

OSHTEMO PLANNING DEPARTMENT ANNUAL REPORT 2016 TOWNSHIP



Legislative Requirements

Section 308 of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended) requires the Planning Commission to prepare a report for the Township Board documenting the administration of the Zoning Ordinance on a yearly basis. It is also a requirement to outline possible future amendments to the Ordinance. This report fulfills this obligation for 2016 and provides updates on the activities and projects planned for 2017.

The Planning Department has expanded the scope of the report to further document the activities of the Zoning Board of Appeals and the administrative activities of the Planning Department staff. By doing so, the report provides a more complete picture of the Planning and Zoning activities in the Township. This report is submitted to the Township Board for review and consideration as it develops its own work plans and budgets for the coming years.

PLANNING COMMISSION

ORDINANCE AMENDMENTS

Site Plan Review - In order to more clearly define the site plan review process, amendments were approved to *Section 82.000: Site Plan Review*. The changes provide clarity to the types of development that require site plan review and the process under which the plans will be reviewed. The amendments also help to make the Site Plan Review ordinance more transparent in its application and easier to use by those outside of Township staff.

Nonconforming Uses - Prior to the revised Ordinance, *Section 62.000: Nonconforming Uses* did not address parcels, lots or building sites that were lawfully recorded but no longer met Zoning Ordinance requirements. Often these parcels or lots do not meet the width requirements for frontage on a public right-of-way, making them nonconforming. In some instances, denying the use of a lawfully recorded property could be considered a “taking.” Revised language was added to this Section to address these types of properties. In addition, the Section was reorganized to more clearly identify all of the different types of nonconformity; land, uses and structures.

Historic Overlay Zone - *Section 54.000: Historic Overlay Zone* was brought to the attention of staff and the Planning Commission because of the uses planned at the Drake Farmstead, in particular the request to allow commercial farming on the site, which the underlying zoning did not allow. Language was added to the Section to allow any use significant to the historical purpose or characteristics of the property.

This amendment provides opportunities for all of the sites zoned with the Historical Overlay Zone to be used in a manner that is historically significant to the property. Ultimately, this is the reason these properties were included in the Historical Overlay Zone; the use or structure has some significance to the growth and development of the Township or is a cultural resource important to preserve.

Area Requirements - Two amendments were approved to *Section 66.000: Area Requirements, Dwelling Standards and Residential Occupancy*. The first was a change made in relation to the amendments approved to *Section 62.000: Nonconforming Uses*, which allows all parcels, lots or building sites that were lawfully created to be buildable. *Section 66.201* stated that lots had to meet all dimensional requirements (except lots existing prior to March 3, 1997 that did not meet the four to one depth to width ratio) to be considered buildable. To ensure these two ordinances worked well together, an amendment was approved.

The second amendment was to the dimensional requirements of the Rural Residential District parcels, lots or building sites. The original ordinance allowed smaller lot sizes based on the availability of public infrastructure. The following changes were approved:

RR	
Parcels, lots, building sites:	
Area requirements:	1.5 acres
Minimum frontage:	200 feet
Lot, building sites within an Open Space Community:	
Area requirements:	Density of 1.0 dwelling unit per acre
Minimum frontage:	120 feet

These amendments were adopted to better support the Oshtemo Township Master Land Use Plan and the original intent of the RR: Rural Residential District, which is a low density district where open space cluster development practices are encouraged to protect natural features and the rural character it defines.

ORDINANCE AMENDMENTS CONTINUED

Some additional minor amendments to the Zoning Ordinance include:

Section 39.000: Business and Research Park District - The 50 percent open space requirement was changed to allow the open space within the development to be either set aside as dedicated open space, or provided on each individual parcel, lot or building site within the development, or a combination of these options. In no case, shall an individual parcel, lot or building site have less than 20 percent open space.

Section 24.205: Multiple-Family Dwellings - Regulations were added to the R-4 District to require that dumpster enclosures be designed large enough to contain both a standard trash receptacle and a recycling receptacle. Recycling shall be made available in all dumpster enclosures.

Section 76.190: Temporary Signs - A new temporary sign was added to the Sign Ordinance to allow commercial banners signs during construction or maintenance of permanent signs. Commercial banner signs may be placed on the building wall for a period not to exceed 12 months.

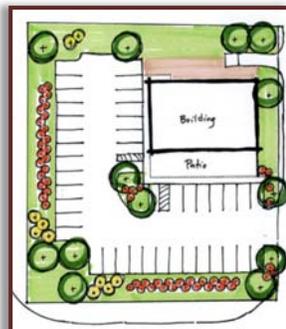


Section 68.300: Requirements for Parking Spaces, Parking Lots and Drive-Through Windows - Language was added to this section to require stacking spaces of vehicles at drive-through windows. Five stacking spaces are required for drive-through restaurants and three stacking spaces are required for all other drive-through windows.

ORDINANCE AMENDMENTS IN PROCESS

Section 75.000: Landscaping - The Planning Commission spent a number of meetings during 2016 amending **Section 75.000: Landscaping**. A complete update of this Ordinance was reviewed and approved. The major changes include the following:

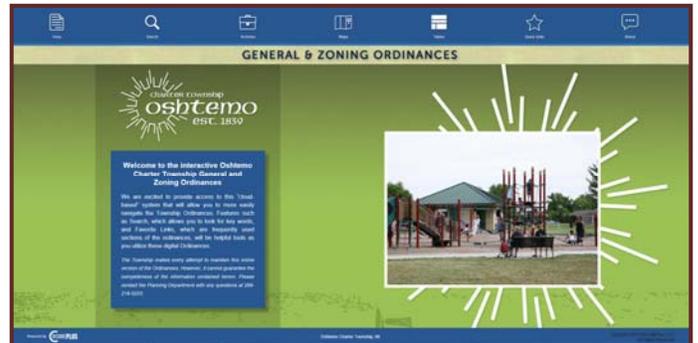
- As the size of a site reduces, the amended ordinance requires much fewer landscape materials over what the current ordinance would necessitate.
- Right-of-way landscaping is more robust because of a requirement to screen parking lots that face the road.
- The amended ordinance requires more square footage of landscaping on larger sites, but plant materials are rela-



tively similar.

- Opaque screening is required between incompatible uses.

Section 75 has not yet gone through the public process to be adopted. Staff will include the changes as part of a larger Zoning Ordinance reorganization project.



Zoning Ordinance Reorganization - The Township hired a consulting firm, Wade Trim, to complete a comprehensive review and reorganization of the Zoning Ordinance. This has not occurred since its 1984 adoption. The intent is to resolve any inconsistencies, conflicts and other organizational issues, as well as incorporating best practices not already in place.

In addition, the reorganization will help to modernize the Ordinances to be more user-friendly. This not only assists the public, developers and other stakeholders to understand zoning ordinance regulations, but allows Township staff to more effectively administer the code. Both the Zoning Ordinance and General Ordinances are now hosted by EnCode Plus, which utilizes techniques such as hyperlinks, linked table of contents, links from zoning districts to the zoning map, etc. to allow ease of use.

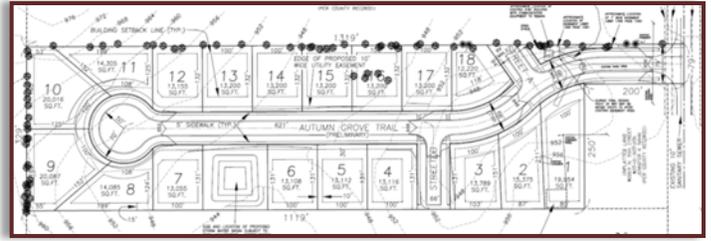
The reorganization was completed in 2016 but staff is still reviewing the changes, as well as making recommendations for additional amendments. It is anticipated that this work will conclude in 2017.

REZONINGS

The Planning Commission reviewed five rezoning requests in 2016, which is two more than were reviewed in 2015. All requests were approved by the Planning Commission, who based their decisions on the Township's Master Plan, the adjacent zoning, general land use patterns and the effects the requested change would have on the surrounding properties.

Two of the requests in 2016 were conditional rezonings, which is a rezoning where the applicant voluntarily provides conditions which limit the use or structures on the land. Conditional rezoning is provided as a mechanism to allow an applicant the

opportunity to address anticipated concerns that may be raised by the rezoning request. For example, the conditional rezoning application for 3000 South 11th Street limited the use of the property to professional office in an attempt to protect the adjacent residential neighbors from other uses allowed in the R-3 District.



The following is a list of the rezoning applications reviewed in 2016:

Total Rezoning Reviews in 2016:			5
Address	Zoning District	PC Decision	Date
8500 W. Main St	RR to C	Approved	March 10
4221 S. 9th St Conditional Rezoning	I-R to I-1	Approved	May 26
10145 W. KL Ave	AG to RR	Approved	Aug 11
3989 N. 3rd St	AG to RR	Approved	Nov 10
3000 S. 11th St Conditional Rezoning	R-2 to R-3	Approved	Dec 8

SUBDIVISION/SITE CONDOMINIUMS

The Planning Commission reviewed two residential development requests in 2016. The first was the Mystic Heights Site Condominium, which was a revised plan from the original Van Kal development presented in 2015. This project is located on the east side of Van Kal Avenue, just north of Stadium Drive and requested a total of 40 building sites.

While the Planning Commission forwarded the project on to the Township Board, there were still many concerns related to the protection of natural features on the site, which the Township Board discussed during their deliberations. After a number of meetings reviewing the plan, the Board ultimately denied the request, but provided the developer with the conditions under which the plan could be approved. At the time of this report, the project is still under litigation.

The second project was the Autumn Grove Site Condominium, located at 2083 North 9th Street, which is on the west side of 9th Street, just north of Wyndham Drive. The Step 1 plan was approved for 18 building sites.

The total number of requests decreased by one project from 2015 when three subdivisions/site condominiums were reviewed.

In addition to the two developments reviewed by the Planning Commission, the Planning Department also processed Step 2 approval through the Township Board for Phase 2 of West Port Village, Sky King Meadows III and Tuscany East.

SPECIAL EXCEPTION USES

A total of 16 Special Exception Use applications were submitted to the Planning Department in 2016. Two of these applications were withdrawn due to concerns related to use compatibility and zoning ordinance requirements. The Planning Commission, therefore, conducted 14 Special Exception Use reviews in 2016, which is the same number of requests evaluated in 2015. All requests were approved.

Five of the Special Exception Uses were for developments within the Corner@Drake shopping center, located at the northwest corner of Stadium Drive and Drake Road. In 2016, the developers of Corner@Drake decided to include most of the property within a commercial planned unit development (PUD), the first in Oshtemo Township. At the time of approval, three businesses existed within the Corner@Drake project, requiring them to be included in the PUD. In addition, three new developments were approved in 2016, Old National Bank, the Corner Shoppes and a grocery store with associated retail stores.

In addition to the new development at Corner@Drake, the Planning Commission approved a new restaurant on West Main Street, Latitude 42, which will include a small brewing facility. Wendy’s and Starbucks redeveloped their restaurant sites and Leaders Marine was approved for a large expansion project. Finally, a new Flagstar Bank was approved on West Main and a mini-storage facility will develop on Stadium Park Way.

Two Special Exception Uses were approved for temporary outdoor events in 2016: a grand opening event for Field & Stream and a new fireworks tent sales. This is down slightly from 2015 when three events were approved. However, the Planning Commission often grants administrative review of temporary outdoor events once they have been approved through the public hearing process. So, while only two events were approved by the Planning Commission in 2016, a total of 12 events were held throughout the year.

SPECIAL EXCEPTION USES Continued

Total Special Exception Use Reviews in 2015:				14
Project / Address	Applicant	Use	PC Decision	Date
Starbucks Coffee 5370 West Main St	Starbucks	Temporary Trailer	Approved	Jan 14
Hampton Cove Condo	Argel Irish Builders, LLC	Open Space Development Removal of sidewalk requirement	Approved	Jan 14
Wolf Tree Nature Trails (formerly KL Ave Preserve)	Southwest Michigan Land Conservancy	Wolf Tree Nature Trails (formerly KL Ave Preserve)	Approved	Feb 11
Old National Bank (Corner@Drake PUD) 5003 Century Ave	Old National Bank	New bank facility with drive-through lanes	Approved	Feb 25
Corner Shoppes (Corner@Drake PUD) 1750 S. Drake Rd	Corner@Drake B, LLC	Retail shops with drive-through lanes	Approved	March 10
Corner@Drake PUD <ul style="list-style-type: none"> • Consumers Credit Union - 1900 S. Drake Rd • Kellogg Community Federal Credit Union - 1700 S. Drake Rd • Field & Stream - 5215 Century Ave 	Gesmundo, LLC	To include three existing properties into the Corner@Drake commercial PUD	Approved	March 10
Field & Stream 5215 Century Ave	Field & Stream	Outdoor temporary event - Grand Opening	Approved	March 10
Flagstar Bank 6660 West Main St	Meijer, Inc.	Flagstar Bank with drive-through window	Approved	April 14
Temp. Tent Sales 5034 West KL Ave	Good Stuff Fireworks	Temporary Event with Outdoor Sales	Approved	June 9
Latitude 42 6075/6101 West Main St	Latitude 42 Brewing Company	Restaurant / Brew Pub	Approved	June 9
Wendy's Restaurant 5455 West Main St	Meritage Hospitality Group / WM Limited	Redevelopment of Wendy's Restaurant	Approved	June 23
Leaders Marine 8500 West Main St	Delta Design Systems / West Main Properties	Expansion of Leaders Marine	Approved	July 14
Mini-Storage 7694 Stadium Dr	Kalamazoo Storage, LLC	New mini-storage facility	Approved	July 28
Grocery Store (Corner@Drake PUD) 5105 Century Ave	Corner@Drake E, LLC	New grocery store and retail shops	Approved	Sept 8

MEETINGS / ATTENDANCE

The Planning Commission meets the 2nd and 4th Thursdays of the month. In 2016, a total of 20 meetings were held. As shown here, the Planning Commission is highly engaged and has a strong participation record.

Commissioners	Meetings Attended
Fred Antosz, Vice Chairperson	19
Kimberly Avery (resigned July 2016)	10
Wiley Boulding, Sr.	19
Ollie Chambers (began December 2016)	1
Dusty Farmer (Township Board Liaison)	20
Pamela Jackson	15
Millard Loy, Chairperson (Liaison to the ZBA)	20
Mary Smith	16



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www.oshtemo.org

NOTICE
OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION
Thursday, July 14, 2016
7:00 p.m.
AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes – June 23, 2016
6. **PUBLIC HEARING: Special Exception Use (Meritage Hospitality Group, on behalf of WM Limited Partnership)**
Consideration of an application from Meritage Hospitality Group, for a special exception use and site plan review for a restaurant with a drive through service window, pursuant to Section 30.407 of the Zoning Ordinance. The subject property is located at 5455 West Main Street, Kalamazoo, MI within the C: Local Business District. Parcel No. 3905-13-401-020.
7. **PUBLIC HEARING: Special Exception Use (Delta Design Systems, Inc, on behalf of West Main Properties, LLC)**
Consideration of an application from Delta Design Systems, Inc. for a special exception use and site plan review for boat sales with outdoor display and storage, pursuant to Section 30.409 of the Zoning Ordinance. The subject property is located at 8500 West Main Street, Kalamazoo, MI within the C: Local Business District. Parcel No. 3905-16-180-047.
8. **PUBLIC HEARING: Special Exception Use (Kalamazoo Storage, LLC) - REQUESTING THIS APPLICATION BE TABLED**
Consideration of an application from Kalamazoo Storage, LLC for a special exception use and site plan review for a self-storage facility, pursuant to Section 41.405 of the Zoning Ordinance. The subject property is located at 7694 Stadium Drive, Kalamazoo, MI within the I-1: Industrial District. Parcel No. 3905-34-180-025.
9. **Optional Sketch Plan Review: Kalamazoo Storage, LLC**
Pursuant to Section 82.500, Kalamazoo Storage, LLC is requesting the Planning Commission review a sketch plan for the purposes of discussion regarding access to Stadium Drive.
10. Old Business
11. Any Other Business
12. Planning Commissioner Comments
13. Adjournment

ZONING BOARD OF APPEALS

In total, 18 applications were reviewed by the Zoning Board of Appeals (ZBA) in 2016. This is a slight increase from 2015, when 15 applications were reviewed and a larger increase from 2014, when 12 applications were considered.

SITE PLAN REVIEWS

A total of nine site plans were reviewed by the ZBA in 2016, which is two more than were considered in 2015. Of the nine reviews, five were for brand new construction on vacant sites, which included three manufacturing facilities, a church and an office development.

Of the remaining four site plans, one was for an addition to an existing church, two were for new buildings on sites with existing structures, and the final request was for the expansion of a parking lot at an existing church. All of the requests were approved.

Total Site Plan Reviews for 2015 :			9
Address	Applicant	Use	Approval
6480 Technology Dr	David Keyte	Office/Warehouse	April 5
5334 Parkview Ave	Kalamazoo Chinese Christian Church	5,632 Sq Ft Addition	May 24
1758 N 10th St	People's Church	Parking Lot Expansion	June 28
6101 W KL Ave	One Way Products	Manufacturing	July 26
6963 W KL Ave	SMT Land Development	Office	July 26
9th St/North of West Main St	West Side Church of Christ	Church	July 26
4155 S 9th St	Bosch Architecture	Accessory Garage	July 26
501 N 9th St	Wal-Mart	Training Building	July 26
Stadium Dr/ Stadium Park Way	National Flavors	Manufacturing	Sept 27

DIMENSIONAL VARIANCES

The ZBA reviewed eight dimensional variance requests in 2016, which is an increase of three requests from 2015. However, no sign variances were requested of the ZBA in 2016 while three applications were made in 2015. In general, the total number of applications reviewed by the ZBA remained the same between 2015 and 2016.

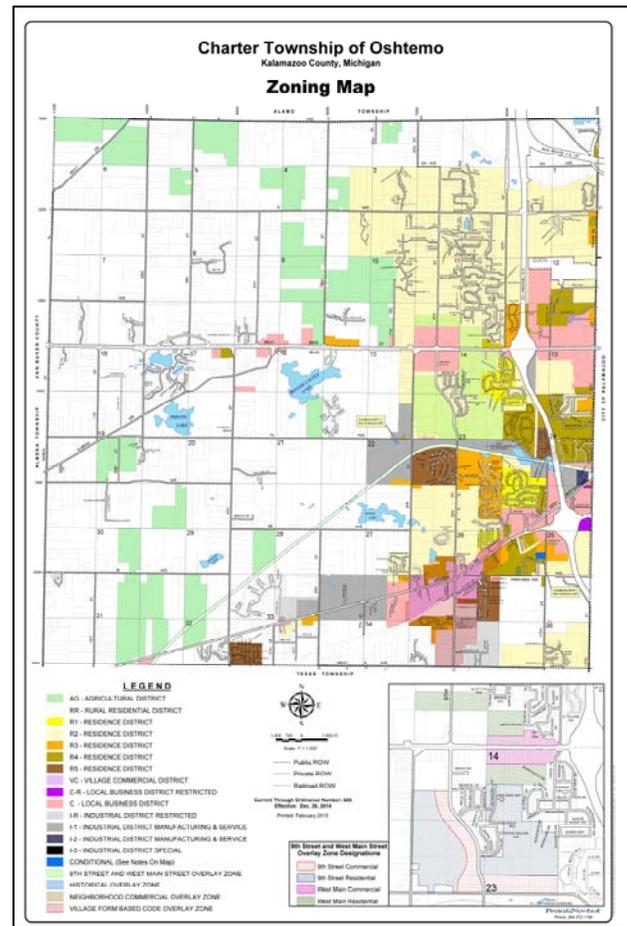
Of the 63 total development applications made to the Township in 2016, variances make up approximately 13 percent of the reviews. Approval rates tend to be high for these reviews because of Planning staff efforts to filter requests that do not meet the legislative and legal requirements for granting approval, which include: ensuring that the spirit of the ordinance is observed, public safety secured, and substantial justice done; that a practical difficulty exists and there is a unique circumstance found on the property; and that the problem is not self-created.

Total Dimensional Variance Requests in 2015:				8
Address	Applicant	Variance	Date	Decision
7694 Stadium Drive	Kalamazoo Storage	Request to vary from the setback requirement from Stadium Park Way and request to vary from the distance requirement between buildings for a mini-storage facility.	May 24	Setback approved, Distance between buildings denied
4200 South 9th Street	Schley Trust	Request to vary from the property boundary landscaping requirements due to utility lines.	June 28	Denied
7700 Stadium Drive	National Flavors	Request to vary from the requirement that loading/unloading only be allowed in side and rear yards to permit loading in the front yard due to the site being a corner lot.	Aug 9	Approved
1640 South 4th Street	Tony Schaap	Request to vary from the front yard setback requirements for an accessory building.	Aug 23	Approved
2800 South 11th Street	Hurley & Stewart	Request to vary from the front yard setback requirements for a primary structure.	Aug 23	Approved
5455 West Main Street	Meritage Hospitality	Request to vary from the site lighting ordinance to allow brighter foot candles than 0.1 at the property line for a Wendy's restaurant.	Sept 27	Approved
5431 West Main Street	GLR Michigan	Request to vary from the site lighting ordinance to allow brighter foot candles than 0.1 at the property line for a Burger King restaurant.	Oct 25	Approved
6430 Stadium Drive	Family D, LLC	Request to vary from the requirement that drive-through windows must be placed on the rear façade in the Village Form-Based Code Overlay District, to allow a drive-through window on the front façade.	Dec 20	Approved

MEETINGS / ATTENDANCE

ZBA meetings are scheduled on the fourth Tuesday of each month. In 2016, eight regular meetings were held with four canceled due to lack of agenda items. In addition, two special meetings were held. The special meetings were requested by the applicant and called by the ZBA Chair. Typically, special meetings are held due to time constraints of the applicant and their need for review earlier than the next regularly scheduled meeting.

Board Member	Meetings Attended
Bob Anderson (Alternate)	8
Cheri Bell, Chairperson	5
Nancy Culp (Township Board Liaison)	10
Millard Loy (Planning Commission Liaison)	10
Neil Sikora	9
L. Michael Smith (Alternate)	9
James Sterenberg, Vice Chairperson	9



PLANNING DEPARTMENT REVIEWS

The Planning Department processes all of the development applications that are submitted to the Township, including rezoning requests, variances and site plans. In 2016, a total of 63 applications were reviewed by Planning Department Staff.

This is two more applications than evaluated in 2015.



The Zoning Ordinance grants the authority to the Planning Department to administratively review and approve site plans in certain

instances. These include minor amendments to a previously approved site plan, accessory buildings that meet certain criteria, temporary outdoor events, and communication tower collocations or upgrades. A total of 25 administrative development reviews were conducted in 2016, which is one less than completed in 2015. A brief summary of the 2016 staff level reviews is found on the following pages.

In addition to the applications noted above, the Planning Department also completed reviews for land divisions, sign permits, and building permits. These reviews account for a significant portion of the Zoning Administrator's daily activities. Totals for these reviews can be found on page 10 of this report.

MINOR AMENDMENTS TO AN APPROVED SITE PLAN

Total Minor Amendments Reviewed in 2016:			7
Address	Applicant	Use	Approval Date
2901 North 10th Street	The Rock Church	Accessory Building Addition	June 20
1758 North 10th Street	People's Church	Parking Lot Expansion	July 6
1624 South Drake Road	Emerald Holdings, LLC	Parking Lot Expansion	Aug 29
3926 South 9th Street	Langland Funeral Home	Parking Lot Expansion	Oct 19
2487 Chestnut Hills Drive	Chestnut Hills Apartments	Accessory Building Addition	Oct 20
8456 Stadium Drive	Lawton Ridge Winery	Accessory Building Addition	Nov 3
5945 West Main Street	Walnut Woods Office Park	Building Expansion	Nov 8

TEMPORARY OUTDOOR EVENTS

Total Temporary Events Reviewed in 2016:			13
Address	Applicant	Event	Approval Date
6800 West Main Street	Tree-Ripe Citrus Co.	Outdoor Sale	Jan 4
6430 Stadium Drive	Jake's Fireworks	Tent Sale	March 22
6800 West Main Street	Ka-Boomer's Enterprise	Tent Sale	May 3
3800 South 12th Street	Kalamazoo Christian School	Outdoor Fun Day	May 16
4001 South 9th Street	Cort Furniture	Tent Sale	May 19
6800 West Main Street	Tree-Ripe Citrus Co.	Outdoor Sale	June 14
6660 West Main Street	TNT Fireworks	Tent Sale	June 14
6660 West Main Street	Detroit Red Wings	Outdoor Street Hockey Event	Aug 2
4001 South 9th Street	Cort Furniture	Tent Sale	Aug 26
5030 West Main Street	Wahmhoff Farms	Christmas Tree Sales	Oct 3
6221 West Main Street	Farm Bureau Insurance	Outdoor Anniversary Celebration	Oct 5
4321 South 11th Street	Lighthouse Community Church	Outdoor Nativity	Nov 1
6800 West Main Street	Tree-Ripe Citrus Co.	Outdoor Sale	Nov 28

COMMUNICATION TOWER CO-LOCATIONS OR UPGRADES

Total Reviews in 2015:		5
Address	Applicant	Approval Date
5656-B Beech St	AT&T	Feb 22
6018 West N Ave	T-Mobile	March 23
5662 West Main	T-Mobile	April 13
5088 W Michigan	Verizon	Aug 15
4048 South 9th St	Verizon	Oct 25

BUILDING PERMITS

Planning Department staff reviews building permit applications that are subject to zoning review as determined by the Southwest Michigan Building Authority to ensure that all requirements of the zoning ordinance are met. Staff also checks for any conditions of approval that may have been placed on the property by the Planning Commission or other entity during the plan review and approval process. In 2016, the Township approved 278 building permits, which is just slightly less than 2015 by five permits. Of the total number of permits issued, 126 or 45 percent required zoning review by the Township Zoning Administrator.

SIGN PERMITS

Sixty-four sign permits were issued in 2016, which is just two more than issued in 2015. New or replacement face signs were the largest majority issued at 41 permits. The remaining 23 permits were for temporary or special event signs. The majority of the total sign permits were issued to addresses on West Main Street, with the remaining sign permits primarily on Stadium Drive and the Drake Road and 9th Street corridors.



SMBA
Southwest MI Building Authority

BUILDING PERMIT APPLICATION
7275 West Main Street, Kalamazoo MI 49009
Phone: (269) 585-4151 Fax: (269)375-7180
Email: info@swmiba.org
Web Page: www.SwMIBA.org

PERMIT # _____
PARCEL ID # _____

Authority: 1972 PA 230. Completion: Mandatory to obtain permit. Penalty: Application must be completed, signed, and proper fee paid, or permit will not be issued.

I. Job Location (Applicant must complete all sections of the application, including the checklist on the back. Separate applications must be pulled for electrical, mechanical, and plumbing work being done).

Street Number and Street Name _____

II. Identification

A. Owner / Lessee

Name _____	Phone # _____	E-mail _____
Address (Street number and name) _____	City, State _____	Zip Code _____

B. Architect / Engineer

Name _____	Phone# _____	E-mail _____
Address (Street number and name) _____	City, State _____	Zip Code _____
License # _____	Expiration Date _____	

C. Contractor

Name _____	Phone # _____	E-mail _____
Address (Street number and name) _____	City, State _____	Zip Code _____
License # _____	Expiration Date _____	Federal Employer ID# _____
USA Number _____	Workers Compensation Insurance Carrier _____	

III. Type of Improvement Construction Valuation \$ _____

Residential Commercial (Construction Type _____ Use Group _____ Occ. Load _____)

New Building Addition Alteration Foundation Only Other _____
 Deck Demolition Fence Detached Garage / Accessory Building _____
 Manufactured Home Setup Re-Roofing Swimming Pool Siding (w/Structural Alterations) Sign _____



ORDINANCE ENFORCEMENT

The Ordinance Enforcement Department is responsible for a wide range of Township ordinance compliance oversight, community concerns, and enforcement. The Ordinance Enforcement Officer manages issues that occur under both the Zoning Ordinance and the General Code of Ordinances for the Township. Emphasis is placed on positive interactions, ordinance education and clear communication to resolve conflicts and achieve lasting positive outcomes.

Inter-agency collaboration is essential to ordinance enforcement success in addressing multiple community issues. The Road Commission of Kalamazoo County, Southwest Michigan Building Authority, and the Michigan Departments of Natural Resources, Environmental Quality, Transportation, Human Services and multiple Kalamazoo County offices including Health and Community Services, Animal Services, Environmental Health, Sheriff's Department and the Drain Commissioner have collaborated with the Ordinance Enforcement Department to resolve issues and assist with projects in 2016.

Recurring seasonal problems include: overgrown vegetation, trash, dumping areas / roadside dumping, unpermitted signs, noise, speeding, and storm water runoff / soil erosion. ADA sidewalk and accessibility compliance inspections increased accordingly with the development of new residential and commercial construction in the Township. A Sidewalk Permit was instituted in 2015 and continued in 2016 to assist the Township with ensuring Americans with Disabilities Act compliance.

In particular, Ordinance Enforcement was successful in resolving accessibility concerns at Wes Century Center, which were caused by improvements to the building façade. New sidewalks and accessible parking spaces were designed to allow full access to the shopping center.

Finally, comprehensive site inspections were performed in collaboration with the Southwest Michigan Building Authority and the Fire Marshal for Oshtemo's mobile home communities. The four communities inspected included Huntington Run, Fountain Springs, Woodland Estates and Colonial Manor. In addition, 14 property maintenance inspections were completed in 2016.

Total Zoning Ordinance Complaints / Violations in 2016:	
Violations	Number
Animals—Keeping Of	3
Camper Parking / Storage	2
Fences/Pools/Sheds	1
Garage and Out Buildings	1
Parking Violation	1
Sidewalk	64
Sign Violations	8
Sign Violations—R.O.W	24
Signs	4
Site Plan Compliance / New Construction	4
Storm Water / Soil Erosion	6
Zoning Complaints / Ordinance	23
Zoning Ordinance Consultation	14

TOTAL GENERAL AND ZONING ORDINANCE COMPLAINTS / VIOLATIONS

Total General and Zoning Ordinance Complaints / Violations in 2016:				448
Category	No.	Category	No.	
ADA Accessibility	2	Advisory	1	
Animals	3	Anti-Noise	6	
Burning	2	Camper/Parking Storage	2	
Complaint	14	Complaint Inspection	14	
Dangerous Buildings	10	Dismantled Cars	16	
Dumping Grounds	1	Dumping in R.O.W.	4	
Fences/ Pools/ Sheds	1	Fire	1	
Garage and Out Buildings	1	Garbage and Trash	1	
General Ordinance	29	Graffiti	2	
Liquor License / Inspection	2	Litter	10	
Loitering	1	Mowing	4	
Noise	2	Noxious Weeds	3	
Nuisance	1	Ordinance Consultation	32	
Panhandling and Soliciting	1	Parking Violation	1	
Permit Work	6	Permits Expired	7	
Plant Growth Control	21	Property Maintenance Inspections	19	
Property Maintenance Complaints	9	Rental Housing Inspection	7	
Rental Housing Complaint	1	Sewer Leak Investigation	1	
Sidewalk	64	Sidewalk Snow Violation	23	
Sidewalks / Nonmotorized Paths Investigation	19	Sign Violation	12	
Sign Violation R.O.W.	24	Site Plan Compliance	4	
Storm Water / Soil Erosion	6	Streets	17	
Streets—Snow Obstruction	2	Trash and Debris	2	
Trees	1	Trespass	1	
Vacant Structure—Monitoring	1	Vacant Structure—Nuisance	2	
Vehicle	4	Vehicle—Junk	3	
Work without a Permit	2	Zoning Complaint / Ordinance Enforcement	23	

LOOKING AHEAD

One of the purposes of the Annual Report is to look ahead to 2017 and anticipate those items that the Township desires to address or work on over the next 12 months and beyond in the area of Planning and Zoning. Although it is impossible to predict everything that will arise in the next year, based on current discussions with the Township Board, Planning Commission and Zoning Board of Appeals, there are certain items that will need to be addressed in the near future.

These items and other projects that the Township should anticipate addressing in the near future include the following:

- Reorganization and formatting of the Zoning Ordinance, including amendments to a number of Sections:
 - * Lighting
 - * Setbacks
 - * Signs
 - * Access Management Guidelines
- The development of a Transitional Mixed-Use Zoning District and possible changes to the Commercial District as outlined in the Future Land Use Plan.
- Continued work on the Master Plan Update, to include Rural Preservation Strategy, Maple Hill Sub-Area Plan and possible amendments to the Future Land Use Map.
- Ongoing coordination with Western Michigan University on the Business Technology Research Park 2.0 for rezoning, design implementation and grant management.
- Complete a critical review of the Village Theme Development Plan for possible implementation changes.
- Approve an amended Subdivision/Site Condominium Ordinance.

It is anticipated that any and all of these projects can be accommodated within the funding allocated towards planning and zoning in the Township budget.

Transitional Mixed Use (478 acres)
Development Intensity: Medium

There are several areas in the Township that contain a mix of uses and are located along busy corridors. Most are also located between areas of very high intensity development and areas of lower intensity development. Because of the standards established and the mix of uses, these areas are envisioned as providing smooth transitions between the areas of development on either side. Some of the areas may accomplish this by acting as a type of buffer between the areas. In other instances, this may mean serving as a respite of lower intensity development along a corridor of high intensity uses.

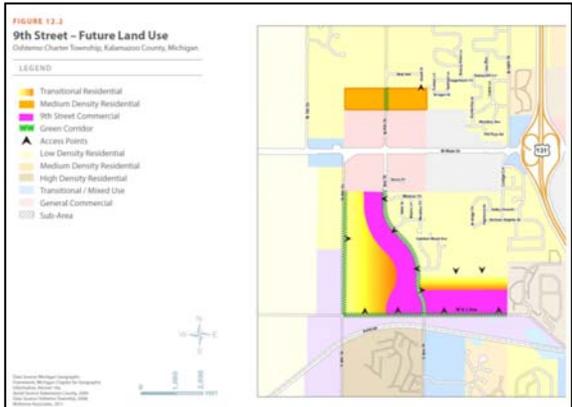
Uses envisioned for the Transitional Mixed Use areas include primarily office, local commercial (see Local Commercial designation for a description of applicable uses), and institutional uses. It may also include medium density residential uses, such as duplexes and senior-oriented complexes.

For all areas carrying this designation, access management will be a high priority, especially along the primary roadways of the Township. In addition, ensuring that development is coordinated and consistent, such as through the Planned Unit Development (PUD) process, will ensure the level of quality, design, and function that is desired for these areas. Eight areas in the Township carry this designation, and there are additional items to highlight specific to each one:

- **Drake Road Corridor** There are three areas designated Transitional Mixed Use along the Drake Road corridor. In these instances, the designation and intended development shall serve to buffer the adjacent lower density neighborhoods from either the adjacent right-of-way or nearby higher intensity development.
- **West Main Street just west of US-131** This is an area that is currently developed with office uses. It serves as a transition between the Main Street corridor and the neighborhoods to the north and south. It also serves as a gateway to the Township as from US-131. Any future development / redevelopment in this area should retain the current character with attention paid to the design, buffers and protection for adjacent neighborhoods (particularly to the south), and access management (considering the proximity to the US-131 ramps).
- **West Main Street just west of 8th Street** This area is located just to the west of the heavily developed commercial corners West Main Street and 9th Street. It currently consists of single family residential uses (both owner-occupied and rental), and vacant land. Transitional Mixed Use development would help ease

the transition from the intense development to the east to the rural countryside to the west and the five-lane West Main Street corridor and nearby residences especially along South 8th Street.

- **Southeast of KL Avenue / 9th Street intersection** Portions of this area were included as part of a mixed use PUD. It includes a credit union and a school designed in harmony with the natural surroundings with limited land available for additional development. Future development should be consistent in use and design with the current uses on site and should tie into the existing road network as opposed to adding driveways to 9th Street, and to take advantage of the new signal that has been installed at 9th Street and Quail Run Drive. Any future development should be designed so as to protect the surrounding natural features.
- **11th Street south of KL Avenue** This area currently contains a mix of uses including residential, light industrial, and local commercial. It is adjacent to the railroad and the freeway as well as industrial and high density residential development to the north and commercial to the south. Development in this area will create a smooth transition in land uses along 11th Street and provide a buffer from the high intensity land uses and transportation corridors to the low density neighborhood to the west.
- **Stadium Drive west of 11th Street** This area is outside of the Village Area and therefore does not fall under the plan or guidelines associated with the Village. It already includes a mix of land uses, some of which may be prime for redevelopment. Located between the intense development near the interchange and the density of the Village area, this Transitional Mixed Use area is envisioned as providing a needed respite from the intensity of development along the Stadium Drive corridor. Through access management, increased setbacks, and lower intensity uses, the area will provide a break from the intensity of the corridor and allow for the establishment of true development nodes to the east and west.
- **Parkview Avenue, / 11th Street Area** This area currently contains a mix of residential, commercial, and institutional uses with undeveloped space. However, with higher intensity and higher value development occurring to the north, east, and west, redevelopment of this area is envisioned. This Transitional Mixed Use area is envisioned as a location for office use, low intensity commercial to support



DESIRED FUTURE DEVELOPMENT PATTERN

- Office, local commercial, institutional, and/or medium density residential development located in well-planned developments
- Protection of the existing character of the area in which it is located through design, layout, and operation
- Incorporation of access management standards
- Successful buffers and/or transitions between adjacent land uses

