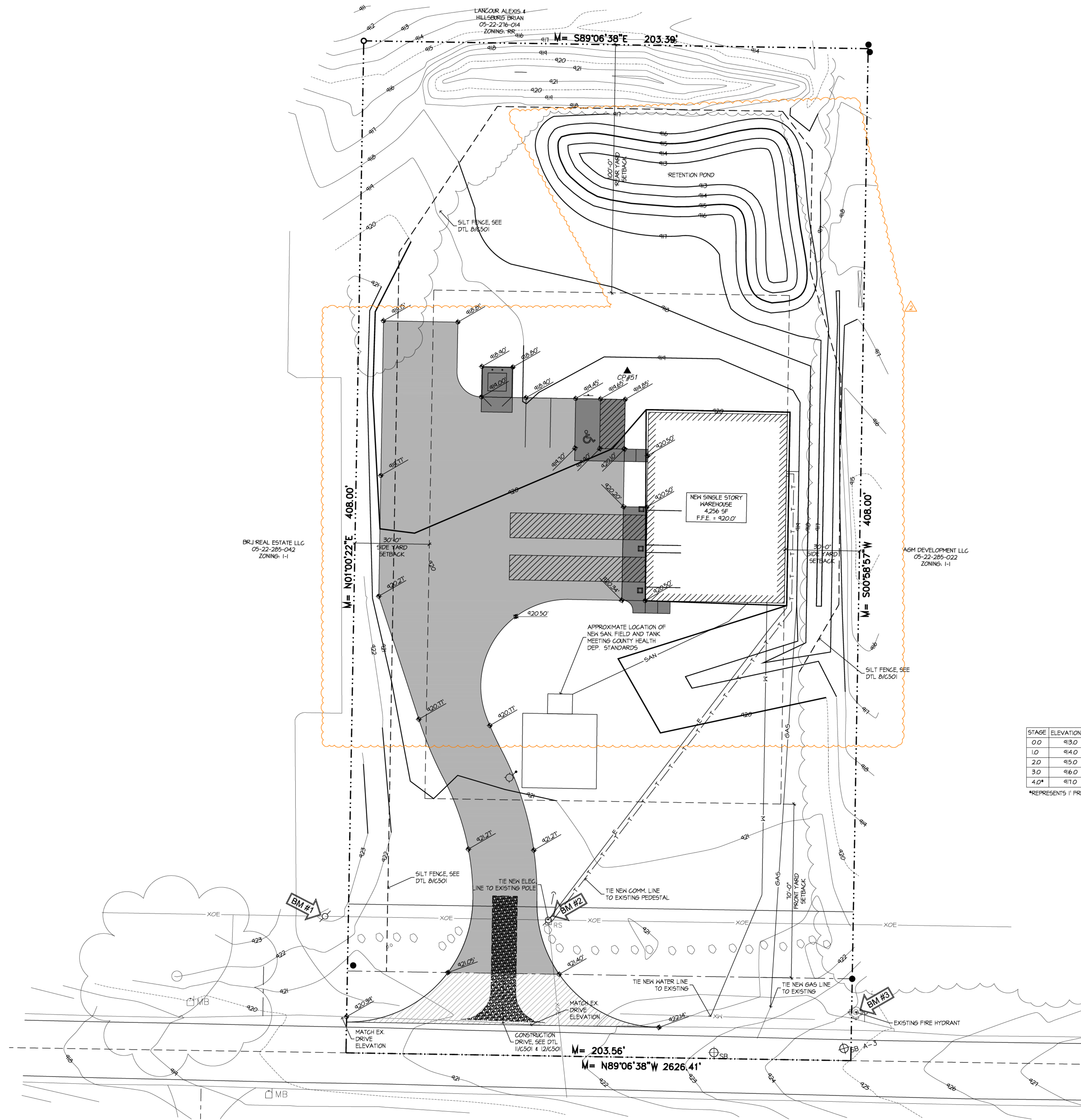
LAND SITUATED IN THE TOWNSHIP OF OSHTEMO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:  
COMMENCING AT THE EAST 1/4 POST OF SECTION 22, TOWN 2 SOUTH, RANGE 12 WEST, THENCE WEST 821.84 FEET ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 22 TO THE SOUTHEAST CORNER OF THE WEST 30 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22 FOR THE PLACE OF BEGINNING; THENCE CONTINUING WEST 204.00 FEET ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 22 TO A POINT 288.98 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 408 FEET PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE EAST 204.00 FEET, PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION 22 TO THE EAST LINE OF THE WEST 30 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE SOUTH 408 FEET ALONG THE EAST LINE OF THE WEST 30 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22, TO THE PLACE OF BEGINNING.

**Laaksonen Warehouse KL**  
1790 West Kl Avenue, Kalamazoo, MI 49009

**bosch**  
ARCHITECTURE  
ENGINEERING & INTERIOR DESIGN

PN: 24092  
File Name: 24092CoolBdwg  
8065 Vineyard Parkway  
Kalamazoo, MI 49009  
(269) 351-5151  
BoschArch.com

**Cool**  
SITE DEVELOPMENT PLAN



**STORM WATER DESIGN**

1. SITE RISK ZONE DESIGNATION - COMMON STORAGE
2. BUILDING RISK DESIGNATION - "LOW RISK"
3. SITE SIZE - 10.942 ACRES
4. STORM WATER STRATEGY - GROUND WATER DISCHARGE "INFILTRATION", STORED IN DETENTION POND.
5. HIGH WATER ELEVATION = 942.00'

USE 100-YEAR-24 HR. RAINFALL (APPROX. 6.12 IN) OVER ALL SURFACES FOR THE COMPOSITE RUNOFF METHOD w/ ALLOWABLE INFILTRATION RATE OF 0.52 IN/HR.

6. INFILTRATION:  
 SOIL TYPE: LOAMY SAND  
 WATER CAPACITY: 0.31 IN/IN  
 INFILTRATION RATE: 1.63 IN/HR  
 HYDROLOGIC SOIL GROUP: A  
 GROUNDWATER TABLE: 80+ INCHES

7. DRAINAGE AREA:  
 OVERALL DRAINAGE AREA: 73,911 SF  
 BUILDING AREA: 4,256 SF  
 PAVING AREA: 12,754 SF  
 LANDSCAPE/OPEN SPACE: 56,176 SF

COMPOSITE RUNOFF COEFFICIENT METHOD  
 USE 0.30 FOR ALL IMPERVIOUS SURFACES  
 USE 0.15 FOR NEW LANDSCAPING AND LAWN AREAS  
 $(17,015 \text{ SF IMPERV} / 73,911 \text{ SF SITE AREA}) \times 0.30 = 0.21$   
 $(56,176 \text{ SF OPEN} / 73,911 \text{ SF SITE AREA}) \times 0.15 = 0.12$

COMPOSITE RUNOFF COEF. =  $0.21 + 0.12 = 0.33$

TOTAL AREA TO BE DRAINED = 43,911 SF = 1.68 AC

V =  $CA^2P(3630)$   
 C = 0.33  
 A = 1.68 AC  
 P = 6.12 IN

V =  $0.33 \times 1.68 \times 6.12 \times 3630$   
 V = 10,824 CF OF REQUIRED STORAGE VOLUME

12,311 CF REQUIRED < 12,648 CF PROVIDED OKAY

**IMPERVIOUS STORM WATER RUNOFF TO SHEET DRAIN TO NEW RETENTION POND IN THE NORTH-EAST CORNER. OVERLAND OVERFLOW TO NATURALLY SHEET FLOW TO EXISTING FETLAND NORTH OF PROPERTY.**

**SOIL EROSION CONTROL NOTES**

1. ALL SITE INFRASTRUCTURE WILL BE CONSTRUCTED AT ONCE. PHASING OF THE OF THE OVERALL DEVELOPMENT WILL NOT OCCUR DURING THIS APPROVAL. NO TEMPORARY RETENTION AREAS WILL BE USED ON THIS SITE. DURING CONSTRUCTION, RUNOFF WILL INFILTRATE THROUGH THE GROUND SURFACE.
2. PERMANENT SPOIL PILES WILL NOT BE NEEDED FOR THIS PROJECT. CONTRACTOR TO VERIFY CUT/FILL WITH EXCAVATOR. ALL CUT TO BE TAKEN OFF SITE AT THE TIME OF EXCAVATION, IF REQUIRED.
3. A SILT FENCE WILL BE USED WHERE ELEVATIONS WITHIN THE PROPERTY LINE WILL TEMPORARILY BE HIGHER OR LOWER THAN NEIGHBORING PROPERTIES IN ORDER TO CONTAIN SOIL APPROPRIATELY. SEE PLAN FOR APPROXIMATE LOCATIONS. SILT FENCE LOCATIONS TO BE VERIFIED BY ON SITE CONTRACTOR. REFER TO DETAIL 06C501 FOR SILT FENCE DETAILS.
4. A CONSTRUCTION ACCESS DRIVE SHOULD BE USED TO ACCESS THE SITE FROM THE EXISTING DRIVEWAY AS TO HELP RETAIN SOIL ON SITE AND REDUCE AMOUNT OF SOIL TRACKED OFF SITE BY CONSTRUCTION VEHICLES. REFER TO DETAILS II.4 12/C501.

| STAGE | ELEVATION (FT) | AREA (FT <sup>2</sup> ) | VOLUME (FT <sup>3</sup> ) | TOTAL VOLUME (FT <sup>3</sup> ) |
|-------|----------------|-------------------------|---------------------------|---------------------------------|
| 0.0   | 913.0          | 2586.0                  | 0.0                       | 0.0                             |
| 1.0   | 914.0          | 3617.0                  | 3101.5                    | 3101.5                          |
| 2.0   | 915.0          | 4748.0                  | 4182.5                    | 1284.0                          |
| 3.0   | 916.0          | 5980.0                  | 5364.0                    | 1284.0                          |
| 4.0*  | 917.0          | N/A                     | 5364.0                    | 1284.0                          |

\*REPRESENTS 1' FREEBOARD, AREA IS NOT USED IN DESIGN VOLUME CALCULATIONS.

**Laaksonen Warehouse KL**  
 7190 West Kl. Avenue, Kalamazoo, MI 49009

STAGE 05-05-05 FOR SITE PLAN REVIEW.  
 2005-03-03 REVISION FOR SITE COMMENTS  
 2005-03-18 REVISION FOR SITE PLAN REVIEW

ISSUED

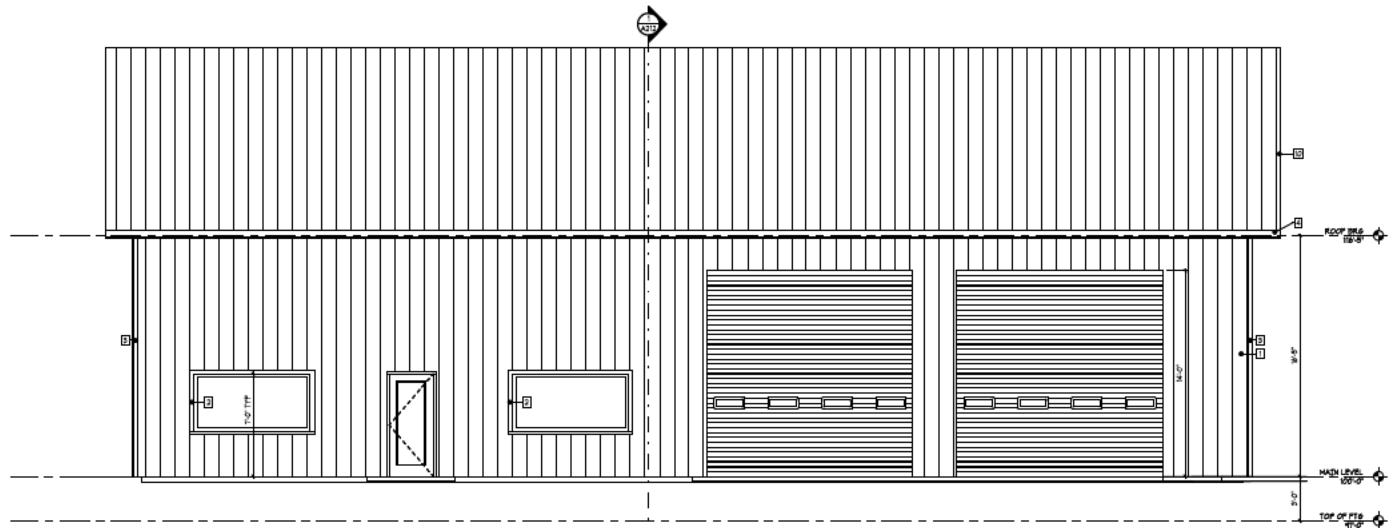
**bosch**  
 ARCHITECTURE  
 ENGINEERING & INTERIOR DESIGN

PN: 24092  
 File Name:  
 24092Coor2Bldg

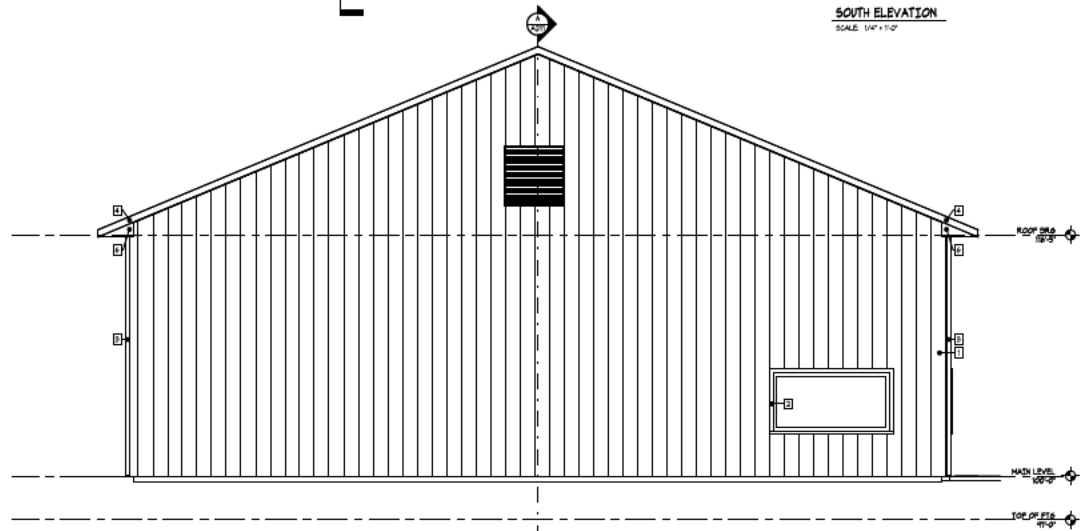
8065 Vineyard Parkway  
 Kalamazoo, MI 49009  
 (269) 351-5151  
 BoschArch.com

Coor  
 SITE UTILITY & GRADING PLAN

**Coor** SITE UTILITY & GRADING PLAN  
 SCALE: 1" = 20'



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**EXTERIOR MATERIAL SCHEDULE**

| TAB #   | MATERIAL                    | MANUFACTURER/PRODUCT NO. | COLOR/COLOR NO. | DESCRIPTION                                  | REMARKS                                   |
|---|-----------------------------|--------------------------|-----------------|--|---|
| METALS (0-9)  |                             |                          |                 |  |   |
| 1   | VERTICAL METAL PANEL SIDING |                          | GARGGOL         | SEE EXTERIOR ELEVATIONS FOR MORE INFORMATION |   |
| 2   | METAL TRIM                  |                          | BLACK           | ALUMINUM WRAPPED 5/4x3" TRIM                 |   |
| 3   | METAL CORNER TRIM           |                          | BLACK           | ALUMINUM WRAPPED CORNER TRIM                 |   |
| 4   | METAL FASCIA                |                          | BLACK           | ALUMINUM WRAPPED                             |   |
| 5   | METAL SOFFIT                |                          | BLACK           | ALUMINUM                                     | VENTED ONLY AT EAVES, NON-VENTED AT GABLE |
| 6   | METAL BIRD BOX SOFFIT       |                          | BLACK           | ALUMINUM WRAPPED                             |   |
| ROOFING: (10-14)                                      |                             |                          |                 |  |   |
| 10  | STANDING SEAM METAL ROOF    | HELIXROY METAL           | DARK CHARCOAL   | DARK CHARCOAL                                |   |
| WINDOWS AND DOORS: SEE SHEET A50 FOR MORE INFORMATION |                             |                          |                 |  |   |
| A   | ANDERSON PICTURE WINDOWS    | ANDERSON 100 SERIES      | BLACK           | SEE SHEET A50 FOR MORE INFORMATION           |   |

EXAMPLE OF TAB # INDICATED ON EXTERIOR ELEVATIONS IN BUBBLES

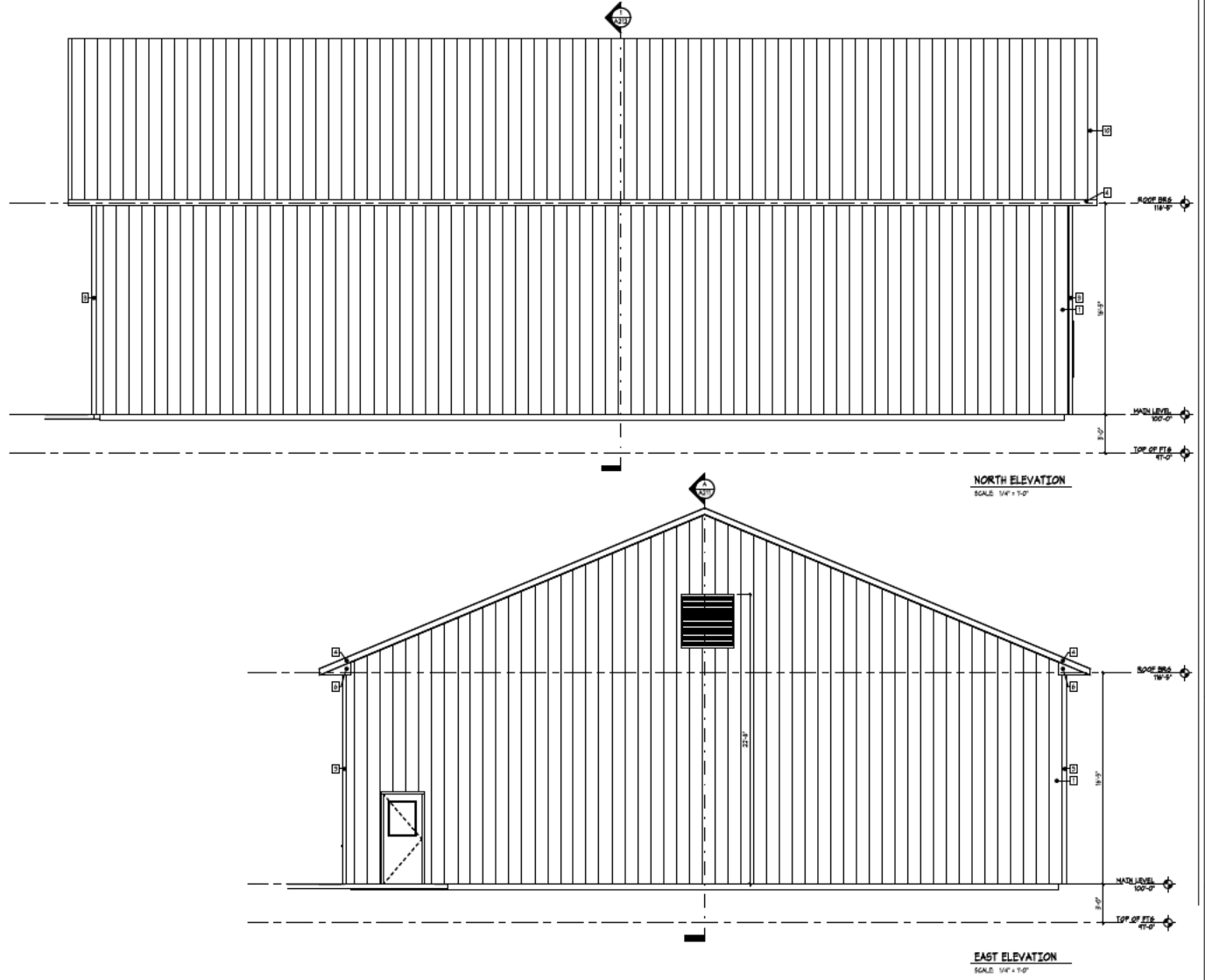
**LAAKSONEN WAREHOUSE**  
7090 W KI AVE, KALAMAZOO, MI 49009

**NOT FOR CONSTRUCTION**  
01/29/2025

**bosch**  
ARCHITECTURE  
ARCHITECTURE & INTERIOR DESIGN

PN-24082  
1/29/2025 11:24:32 AM  
490 Westwood Parkway  
PO Box 148888  
Ann Arbor, MI 48106  
734.769.1100  
BoschArch.com

**A201**  
EXTERIOR ELEVATIONS



**LAAKSONEN WAREHOUSE**  
7900 W KI Ave, Kalamazoo, MI 49009

NOT FOR CONSTRUCTION  
01/29/2025



PN2-24022  
1/29/2025 11:24:32 AM  
3930 Woodford Parkway  
Kalamazoo, MI 49001  
2686-1234-1011  
BoschArch.com

**A202**  
EXTERIOR ELEVATIONS

March 20, 2025

**Mtg Date:** March 25, 2025

**To:** Oshtemo Township Zoning Board of Appeals

**From:** Colten Hutson, Zoning Administrator

**Applicant:** Kevin Denoyer, CommonSail Development

**Owner:** EPC Trevi, LLC

**Property:** 1451 Bronson Way, Parcel Number 05-12-455-016

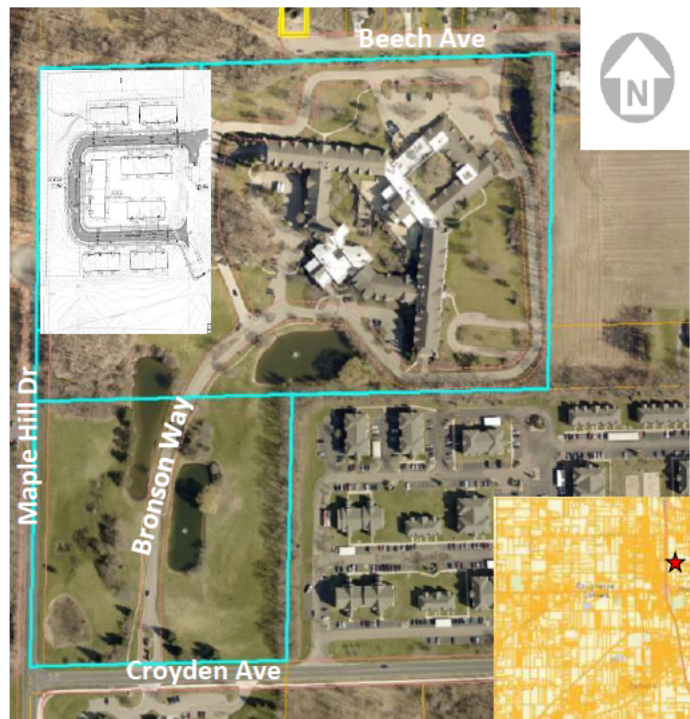
**Zoning:** R-4: Residence District

**Request:** Site plan approval to construct a 23-unit senior cottage development.

**Section(s):** Section 64: Site Plan Review  
Section 48.130: Three or Four-Family Dwellings  
Section 9: R-4: Residence District

**PROJECT SUMMARY:**

CommonSail Development, on behalf of the owner, EPC Trevi, LLC, is requesting site plan approval to construct a handful of three and four-family dwellings to serve as senior cottages located at 1451 Bronson Way. Currently vacant, the applicant is seeking to develop seven residential buildings which will provide a total of 23 new dwelling units. The project site falls within the R-4: Residence District zoning designation. The overall campus is outlined in light blue on the map to the right with a snapshot of the subject development site placed on top of the aerial in the northeast corner of the campus.



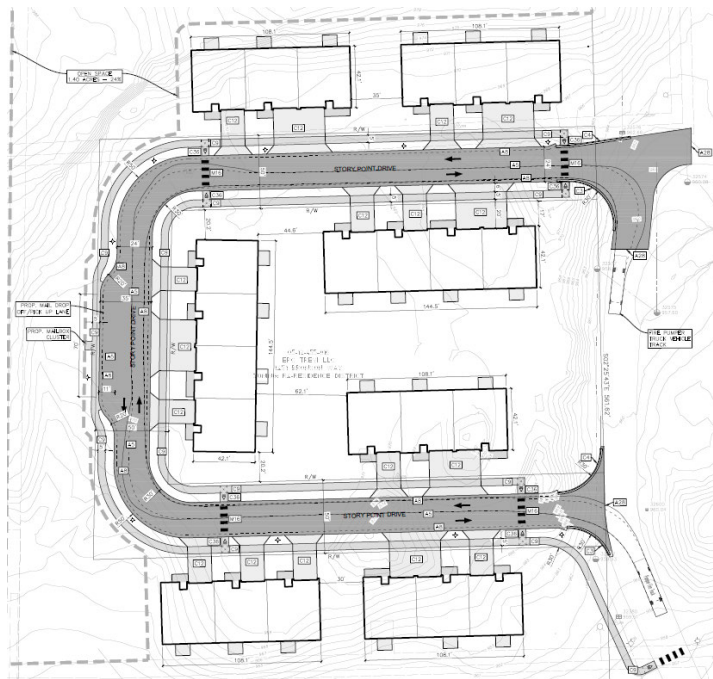
**ANALYSIS:**

When reviewing this request, there are two sets of criteria that need to be considered: the general site plan review criteria outlined in Section 64, and the conditions for specific permitted use requirements outlined in Section 48.130. Below is an analysis of the proposal against these two code sections. Overall, most of the requirements of Section 64 and Section 48.130 have been met.

### Section 64: Site Plan Review

#### **General Zoning Compliance:**

**Zoning:** 1451 Bronson Way is zoned R-4: Residence District and is located within the northeast quadrant of the Township. The subject property abuts farmland to its east, single-family homes and a communication tower facility to its north, a hospice care facility to its south, and unimproved commercial property and a multi-family development to the west. Land that abuts to the north and east of the project area are zoned R-2: Residence District while property adjacent to the south is zoned R-4: Residence District. Property to the west is zoned R-4: Residence District and C: Local Business District. Three and four-family dwellings are categorized as a permitted use with conditions within the mentioned zoning district.



With the proposed improvements at 1451 Bronson Way, the percentage of land covered by buildings is 13.2% while 24% is open space.

#### **Access and Circulation**

**Access:** The site under consideration already possesses a full access point adjacent to Croyden Avenue. The property also has an emergency access drive along Beech Avenue to the north. The proposed private street is designed to accommodate two-way travel. The 24' wide drive aisles meet the minimum width requirements outlined in the Township's zoning ordinance. The Fire Marshal has reviewed the site plan and found it adequate to service emergency vehicle circulation. As the campus encompasses three legally separate parcels and shares one full access point adjacent to Croyden Avenue, cross-access easements will need to be submitted to the Township for review and subsequently recorded at the Kalamazoo County Register of Deeds Office.

**Parking:** Each dwelling unit offers an attached 1.5 stall car garage in addition to the respective driveway. The zoning ordinance requires at least 2.5 parking spaces for three and four-family dwellings. Minimum parking requirements have been satisfied.

**Easements:** Easements have been illustrated on the site plan. Any proposed easements will be required to be recorded at the Kalamazoo County Register of Deeds Office.

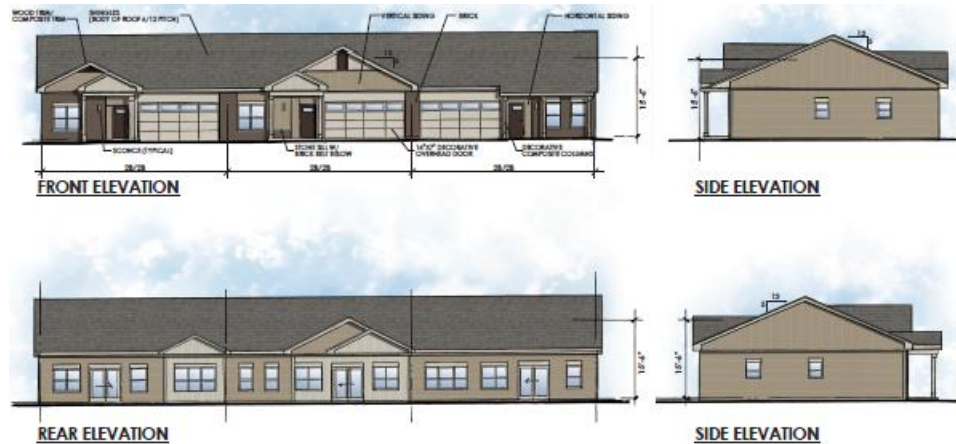
**Non-motorized Facilities:** The Township's Non-motorized Transportation Plan does identify a non-motorized facility adjacent to the subject site on the east side of Maple Hill Drive. A 5' wide concrete sidewalk in said location is currently proposed as a part of the memory care building addition project that was approved by the Zoning Board of Appeals in May of 2024. Said sidewalk

drawings will need to be included in an updated plan set for the subject project. If any portion of the sidewalk results in being located outside of the public right-of-way in order to avoid safety concerns and utility conflicts, a sidewalk easement will be required to be recorded at the Kalamazoo County Register of Deeds Office.

An internal sidewalk network is proposed on both sides of Story Point Drive. Said sidewalk will be 5' wide and made of concrete. Sidewalk ramps are provided both at intersections and mid-block crossings. Striping is proposed at all five cross-walk locations. The site plan will need to be revised so that all sidewalk ramps are constructed with concrete curbing and cross-walks that meet Michigan Manual on Uniform Traffic Control Device standards.

### Building Design

*Building Information:* The buildings containing three-family dwellings are proposed to be 108.1' x 42.1'. Buildings containing four-family dwellings are proposed to be 144.5' x 42.1'. Each dwelling unit will be 1,480 square feet in area. The exterior material proposed for the proposed three and four-family dwellings include brick, stone sill, vinyl siding, trim board, and asphalt shingles. A snapshot of the elevation sheet submitted with the site plan is captured below.



*Lot Dimensions:* The site under consideration is comprised of three parcels and is about 35 Acres in size when including public right-of-way. The overall campus has approximately 1,680' of road frontage adjacent to public roadway. The property exceeds the minimum area and frontage requirements of the R-4: Residence District. The site's dimensions satisfy minimum zoning ordinance requirements.

*Setbacks:* The residential structures are proposed to be setback approximately 100' from the west property line, 85' from the north property line, approximately 20' from the east property line, and about 70' from the south property line. The minimum setbacks outlined in the Township's Zoning Ordinance for the front, side, and rear yards have all been satisfied.

*Waste Disposal Container:* A community waste disposal container is not proposed as each dwelling unit will have their own respective roller bin. This portion of review is not applicable.

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

*Lighting:* A photometric plan has been provided. Several new pole and building mounted lights are proposed. The lighting plan will need to be revised to illustrate foot-candles to the property lines and show the updated site layout to confirm ordinance requirements have been met.

### **Landscaping**

The landscaping plan that was submitted is proposing to preserve a number of existing trees along the north and west ends of the site in addition to planting several deciduous trees to satisfy the Township’s streetscaping requirements. Evergreen trees are also proposed to be planted throughout the site. Other than the need to provide dimensions for some site elements of the landscaping plan, all requirements within the Zoning Ordinance have been met.

### **Engineering**

The Oshtemo Public Works Department have reviewed the project site plan and overall are happy with the proposal. Oshtemo Public Works is coordinating with the applicant on the final design plans for stormwater, grading, and utilities. It is suggested that any further review and approvals for outstanding engineering items be handled administratively with the Oshtemo Public Works Department.

### **Fire Department**

The Fire Marshal expressed that the on-site circulation for fire apparatus is satisfactory; however, a fire hydrant will need to be added on an updated site plan along the southwest corner of Story Point Drive.

## Section 48.130: Conditions for Specific Permitted Uses – Three or Four-Family Dwellings

### **Specific Use Requirements: The Conditions for Specific Permitted Use development requirements of Article 48.**

Per Section 48.130 of the Zoning Ordinance, there are three specific requirements that must be met for three or four-family dwellings within the Township. Each requirement is outlined below. Staff have confirmed that such requirements outlined under Section 48.130 of the Zoning Ordinance will be met.

- A. Building shall not be more than two stories in height.  
**Requirement Satisfied. Please see site data notes on Sheet C200 of plan set.**
- B. Dwelling unit density shall be limited to a maximum unit density of four units per acre.  
**Requirement Satisfied. Please see site data notes on Sheet C200 of plan set.**
- C. Public sanitary sewer facilities shall be provided as part of the site development.  
**Requirement Satisfied. Please see utilities proposed on Sheet C400 of plan set.**

### RECOMMENDATION:

Planning Department staff recommend the approval of the proposed Site Plan for a 23-unit senior cottage residential development at 1451 Bronson Way with the following conditions.

- 1) A Soil Erosion and Sedimentation Control (SESC) permit from the Kalamazoo County Drain Commissioner’s Office will be required prior to building permit issuance.

- 2) A permit by the Road Commission of Kalamazoo County authorizing work within the public right-of-way as well as a non-motorized project permit for new sidewalk will be required prior to building permit issuance.
- 3) A revised site plan addressing any outstanding concerns from the Oshtemo Planning, Fire, and Public Works Departments shall be submitted to the Township for administrative site plan review and approval prior to building permit issuance.
- 4) Copies of the necessary recorded easements shall be provided to the Township prior to issuing a certificate of occupancy.
- 5) All non-motorized facilities on the approved site plan shall be installed prior to issuing a certificate of occupancy.

Attachments: Application and Site Plan

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

**PLEASE PRINT**

StoryPoint Kalamazoo at Bronson Place Cottages - 1451 Bronsonway

**PROJECT NAME & ADDRESS**

**PLANNING & ZONING APPLICATION**

Applicant Name: Kevin Denoyer

Company: CommonSail Development

Address: 7927 Nemco Way Suite 120 Brighton MI 48118

E-mail: [REDACTED]

Telephone: 630-518-1401 Fax: \_\_\_\_\_

Interest in Property: Developer

**OWNER\*:**

Name: EPC Trevi LLC

Address: 4500 Dorr St  
Toledo, OH 43615

E-mail: [REDACTED]

Phone & Fax: 646-756-0167

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):** Requesting site plan review and approval for

standard site plan amendment for proposed 23 unit senior cottage development.

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

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

Included in attached Civil Plans - See C101 for Legal Descriptions.

**PARCEL NUMBER:** 3905- 05-12-455-016 & 05-12-455-017

**ADDRESS OF PROPERTY:** 1451 Bronson Way & 1700 Bronson Way

**PRESENT USE OF THE PROPERTY:** 1451 Bronson Way - Vacant

**PRESENT ZONING:** R-4 MUL **SIZE OF PROPERTY:** 5.93 AC. & 19.14 AC.

**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.*

DocuSigned by:  
Russell Simon  
RUSSELL SIMON Authorized Signatory

2/27/2025

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

**Date**

Keri Denoyer

2/28/25

**Applicant's Signature**

**Date**

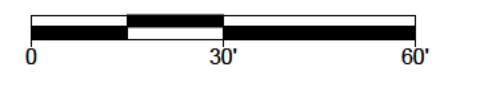
Copies to: Planning - 1  
Applicant - 1 Clerk - 1  
Deputy Clerk - 1 Attorney -  
1 Assessor - 1 Planning  
Secretary - Original

\*\*\*\*

**PLEASE ATTACH ALL REQUIRED DOCUMENTS**



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.



**SITE LAYOUT LEGEND**

|                                   |  |
|-----------------------------------|--|
| ROLLED BITUMINOUS GUTTER          |  |
| CONCRETE CURB & GUTTER            |  |
| SIGN                              |  |
| BARRIER FREE RAMP                 |  |
| BARRIER FREE LANDING              |  |
| STANDARD DUTY CONCRETE PAVEMENT   |  |
| STANDARD DUTY BITUMINOUS PAVEMENT |  |
| TRAFFIC FLOW                      |  |
| LIGHT POLE (SEE PHOTOMETRIC PLAN) |  |

**SITE LAYOUT NOTES**

1. CONCRETE SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP'S SIDEWALK STANDARD DETAILS.
2. SEE ELECTRICAL PLANS FOR LOCATION AND DETAILS ON SITE LIGHTING AND TRANSFORMER.
3. REFER TO SPECIFICATIONS FOR BITUMINOUS PAVEMENT MIX REQUIREMENTS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOP CONNECTION DETAILS AND DUMPSTER ENCLOSURE DETAILS.
5. REFER TO SPECIFICATIONS FOR PAVEMENT EXPANSION AND CONTROL JOINTS.
6. REFER TO MECHANICAL DRAWINGS FOR LOCATION AND DETAILS OF EQUIPMENT PADS.
7. ALL BUILDING WORKING POINTS AND REFERENCE POINTS ARE GIVEN AT THE OUTSIDE CORNER OF BUILDING.
8. COORDINATE WITH IRRIGATION AND ELECTRICAL CONTRACTOR FOR SIZE AND PLACEMENT OF ALL SLEEVES PRIOR TO PAVING, CONCRETE AND RESTORATION WORK.
9. STANDARD PAVEMENT MARKINGS SHALL BE YELLOW. BARRIER FREE PAVEMENT MARKINGS SHALL BE BLUE.

**SITE DATA**

DEVELOPMENT DESCRIPTION: 23 SENIOR COTTAGES  
 APPLICANT: HEVIN DENOYER  
 COMMON SAIL DEVELOPMENT  
 7927 NEMCO WAY, SUITE 200  
 BRIGHTON, MI 48116

PRIMARY PARCEL (WEST-VACANT)  
 PARCEL IDENTIFICATION: 05-12-455-016  
 ADDRESS: 1451 BRONSON WAY  
 SITE AREA: 5.94 ACRES  
 EXISTING USE: VACANT  
 PROPOSED CONSTRUCTION: SENIOR COTTAGES

SECONDARY PARCEL (EAST-CARE FACILITY)  
 PARCEL IDENTIFICATION: 05-12-455-017  
 ADDRESS: 1700 BRONSON WAY  
 SITE AREA: 19.14 ACRES  
 EXISTING USE: COMMERCIAL-ADULT CARE

PARCEL (SOUTH)  
 PARCEL IDENTIFICATION: 05-13-205-010  
 ADDRESS: 1430 BRONSON WAY  
 SITE AREA: 9.48 ACRES  
 EXISTING USE: VACANT

ZONING: R4-RESIDENCE DISTRICT  
 MINIMUM AREA: 50,000 SFT  
 MINIMUM LOT WIDTH: 200 FEET  
 FRONT YARD SETBACK: 70 FEET  
 SIDE YARD SETBACK: 40 FEET  
 REAR YARD SETBACK: 15 FEET

CAMPUS AREA: 1,504,562 SFT; 34.54 ACRES  
 PRIMARY PARCEL AREA: 228,103 SFT; 5.24 ACRES  
 PROPOSED BUILDINGS: 23-1 STORY UNITS = 1,480+ SFT EACH  
 (HEIGHT: 15'-6")  
 (TOTAL) 34,035+ SFT

BUILDING COVERAGE  
 PROPOSED BUILDINGS 34,035 SFT = 2.9% COVERAGE  
 TOTAL COVERAGE = 13.2%

LAND RESERVED FOR OPEN SPACE = 24%  
 DEDICATED OPEN SPACE: 1.40 AC

DWELLING UNIT DENSITY  
 23 UNITS / 5.94 ACRES = 3.87 UNITS PER ACRE

RUBBISH DISPOSAL  
 RUBBISH DISPOSAL WILL BE BY INDIVIDUAL ROLLER BINS AT EACH UNIT.

PARKING PER UNIT = 1-GARAGE AND 2-DRIVEWAY

**SITE LAYOUT KEY**

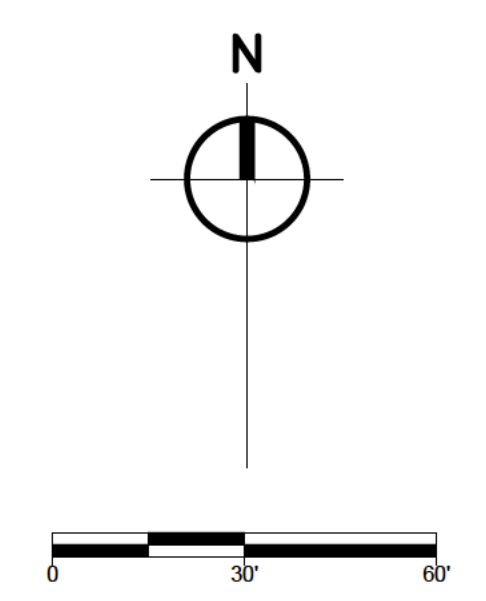
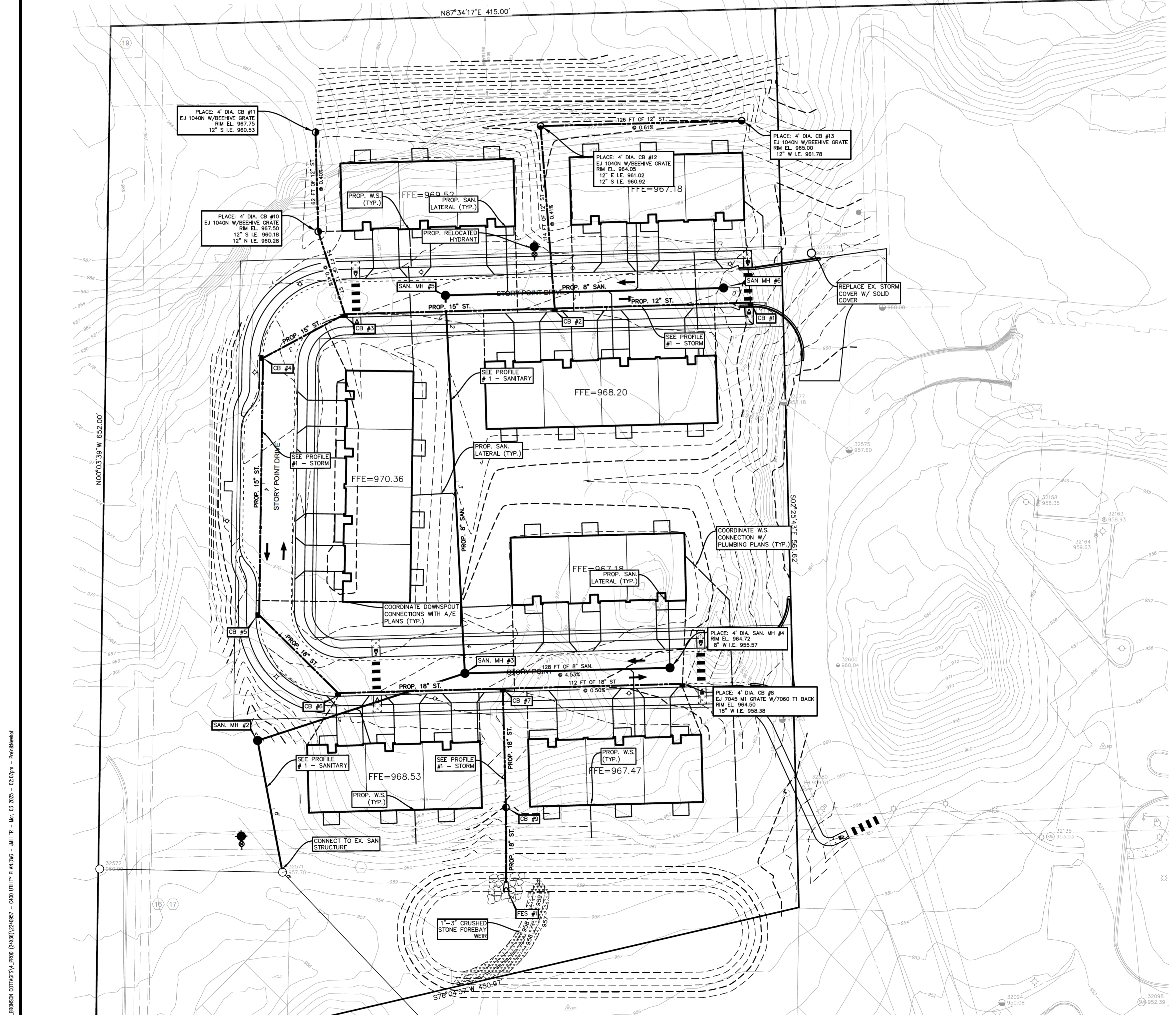
|     |  |                |
|-----|--|----------------|
| A5  | STANDARD DUTY BITUMINOUS PAVEMENT          | SEE DETAIL A5  |
| A8  | ROLLED BITUMINOUS GUTTER                   | SEE DETAIL A8  |
| A28 | BUTT JOINT CONNECTION TO EXISTING PAVEMENT | SEE DETAIL A28 |
| C3  | TYPE 1 CONCRETE CURB & GUTTER              | SEE DETAIL C3  |
| C4  | TYPE 2 CONCRETE CURB & GUTTER              | SEE DETAIL C4  |
| C9  | STANDARD DUTY CONCRETE WALKWAY/PAVEMENT    | SEE DETAIL C9  |
| C12 | HEAVY DUTY CONCRETE WALKWAY/PAVEMENT       | SEE DETAIL C12 |
| C36 | BARRIER FREE CONCRETE WALK RAMP            | SEE DETAIL C36 |
| M16 | MISCELLANEOUS CROSS WALK STRIPING          | SEE DETAIL M16 |

| NO. | REVISIONS          | BY | DATE    | DRAWN        |
|-----|--------------------|----|---------|--------------|
| 1   | SITE PLAN SUBMIT   |    | FEB '25 | VARIOUS      |
| 2   | SITE PLAN RESUBMIT |    | MAR '25 | FEB '25      |
|     |                    |    |         | CHICKED JVP  |
|     |                    |    |         | DATE FEB '25 |

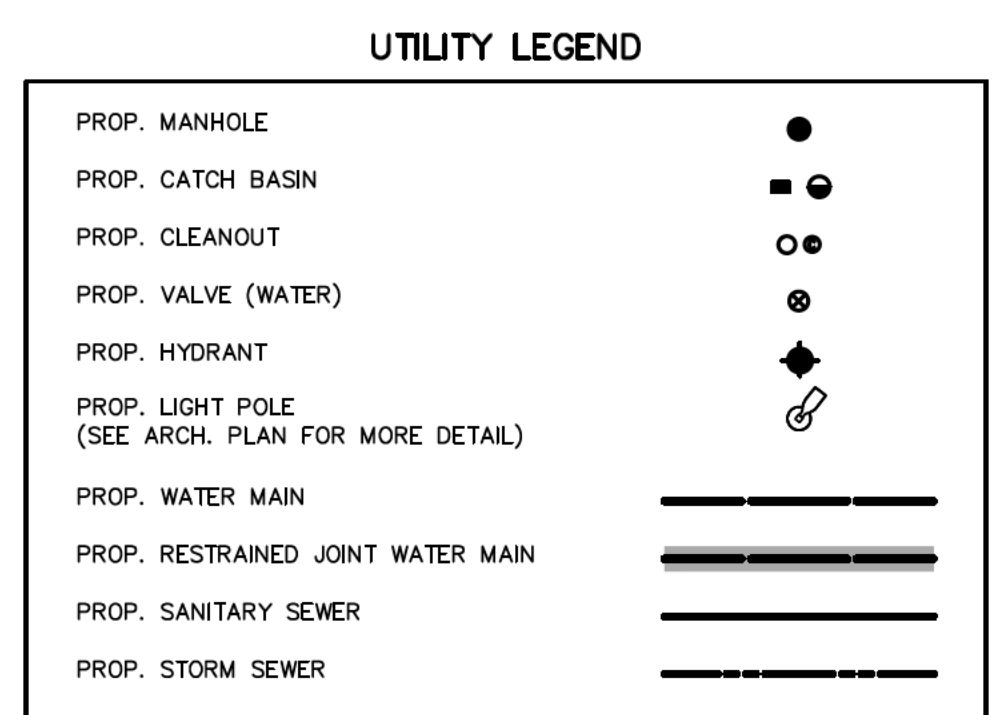


|  |                        |
|--|------------------------|
| BRONSON COTTAGES<br>KALAMAZOO, MI        | PROJECT NO.<br>2240957 |
| BUILDING ADDITIONS AND SITE IMPROVEMENTS | SHEET NO.              |
| <b>SITE PLAN</b>                         | <b>C200</b>            |

T:\DVA\PROJECTS\2024\240957\_BRONSON\_COTTAGES\1\_PROD (240957) - C200 SITE PLAN\DWG - MILLER - Mar. 03.2025 - 02:16pm - Print/Recheck



- ### SANITARY SEWER NOTES
- CONTRACTOR TO COORDINATE INVERT ELEVATIONS AND LOCATIONS OF LATERALS WITH PLUMBING PLAN. FITTINGS AND BENDS SHALL BE ADDED AS NECESSARY TO MAKE CONNECTIONS
  - ALL SANITARY SEWER SHALL BE SDR-35 PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS



- ### STORM SEWER NOTES
- O.C. = OUTLET CONTROL STRUCTURE  
 FES = FLARED END SECTION  
 C.O. = CLEAN OUT  
 CB = CATCH BASIN  
 MH = MANHOLE
- THE DRAINAGE STRUCTURES AND THE STORM WATER SYSTEM UNDER MUNICIPALITY JURISDICTION SHALL BE MUNICIPALITY TESTED MATERIAL.
  - UNDERDRAIN SHALL BE INSTALLED UNDER ALL CURB AND GUTTER AND PAVEMENT EDGES (REFER TO DETAILS) AND CONNECTED TO CATCH BASINS WITH WATERTIGHT CONNECTIONS
  - ALL STORM SEWER SHALL BE ADS HP PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
  - ALL FLARED END SECTIONS 12" OR LARGER SHALL BE CONCRETE, MANUFACTURED BY NORTHERN CONCRETE PIPE OR APPROVED EQUAL. AT CONNECTIONS OF ADS HP PIPE TO CONCRETE FLARED END SECTIONS, AN ADS DISSIMILAR ADAPTER SHALL BE USED ALONG WITH A "MAR-MAC" (OR APPROVED EQUAL) COUPLER TO FORM A WATERTIGHT CONNECTION
  - UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL 4 FOOT DIAMETER MANHOLES SHALL BE PER DETAIL ST1 OR ST2, ALL 4 FOOT DIAMETER CATCH BASINS SHALL BE PER DETAIL ST3 OR ST4, AND ALL 2 FOOT DIAMETER STRUCTURES SHALL BE PER DETAIL ST7.
  - ALL ROOF DRAIN CONNECTIONS SHALL BE CONNECTED TO THE STORM SEWER WITH FABRICATED ADS HP REDUCING TEES.
  - CONTRACTOR TO COORDINATE INVERT ELEVATIONS AND PIPE SIZE OF ROOF DRAINS WITH PLUMBING PLAN. ROOF DRAINS MUST BE CONNECTED TO THE STORM SEWER WITH FABRICATED ADS HP REDUCING TEES, OR TIED INTO MANHOLES. WHERE NO INVERT ELEVATIONS ARE GIVEN ON THE PLANS, CONTRACTOR MUST CONNECT TO MANHOLES AND PROVIDE AT LEAST 2 FT OF COVER OVER PIPE IN GREEN SPACE, AND AT LEAST 3 FT OF COVER UNDER PAVEMENT. CONTRACTOR MUST INSTALL PIPE(S) WITH SLOPE IN ACCORDANCE WITH XXXXXXXXXX TOWNSHIP/CITY STANDARDS. FITTINGS AND BENDS SHALL BE ADDED AS NECESSARY FOR CONNECTIONS

- ### GENERAL UTILITY NOTES
- ALL TEXT & FEATURES SHOWN SCREENED ARE EXISTING. ALL STRUCTURES SHALL BE LOCATED IN RELATION TO THE PROPOSED IMPROVEMENTS.
  - UTILITIES SHOWN WERE EITHER FIELD LOCATED, OR TAKEN FROM EXISTING RECORD/DESIGN DRAWINGS & ARE SHOWN ACCORDINGLY. THE CONTRACTOR SHALL EXERCISE CAUTION & FIELD VERIFY REQUIRED LOCATIONS PRIOR TO EXCAVATION & CONSTRUCTION.
  - MDOT CL II SAND BACKFILL REQUIRED UNDER ALL PROPOSED PAVEMENT AREAS. THIS INCLUDES BACKFILL FOR STORM SEWER, SANITARY SEWER, WATER MAIN, AND ALL OTHER UTILITIES.

- ### WATER MAIN NOTES
- ALL TEXT & FEATURES SHOWN SCREENED ARE EXISTING. ALL STRUCTURES SHALL BE LOCATED IN RELATION TO THE PROPOSED IMPROVEMENTS.
  - UTILITIES SHOWN WERE EITHER FIELD LOCATED, OR TAKEN FROM EXISTING RECORD/DESIGN DRAWINGS & ARE SHOWN ACCORDINGLY. THE CONTRACTOR SHALL EXERCISE CAUTION & FIELD VERIFY REQUIRED LOCATIONS PRIOR TO EXCAVATION & CONSTRUCTION.
  - WATER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE
  - MINIMUM BURY DEPTH OF WATER LINE IS 5 FEET TO TOP OF PIPE.
  - WATER MAIN AND SERVICE CONNECTIONS SHALL CONFORM TO THE CITY OF KALAMAZOO STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE INSTALLATION, 2021.

- ### CITY OF KALAMAZOO WATER MAIN NOTES
- CITY OF KALAMAZOO CONNECTION ESTIMATE MUST BE PAID PRIOR TO PERFORMING WATER MAIN AND/OR SERVICE WORK.
  - WATER SERVICE MUST ENTER BUILDING NO MORE THAN 1 FT FROM EXTERIOR WALL.
  - WATER MAIN CONTRACTOR TO INSTALL WATER SERVICE INTO BUILDING AND PLACE TEE AND VALVES FOR COMBINED SERVICES AS REQUIRED.
  - WATER SERVICE SHALL BE PRESSURE AND BACTERIA TESTED UP TO THE FIRST VALVE INSIDE THE BUILDING.
  - PROVIDE SERVICE ENTRY PLUMBING DETAILS CONSISTENT WITH COK REQUIREMENTS AND SPECIFY DOMESTIC METER SIZE, IRRIGATION METER SIZE (IF PROPOSED), FIRE SERVICE/BACKFLOW SIZE. ALL THESE ITEMS ARE REQUIRED FOR ISSUANCE OF CONNECTION ESTIMATE.

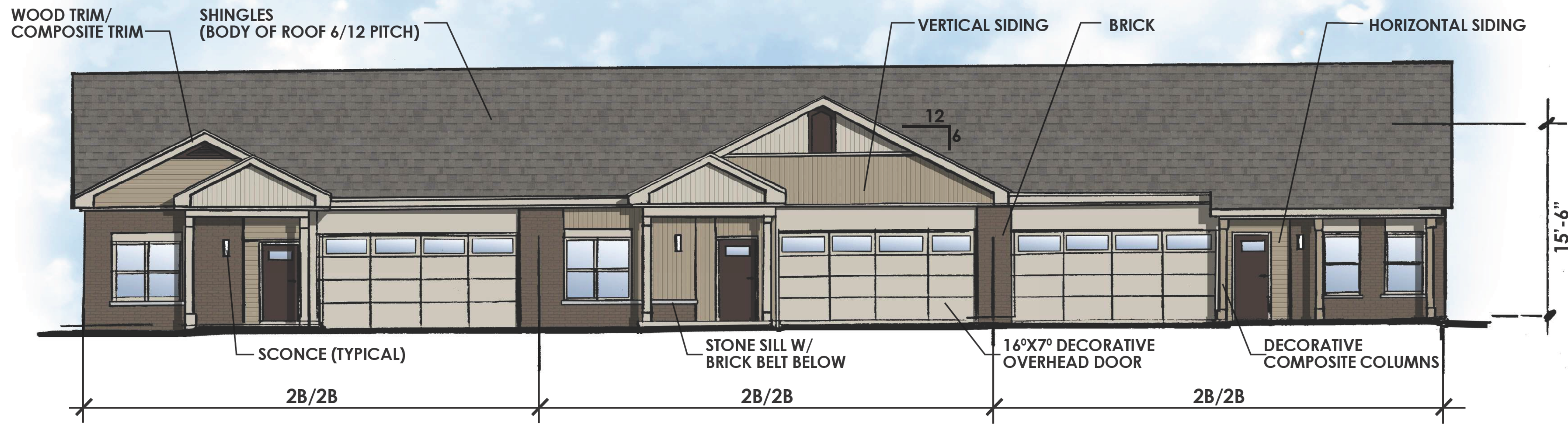
T:\CADD\PROJECTS\2024\240957\_BRONSON\01\UTILITIES\PLAN - MILLER - Mar. 03. 2025 - 10:07am - Prein&Newhof

**811**  
 UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.  
 How many below.  
 Call before you dig.

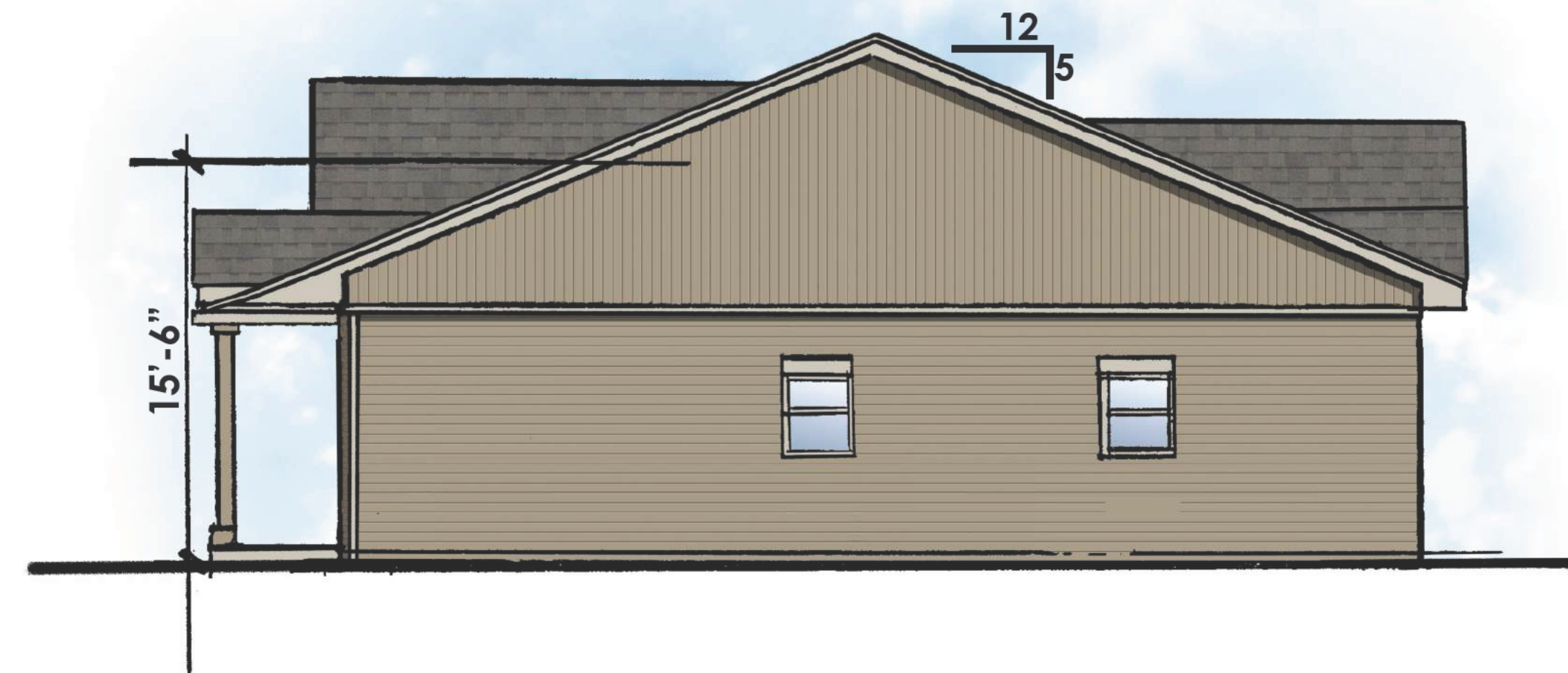
| NO. | REVISIONS          | BY | DATE   | DRAWN        |
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| 1   | SITE PLAN SUBMIT   |    | FEB 25 | VARIOUS      |
| 2   | SITE PLAN RESUBMIT |    | MAR 25 | FEB '25      |
|     |                    |    |        | CHECKED JVP  |
|     |                    |    |        | DATE FEB '25 |

**Prein & Newhof**  
 Engineers - Surveyors - Environmental - Laboratory

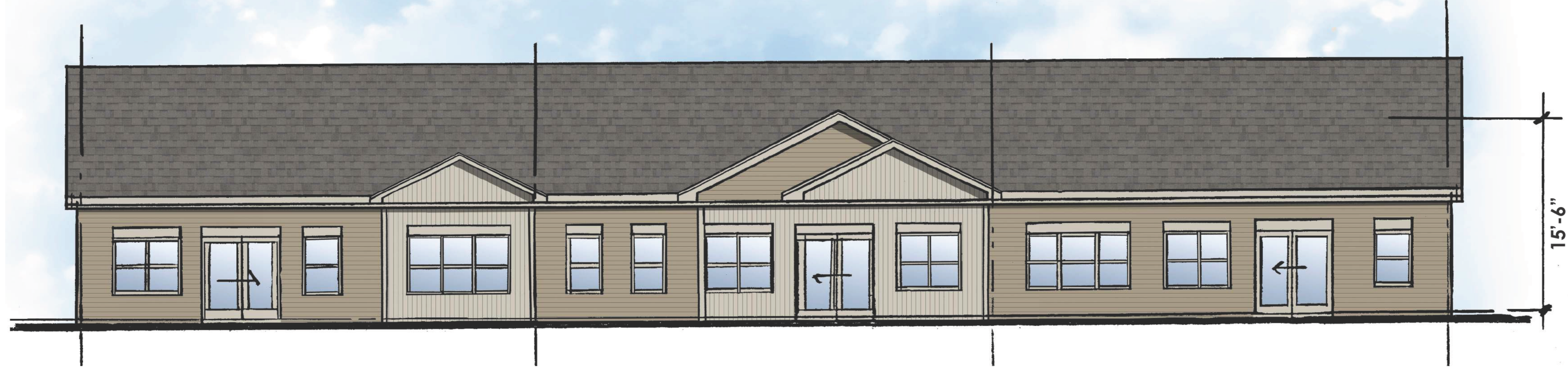
**BRONSON COTTAGES**  
 KALAMAZOO, MI  
**PROJECT NO. 2240957**  
**BUILDING ADDITIONS AND SITE IMPROVEMENTS**  
**UTILITY PLAN**  
**C400**



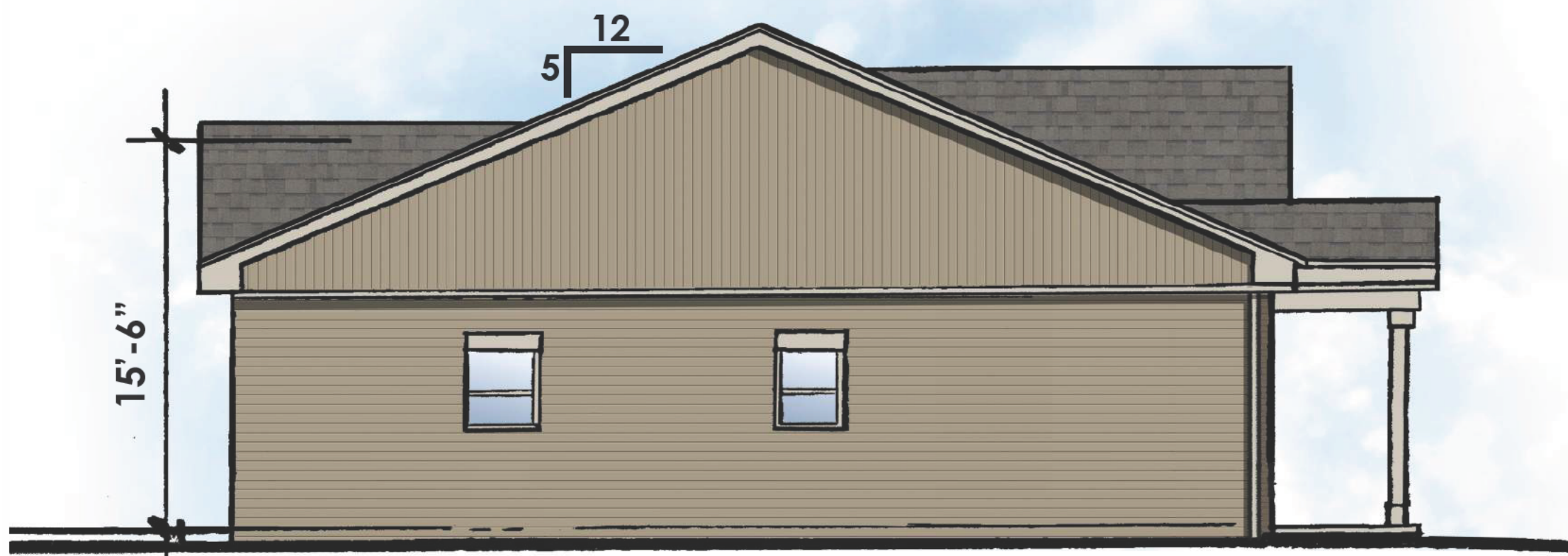
**FRONT ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION**

**COTTAGE ELEVATIONS (3 UNIT BUILDING - TYPICAL)**



**BRONSON COTTAGES  
STORYPOINT KALAMAZOO  
COMMON SAIL DEVELOPMENT GROUP  
OSHTEMO TOWNSHIP, MICHIGAN**

**FSP** FUSCO,  
SHAFFER &  
PAPPAS, INC.  
ARCHITECTS & PLANNERS