

**OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

**MINUTES OF A REGULAR MEETING HELD NOVEMBER 15, 2022 AT
OSHTEMO TOWNSHIP HALL, 7275 WEST MAIN STREET**

Agenda

SITE PLAN APPROVAL: FARADAY DEFENSE

FISHBECK, ON BEHALF OF FARADAY PROPERTIES LLC, WAS REQUESTING SITE PLAN APPROVAL FOR A 60,785 SQUARE FOOT TWO-STORY OFFICE AND MANUFACTURING/DISTRIBUTION FACILITY WITHIN THE WESTERN MICHIGAN UNIVERSITY (WMU) BUSINESS TECHNOLOGY RESEARCH PARK 2.

2023 MEETING DATES

A meeting of the Oshtemo Charter Township Zoning Board was held Tuesday, November 15, 2022, beginning at approximately 3:00 p.m.

MEMBERS PRESENT:	Dusty Farmer Fred Gould Harry Jachym
MEMBERS ABSENT:	Anita Smith, Chair Micki Maxwell Louis Williams, Vice Chair

Also present were Iris Lubbert, Planning Director, Jim Porter, Township Attorney, Martha Coash, Recording Secretary, Kyle Mucha, Senior Planner/McKenna, Nate Barton, Civil Engineer, Fishbeck and two guests.

As both the Chair and Vice Chair were absent, Ms. Farmer chaired the meeting.

Call to Order

Acting Chair Farmer called the meeting to order.

Approval of Agenda

There were no changes to the agenda; the Acting Chair asked for a motion.

Mr. Jachym made a motion to approve the meeting agenda as presented. Mr. Gould seconded the motion. The motion was approved 3-0 with 3 absent.

Acting Chair Farmer moved to the next agenda item.

Public Comment on Non-Agenda Items

As no one wished to speak, the Acting Chair moved to the next item.

Approval of the Minutes of August 23, 2022

Acting Chairperson Farmer asked if there were any changes to the minutes. Hearing none, she asked for a motion.

Mr. Jachym made a motion to approve the Minutes of August 23, 2022 as presented. Acting Chair Farmer seconded the motion. The motion was approved 3-0, with 3 absent.

The Acting Chair moved to the next agenda item.

SITE PLAN APPROVAL: FARADAY DEFENSE FISHBECK, ON BEHALF OF FARADAY PROPERTIES LLC, WAS REQUESTING SITE PLAN APPROVAL FOR A 60,785 SQUARE FOOT TWO-STORY OFFICE AND MANUFACTURING/DISTRIBUTION FACILITY WITHIN THE WESTERN MICHIGAN UNIVERSITY (WMU) BUSINESS TECHNOLOGY RESEARCH PARK 2.

Mr. Kyle Mucha, Site Planner for McKenna, on behalf of the Charter Township of Oshtemo Planning Department, reviewed the proposed Faraday Project Site Plan submission for an office and manufacturing/distribution facility within the Western Michigan University (WMU) Business Technology Research Park 2 and offered comments and findings for consideration. This review was based on the revised site plan application dated October 24, 2022.

He said the proposed development site is approximately 4.5-acres and is located within Western Michigan University's Research Park, zoned BRP (Business & Research Park). The site is primarily grassland with a few existing trees located in the southeastern portion of the subject site. The applicant proposed to construct a 60,785 square foot two-story office, warehouse, and manufacturing building. The proposed building will be connected to municipal water and sewer services. The site is Unit 3 of WMU BTR 2.0 Park – Robert Jones Way and is zoned BRP – Business & Research Park.

Mr. Mucha indicated the WMU design review committee has approved this project against their standards.

BRP Development Standards (Section 20.50)

He noted the "BRP" district allows for the establishment of coordinated campus-style development including technology, research, light industry, office, life sciences, and development uses. District provisions ensure a high quality of development through the coordination of uses and amenities within the development. The proposed construction of the Faraday Defense building meets the intent of the BRP District.

Mr. Mucha said it was McKenna's recommendation that the site plan could be approved subject to the following recommendations being satisfied:

1. The project site shall be formally established in accordance with the site plan prior to issuance of a building permit.
2. Compliance with Oshtemo Township's Engineering requirements; provide a sealed, final stormwater plan showing grading and drainage prior to building permit issuance.
3. Compliance with Oshtemo Township's Fire Safety Requirements.

4. Compliance with the Road Commission of Kalamazoo County requirements; final approval for the shared driveway will be obtained and provided to the Township prior to building permit issuance.
5. An Easement for the shared driveway shall be established and recorded with the Kalamazoo County Register of Deeds, with a copy provided to Oshtemo Township and Western Michigan University for their records prior building permit issuance.
6. Provide the height of proposed lighting poles on the lighting detail sheet prior to issuance of a building permit.
7. Install sustainable products as indicated in the applicant's response memo:
 - a. Four (4) electric vehicle charging spaces, located in the northeast corner of the easternly parking lot.
 - b. Bicycle parking (6-space bike rack) has been added to the site.
 - c. Parking lot lights are dark sky approved per BTR design standards.
 - d. Stormwater to discharge to regional infiltration basins constructed by the BTR 2.0 Project.
 - e. Native/Adapted & drought tolerant plantings.
 - f. Provide 25% or greater open space on the site.
 - g. On-site recycling receptacle.
8. An amended site plan, stamped by a licensed professional, shall be submitted to and approved by the Township prior to building permit issuance which provides the required greenbelt dimensions: 20 feet wide along public rights-of-way and 15 feet wide along private rights-of-way, measured from the right-of-way line.
9. An amended landscaping plan, stamped by a licensed professional, shall be submitted to and approved by the Township prior to building permit issuance meeting the ordinance requirements outlined in the November 8, 2022 memo.

Acting Chairperson Farmer asked if Board members had questions.

Mr. Jachym confirmed that nothing would take place until the recommendations were met.

Hearing no further questions from Board members, the Acting Chair asked if the applicant wished to speak.

Mr. Nate Barton, Civil Engineer with Fishbeck, said they intend to meet all the conditions for approval as recommended. Once the approval from the Zoning Board is granted, they will seek final review from the WMU Design Committee and comply with the recommendations.

Acting Chair Farmer determined there were no public comments and moved to Board Deliberations. As there were no further comments, she asked for a motion.

Mr. Jachym made a motion to approve the proposed Site Plan for a 60,785 square foot two-story office and manufacturing/distribution facility within the Western Michigan University (WMU) Business Technology Research Park 2.

with the inclusion of the following nine conditions set forth by McKenna:

1. The project site shall be formally established in accordance with the site plan prior to issuance of a building permit.
2. Compliance with Oshtemo Township's Engineering requirements; provide a sealed, final stormwater plan showing grading and drainage prior to building permit issuance.

3. Compliance with Oshtemo Township's Fire Safety Requirements.
 4. Compliance with the Road Commission of Kalamazoo County requirements; final approval for the shared driveway will be obtained and provided to the Township prior to building permit issuance.
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 7. Install sustainable products as indicated in the applicant's response memo:
 - a. Four (4) electric vehicle charging spaces, located in the northeast corner of the easternly parking lot.
 - b. Bicycle parking (6-space bike rack) has been added to the site.
 - c. Parking lot lights are dark sky approved per BTR design standards.
 - d. Stormwater to discharge to regional infiltration basins constructed by the BTR 2.0 Project.
 - e. Native/Adapted & drought tolerant plantings.
 - f. Provide 25% or greater open space on the site.
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 8. An amended site plan, stamped by a licensed professional, shall be submitted to and approved by the Township prior to building permit issuance which provides the required greenbelt dimensions: 20 feet wide along public rights-of-way and 15 feet wide along private rights-of-way, measured from the right-of-way line.
 9. An amended landscaping plan, stamped by a licensed professional, shall be submitted to and approved by the Township prior to building permit issuance meeting the ordinance requirements outlined in the memo of November 8, 2022.
- Mr. Gould seconded the motion. The motion was approved 3-0, with 3 absent.

2023 MEETING DATES

Ms. Lubbert proposed the following schedule of ZBA meeting dates for 2023.

**Zoning Board of Appeals
Fourth Tuesday of every month @ 3PM**

Proposed 2023 Meeting Dates

1/24
2/21
3/21
4/25
5/23
6/20
7/25
8/22
9/26
10/24

11/14*
12/12*
1/23/2024

*Dates shifted to avoid holidays or for consistency with the Development Schedule of Applications.

Acting Chair Farmer said once the schedule is approved, Board Members should recognize the commitment for meeting attendance in 2023 and avoid making other appointments on meeting dates.

Mr. Jachym made a motion to approve the ZBA Schedule of Meetings for 2023 as presented. Mr. Gould seconded the motion. The motion was approved 3-0, with 3 absent.

Other Updates and Business

Ms. Lubbert indicated there would be a December 13 meeting to consider one site plan.

Adjournment

Acting Chair Farmer noted the Zoning Board of Appeals had exhausted its agenda. There being no other business, she adjourned the meeting at approximately 3:20 p.m.

Minutes prepared:
November 16, 2022

Minutes approved:
December 13, 2022