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[www.texastownship.org](http://www.texastownship.org)

## **Planning Commission Workshop**

Tuesday, March 8, 2022, at 5:00 p.m.

**Meeting will be held in-person and may be viewed at:**

<https://us02web.zoom.us/j/82655434674>

- 1. Call to Order**
- 2. Roll Call**
- 3. Citizens Comments**
- 4. Set Agenda**
- 5. Minutes**
  - A. February 22, 2022 Meeting
- 6. New Business**
- 7. Old Business**
  - A. **Public Hearing** - Corners Business District draft ordinance
- 8. Commissioner Comments**
- 9. Citizens Comments**
- 10. Adjournment**

*The main meeting room at the Texas Township Hall is barrier free and Texas Township will provide reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon seven (7) days' notice to the Texas Township Hall. Individuals with disabilities requiring auxiliary aids or services should contact the Township by writing or calling the Township Hall.*



1                                   **PLANNING COMMISSION MINUTES – February 22, 2022**

2  
3                                   **CALL TO ORDER/ROLL CALL**

4  
5 Vice Chair Davis called the Planning Commission meeting to order at 6:00 p.m. and  
6 Secretary Loeks called the roll. The following Commissioners were present: Vice Chair  
7 Davis, Treasurer Roberts, Secretary Loeks, Mrs. Buckham and Mr. Matson. The following  
8 Commissioners were absent: Chair Corfman and Mr. Eavey. Also present was Interim  
9 Planner/Zoning Administrator Julie Johnston, Planning/Zoning Assistant Jennie Miller,  
10 and Deputy Superintendent Hovenkamp.

11  
12                                   **CITIZEN COMMENT ON NON-AGENDA ITEMS**

13  
14 Vice Chair Davis asked if there were any citizens interested in speaking on non-agenda  
15 items. There were none so he moved on to the next agenda item.

16  
17                                   **SET AGENDA**

18  
19 Vice Chair Davis reviewed the agenda and asked if there were any additions or  
20 corrections.

21  
22                                   **Motioned by Secretary Loeks, seconded by Mr. Matson, to accept the agenda as**  
23 **written. The motion carried unanimously.**

24  
25                                   **MINUTES – February 8, 2022, Meeting**

26  
27 Vice Chair Davis asked if there were any changes or corrections to the minutes.

28  
29                                   **Motioned by Treasurer Roberts, seconded by Mrs. Buckham, to approve the**  
30 **February 8, 2022, minutes as written. The motion carried unanimously.**

31  
32 Vice Chair Davis moved on to the next agenda item.

33  
34                                   **NEW BUSINESS**

35  
36                                   **PC#22-05 6<sup>th</sup> Street Park Restroom - Public Hearing**

37  
38 Planner Johnston provided a brief overview of the applicants request of a new restroom  
39 facility at 6th Street Park. The park is considered an active recreation use, and an  
40 amendment to the overall park plan requires special exception use approval. The  
41 proposed restroom will be located to the south and east of the pickleball courts off the  
42 existing pedestrian trail. Public water will be brought to the facility and an onsite septic

43 system will be developed for waste management. The Resource Conservation District  
44 has a maximum lot coverage requirement of two percent. According to the site plan, the  
45 total impervious surface will be three percent after the proposed restroom facility is  
46 constructed.

47  
48 Planner Johnston stated the lot coverage allowance was designed for residential  
49 development, not the needs of an active park and therefore additional impervious  
50 surfaces are expected.

51  
52 Vice Chair Davis asked for a motion to open the public hearing.

53  
54 **Motioned by Secretary Loeks, seconded by Vice Chair Davis, to open the public**  
55 **hearing. The motion passed unanimously.**

56  
57 Deputy Superintendent Hovenkamp represented Texas Township for this application.  
58 Treasurer Roberts asked how the specific location for the proposed restroom was  
59 determined. Deputy Hovenkamp indicated it was part of the master plan for the park that  
60 was developed years ago. Although the location may seem initially disjointed from the  
61 existing facilities, as the park continues to develop, it will be centrally located.

62  
63 Vice Chair Davis asked if there were any citizens on Zoom interested in speaking. Planner  
64 Johnston stated there were no online participants.

65  
66 **Motioned by Treasurer Roberts, seconded by Mr. Matson, to close the public hearing.**  
67 **The motion passed unanimously.**

68  
69 Vice Chair Davis asked for further Commissioner discussion.

70  
71 Treasurer Roberts asked Planner Johnston about the one percent overage of the lot  
72 coverage. Planner Johnston stated the two percent lot coverage worked well for the  
73 minimum 10-acre requirement for residential development, but it not as beneficial when  
74 developing an active park. In addition, as the park grows, this impervious percentage will  
75 increase. However, case law is very clear that the Township is allowed development  
76 outside of the ordinance for the betterment or service of the residents, and therefore  
77 overage is not an issue.

78  
79 Treasurer Roberts asked about parking lot lighting. It was noted currently no parking lot  
80 lighting exist. The park is open sunrise to sunset.

81  
82 Secretary Loeks asked about a light on the south side of the building where the  
83 mechanical door is located. The elevation drawings do not show the south side of the  
84 building, so it is unknown if a light is planned.

85  
86 Planner Johnston also indicated her staff report noted that the planned lights near the  
87 restroom doors do not appear to be full cut-off and downward directed. She  
88 recommended a condition be placed on any approval to address this.

89 Vice Chair Davis asked if anyone on the Commission was ready to make a motion.  
90

91 **Motioned by Secretary Loeks, seconded by Mr. Matson, to approve the 6<sup>th</sup> Street**  
92 **Park Restroom Special Exception Use with the following conditions:**  
93

- 94 1. Any proposed building mounted lighting will be full cut-off and downward directed to  
95 protect night skies.
- 96
- 97 2. If not already proposed, an additional light shall be placed on the south building façade  
98 near the mechanical room door.  
99

100 **The motion was approved unanimously.**

101  
102 Vice Chair Davis moved on to old business.

103  
104 **OLD BUSINESS**

105  
106 **Corners Business District (CBD)**  
107

108 Planner Johnston stated she provided a complete update to the Corners Business District  
109 ordinance with the changes from the last Planning Commission meeting. She stated this  
110 would be the final review before the public hearing on March 8<sup>th</sup>. As requested, public  
111 notices were mailed to all CBD property owners and neighboring properties within 300  
112 feet of the district.  
113

114 After Planning Commission discussion, the following changes were made:  
115

- 116 • Landscaping requirements on page 6 included new language encouraging the use of  
117 Michigan native species.  
118
- 119 • Building design (vii.a) on page 8 eliminated “within the district.”  
120
- 121 • Residential development on page 9 was changed as follows:  
122 ○ The 150 feet from a single-family zoned or used property was changed to 100 feet  
123 to mirror the requirements within the Dimensional Standards.  
124 ○ Building density was changed to 18 units and a 6,000 square foot maximum  
125 building footprint was included.  
126 ○ Parking spaces were changed to 1 for every studio or one bedroom, two for a two-  
127 bedroom, and additional spaces equal to 50 percent of the number of units in the  
128 building.  
129
- 130 • The Design Review Committee membership was changed to three members and two  
131 alternates. One member and two alternates will be design professionals and the other  
132 two members will be from the Planning Commission and Downtown Development  
133 Authority.  
134

135 Vice Chair Davis moved on to Commissioner Comments.

136

137 **COMMISSIONER COMMENTS**

138

139 Secretary Loeks asked for clarification on keyhole lots on lakes. Planner Johnston looked  
140 up the ordinance and found that they are allowed, but must have at least 300 feet of lake  
141 frontage, as well as 20 additional feet for every unit that would have access through the  
142 keyhole lot.

143

144 Treasurer Roberts stated this is a controversial topic that has had lots of debate. At one  
145 point the Township was considering removing the ordinance, but was told by EGLE,  
146 formerly DEQ, that it is better to have an ordinance that provides restrictions. She is  
147 concerned about the impacts to the lakes.

148

149 Planner Johnston indicated the ordinance also says that docks and/or boat launching is  
150 prohibited.

151

152 Vice Chair Davis asked if there were any additional Commissioner comments, and  
153 Treasurer Roberts stated she will be absent from the March 8<sup>th</sup> workshop meeting.

154

155 Planner Johnston informed the Commission she is anticipating three to four applications  
156 for the March 22<sup>nd</sup> meeting.

157

158 Hearing no further Commissioner comments, Vice Chair Davis moved on to citizen  
159 comments.

160

161 **CITIZEN COMMENTS**

162

163 Vice Chair Davis asked if there were any citizens interested in speaking. There were none  
164 so he asked for a motion to adjourn.

165

166 **ADJOURN**

167

168 **Motioned by Mrs. Buckham, seconded by Vice Chair Davis, to adjourn the meeting.**  
169 **The motion carried unanimously.**

170

171 The meeting adjourned at 7:45 p.m.

172

173 Submitted:

Approved:



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**STAFF MEMO**

**Meeting Date: March 8, 2022**

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**Date:** February 25, 2022

**To:** Planning Commission

**From:** Julie Johnston, AICP  
Interim Planner/Zoning Administrator

**Regarding:** Corners Business District – Draft Amendments – Public Hearing

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Attached is a complete update to the Corners Business District ordinance. All changes have been converted to **red** text, except those amendments that were completed at the February 22<sup>nd</sup> meeting. Those changes are shown in **blue**.

The March 8<sup>th</sup> meeting will include the public hearing for the draft ordinance. At the conclusion of the public hearing, the Planning Commission may forward the draft ordinance to the Township Board with a recommendation of approval, or make any final changes to be reviewed at the March 22<sup>nd</sup> meeting.

Thank You.

Attachments: Draft Corners Business District amendments

**DRAFT Corners Business District** (new language is shown in red)

**A. INTENT**

The CBD Corners Business District is a zoning classification specifically designed to support the development of the Texas Corners area as a viable and distinct business district. It uses the Texas Corners subarea plan as the foundation for the district and incorporates design **standards criteria** based upon "~~corridor enhancement guidelines~~" developed by the Township's consultant **to support this future vision**. ~~This criterion~~ **These standards** further differentiates the CBD from other commercial development areas within the Township. The intent is to support a unique mix of office, retail and service uses directed at supporting the personal needs of area residents, while achieving regional interest based upon shopping, entertainment, and restaurant experiences. Toward this end, uses will be in close proximity to one another, or attached, enhancing pedestrian movement and appearance. Buildings are intended to be at a human scale with the size and location of parking facilities blended with landscape improvements and open space.

**B. PERMITTED USES**

**The following permitted uses are to be conducted within an enclosed building with no outdoor storage.**

- i. Administrative and professional offices
- ii. Medical **and physical rehabilitation** offices, including clinics
- iii. Banks, credit unions, savings and loan associations, and similar uses
- iv. ~~Art shops, Photographic studios and interior decorating studios~~
- v. Publicly owned buildings, exchanges, and public utility offices, **and public facilities including park and recreation areas**
- vi. Personal service establishments
- vii. Childcare centers or day care centers
- viii. Restaurants, excluding any use of a drive-in or drive-through nature
- ix. Retail sales
- x. **Mixed-use commercial** ~~Shopping centers or plazas~~ supporting two or more permitted uses, with any special exception uses subject to that approval process
- xi. ~~Movie theater,~~ **Video**, audio, or electronics stores, including minor repair or similar uses
- xii. ~~Municipal offices or public facilities including park and recreation areas, or those devoted to communications and emergency services~~
- xiii. Accessory uses or buildings
- ~~xiv. Signs~~
- xv. Indoor recreational facilities, health clubs, fitness centers**
- xvi. Craft shops and art and design studios**
- xvii. Studios for musical, dance, or artistic instruction**
- xviii. Movie theaters, stage theaters, and other places for performing arts**

xix. Interior design studios

xx. Private service clubs, fraternal organizations, and lodges

**C. SPECIAL EXCEPTION USE**

The following are special exception uses in the CBD Corners Business District. Such uses shall not be subject to the specific conditions listed for special exception uses under Article 36-4: Use Standards, but the **unless exempted by the Planning Commission** may utilize such standards in **after** consideration of **conflicts with the design standards required herein; adverse impacts to adjacent properties or the district; compatibility with the natural environment and capacities of public services and facilities; and, consistency with the general plan for physical development within the Corners** ~~whether conditions should be imposed related to approval of the request.~~

- i. Package liquor, beer, and wines sales, unless secondary and incidental to the primary grocery business
- ii. Places of worship, private schools or similar businesses related to religion or education
- iii. Veterinary clinics or similar facilities for animal care, including pet shops
- iv. Car washes, fuel stations with eight (8) or fewer pumps, and **minor vehicle service and repair garages, including associated mini-mart retail**
- v. Contractor's establishment, including roofing, plumbing, heating or electrical or suppliers to such business ~~including lumberyards, provided no outdoor storage is permitted~~
- vi. **Attached residential units, per the requirements herein** ~~which shall be attached units, either to a permitted use within this district or to other residential units~~
  - a. ~~Such units, when attached to a commercial use, shall be located on the second floor.~~
  - b. ~~Where abutting existing single family detached dwellings, such units shall be in the form of attached, townhouse style condominiums. In other locations, the density and compatibility of style shall be consistent with adjoining land use.~~
  - c. ~~Each residential unit shall provide for onsite private parking for at least two spaces per unit, with such parking permitted on private access drives as part of the approved development plan.~~
  - d. ~~Design considerations shall include consistency with the standards for review of a PUD under Section 36-4.52.5, including the use of perimeter open space where abutting residential zoning districts.~~
- vii. Bed and breakfast ~~§ 36-4.53~~ or similar lodging establishment that does not exceed six sleeping rooms and in which no meals, other than a breakfast, are served
- viii. Retail laundry and dry-cleaning establishments, not including processing facilities
- ix. Limited and full residential care facilities
- x. Permitted uses that include the outdoor display of goods
- xi. **Permitted uses that** provide outdoor seating for serving patrons alcoholic beverages ~~§ 36-4.54~~
- xii. **Permitted uses that include** drive-through facilities



- xiii. Single business ~~nonresidential building~~ with a maximum ~~floor area (per floor)~~ footprint of greater than ~~15,000~~ 10,000 square feet and maximum ~~building or storefront~~ width greater than ~~120~~ 60 feet.
- xiv. ~~Mixed-use development~~
- xv. Banquet halls/event centers
- xvi. ~~Vehicle service~~
- xvii. ~~Brewpub where the brewing operation is no more than 30 percent of the building square footage~~
- xviii. ~~Craft food and beverage production facility, with no more than 5,000 square feet of gross floor area for production~~
- xix. Funeral homes
- xx. CBD mixed use site condominium developments

**D. Lot, Yard, and Area DIMENSIONAL REQUIREMENTS**

- i. **Lot size.** The lot ~~or site~~ shall be of sufficient size to meet required parking standards for such use under Section 36-5.7: **Parking Requirements**.
- ii. **Lot frontage.** Lots shall be required to have enough frontage on a public or private road or an access connector to ensure vehicular access. Frontage may be waived by the Planning Commission if a permanent easement is provided to gain access to a public or private road.
- iii. **Open space.** The lot ~~or site~~ shall provide for **20 percent** open space consistent with the open space requirements under Section 6.1 (Site Plan Review). See subsection E.: **Design Standards** herein for additional open space requirements.
- iv. **Height.** The maximum building height shall be 35 feet, with exceptions for towers, cupolas, or steeples up to a maximum 50 feet in height. **Within 100 feet of property zoned or used single-family, height shall be restricted to 24 feet.**
- v. **Building size.** The maximum **footprint** ~~floor area~~ for a single business **nonresidential building** shall be ~~15,000~~ 10,000 square feet (per floor) and the storefront of an individual building or unit within a multi-unit building shall have a maximum width of ~~120~~ 60 feet. ~~unless an application is made for a special exception use to allow for floor area and storefront width greater than such requirements for the specified and approved use. The Planning Commission may consider a special exception use application for a larger footprint or wider storefront if the design of the building is compatible with adjacent properties and the district and all other design standards can be met.~~
- vi. **Setbacks and build-to lines.**
  - a. On county primary roads the **build-to line** ~~minimum front yard setback for both building and parking areas shall be a minimum of five (5) feet from the preserved right of way if street trees and a minimum 5 foot wide sidewalk are included in the preserved right of way.~~

Otherwise, the setback shall be a minimum of ~~twenty five (25)~~ 10 feet from the actual right-of-way. The maximum building setback from the actual or preserved right-of-way line (county primary roads) shall be 50 feet. This "build-to" line is intended to provide a more consistent setback of buildings and to ~~reduce~~ eliminate parking areas within the front yard. The Planning Commission may waive this requirement where, in its sole reasonable discretion, it determines ~~such a maximum setback~~ the build-to line does not achieve this desire for consistency.

- b. On secondary and private roads, the front yard setback for both building and parking areas shall be a minimum of five (5) feet from the actual right-of-way.

#### E. DESIGN Criteria and Review **STANDARDS**

The standards required in this subsection do not invalidate the regulations of Article 5.0: Site Standards but may replace or enhance some ordinance requirements. If a conflict exists between this subsection and Article 5.0, the Corners Business District requirements will prevail.

~~Prior to the formal submission of a site plan to the Planning Commission, a preliminary site plan shall be submitted to a five member design review committee made up of two members of the downtown development authority, one member of the Township Board, one member of the Planning Commission and one member of the general public residing in, or within one mile of, the CBD boundary. Such members shall be appointed by the Township Supervisor and their role shall be to assist the Planning Commission in conducting site plan review and shall be advisory in nature. The criteria to be considered, in addition to the requirements for site plan review, are as follows:~~

- i. ~~Layout and design. The layout and design shall conform to the corridor enhancement guidelines manual, including curb and gutter, sidewalks and lighting standards. In addition, such layout shall be meet access management requirements and be oriented to enhance pedestrian movement and minimize conflict with vehicular circulation and parking areas. Sidewalks and/or bike paths may be required where planned for or for connection to adjoining businesses.~~
- ii. ~~Visual appearance. For retail and personal service business, the visual appearance of the building shall include glass for eye level display and may include porches, awnings or canopies to provide cover for pedestrians.~~
- i. ~~Landscaping. Landscaping shall be provided between the roadway and the building and/or between the roadway and any parking or service drive. Shade trees shall be planted at intervals not greater than one tree for every 50 to 75 feet along any public street within the CBD or use shrubbery or planting areas where visibility is of concern for pedestrians and motorists. The use of berms or screen fencing (not to exceed 30 inches in height) shall be considered when large expanses of parking or service drives front onto or parallel the public street. Landscape islands within the parking lots are required for any lot or site in excess of 50 spaces at 200 square feet for every ten spaces. A landscape plan shall be submitted with the preliminary plan for review by the design committee.~~
- ii. ~~Exterior lighting. Exterior lighting shall adhere to the standards under Section 36-5.6 and be coordinated with adjoining businesses and to enhance pedestrian movement and safety. Any~~

~~freestanding poles shall be situated within a landscape island or be designed in a manner that blends with the appearance of the development.~~

~~iii. Parking. Parking areas shall be located in a manner that minimizes the conflict with continuous pedestrian movement throughout the CBD. In addition to the access management guidelines and landscaping requirements above, emphasis is placed on reducing the size of individual parking lots unless devoted to shared parking accessible to a number of businesses. Toward this intent, multiuse sites shall not be required to meet parking standards for all uses when it can be shown that days and hours of operation may not overlap between the proposed and existing uses on the site. Where available public parking is within 500 feet of the subject site and connected by sidewalk or bike path facilities, a site plan may be approved with a deficiency in required parking. It is recommended that parking be located within rear or side yards to reduce conflict with pedestrian movement to the establishment.~~

i. Access.

- a. Driveway access shall be from secondary or private roads, if available.
- b. Driveways shall include concrete curbs at the intersection with a public or private road and shall be a minimum of 24 feet in width with a radius of 26 feet.
- c. Sites shall be designed to provide cross-access to neighboring lots. The Planning Commission may waive this requirement if physical impediments prohibit connections.
- d. Sidewalks shall be required from the parking lot to the building entrance and to any existing sidewalks within the right-of-way or preserved right-of-way.
- e. Sidewalks for nonresidential developments shall be five (5) feet in width. Residential developments shall be four (4) feet in width.
- f. Internal sidewalks outside of the right-of-way or preserved right-of-way may be required to connect adjacent properties if such connections improve the walkability of the district. Internal sidewalks may be four (4) feet in width on nonresidential properties if not adjacent to parking lot spaces.
- g. If the Township's Parks and Trails Plan indicates bike paths or other nonmotorized trails, they shall be developed between eight (8) and 10 feet wide depending on the intended use.

ii. Open space.

- a. Each development project shall provide 20 percent open space.
- b. For nonresidential site condominiums, 50 percent of the required open space shall be designed as a separate common element for the entirety of the project, with the remaining 50 percent included in each individual building site.

- c. Storm water detention ponds that are not intended to retain water may be counted as 50 percent of the required open space if designed in a natural or free-form shape and is part of the overall landscape concept for the development.

iii. Landscape and streetscape elements.

- a. Streetscape. Deciduous street trees shall be required along any public or private road at a rate of one tree per every 50 linear feet. Trees shall be planted at this same interval to create a consistent look down the roadway. For public roads, trees must be planted outside of the actual road right-of-way, but within the preserved right-of-way. Preferred trees are deciduous trees tolerant of the built environment. For areas where visibility is a concern, the Planning Commission may allow low growing plants and shrubs to replace the required tree. Existing deciduous trees along the road right-of-way may be utilized to meet street tree requirements if approved by the Planning Commission.
- b. One small deciduous tree and one shrub or ornamental grass shall be required for every 1,500 square feet of the required 20 percent open space and shall be planted internal to the site.
- c. If retention or detention ponds are planned, the required open space landscaping shall be used around the storm water feature. Additional decorative landscaping, such as grasses, shrubs, and flowering plants is encouraged to enhance visual appearance of the pond.
- d. A parking lot landscape feature must be provided at least every 180 linear feet of parking spaces to reduce the impacts of extensive concrete or asphalt. Parking lot landscape features shall be protected by the installation of a raised concrete or other materials with the same durability and longevity of concrete if approved by the Planning Commission. A minimum distance of three (3) feet shall be established between any planted tree and the backside of the protection device.
- e. Flowering plants are encouraged adjacent to building foundations, sidewalks, bike paths, and street furniture to enhance the natural aesthetics of the lot. The use of planter boxes or pots for flowers are also encouraged, where appropriate.
- f. **Plant species native to Michigan are strongly encouraged.**
- g. Evergreen trees are prohibited, except as a natural screen between the Corners Business District and adjacent residential uses as required by Section 36-5.3: Screening, Fencing, and Landscaping.
- h. Portions of the lot not dedicated to impervious surfaces must be landscaped with an appropriate live plant material.
- i. Trees and/or shrubs that produce berries or fruit, or that have thorns, or create maintenance or safety concerns are prohibited.
- j. Street furniture such as benches, bike racks, and waste receptacles may be required by the Planning Commission depending on the use, size of the lot, and location of the development.

iv. Storm water management.

- a. The use of underground systems may be utilized for storm water management.
- b. Shared storm water systems with recorded maintenance agreements are strongly encouraged.
- c. If the use of retention or detention ponds are planned, they shall have a natural or free-form shape, rather than square or rectangular design and appearance, and shall be integrated into the overall landscape plan, utilizing natural stone/rock where appropriate.
- d. If site constraints require a more engineered shape, the design and appearance must be approved by the Planning Commission.
- e. Retention ponds, which are designed to have permanent water or do not drain with 72 hours, must include some form of aeration, such as fountains.

v. Parking.

- a. Parking areas shall be prohibited in the front yard of properties located on County primary roads. The Planning Commission may allow one row of parking within the front yard if site constraints limit the ability to place parking in the side or rear yards.
- b. Parking areas are preferred in the rear and side yards of properties on all other rights-of-ways, including private roads and driveways.
- c. Parking areas shall be designed to provide safe pedestrian movement to a sidewalk and shall be located in a manner that minimizes any conflict with continuous pedestrian movement throughout the district.
- d. Reduction in parking spaces may be permitted per the regulations of Section 36-5.7: Parking Requirements and Section 36-5.9: Access Management.

vi. Lighting.

- a. Site lighting shall be designed to enhance the pedestrian experience, ensuring well-lit sidewalks and pedestrian ways.
- b. A common lighting theme shall be utilized. Freestanding light poles shall be coordinated with adjacent businesses to provide consistency throughout the district if said lighting is of a modern and streamlined appearance.
- c. Light poles and wall fixtures that front a road shall be made of metal or a material that looks like metal (iron, steel) and have a dark gray or black appearance.
- d. Height of freestanding light poles shall be consistent with the scale of the building and the size of the parking area but no taller than 20 feet. Light poles shall be placed within landscape islands or be designed in a manner that blends with the appearance of the site.

- e. Wall mounted lighting for pedestrian ways shall not be placed higher than 14 feet above adjacent grade.
- f. All lighting shall be LED and designed to be full cut-off and downward directed to protect night skies and reduce light pollution. Architectural features such as a canopy or portico which would stop illumination from projecting beyond the extent of the building meets this intent.
- g. Backlighting of a canopy or awning is prohibited.

vii. Building design.

- a. To develop a harmonious and cohesive Texas Corners, building design shall consider the architectural style and character of 21<sup>st</sup> century structures ~~within the district~~. Individual expression is encouraged but within the scope of compatibility within the district.
- b. Building facades must have a mix of materials. At least 30 percent of the facades must be brick or stone, or an alternative masonry material recommended by the Design Review Committee and approved by the Planning Commission. Synthetic exterior building materials (except EIFS) are prohibited unless recommended by the Design Review Committee and approved by the Planning Commission.
- c. Facades facing public or private roads shall have transparent areas that equal at least 50 percent one-half the linear footage of the façade.
- d. Building façades shall be earth tone colors. Up to 20 percent of the façade may utilize other colors to distinguish the building or enhance the marketing of a specific use.
- e. Long facades facing public or private roads with no architectural relief are prohibited. Articulation of facades through window bays, alcoves, variations in building depth, vertical building relief such as columns or pilasters, canopies, porticos, etc. shall be required at least every 20 feet. This requirement may be modified if an alternative design approach is recommended by the Design Review Committee and approved by the Planning Commission.
- f. Building entrances shall be designed to be a unique element of the façade, including porches, awnings, canopies, or other architectural feature to provide cover for pedestrians.
- g. Service entrances/loading and unloading areas shall be specifically delineated on the site plan and shall be effectively screened from street view, which shall be reviewed by the Design Review Committee for recommendation to the Planning Commission.
- h. All dumpsters or other trash receptacle enclosures shall be incorporated into the building design or shall be located in the side or rear yard and shall be completely screened from view by a six (6)-foot decorative wall or opaque fence that coordinates with the building design.

viii. Signs.

- a. Sign colors shall be consistent with the color scheme chosen for the building.

- b. Signs located on an awning or canopy shall be in place of the permitted wall sign and shall comply with the size standards for wall signs per Section 36-5.8: Signs.
  - c. For internally illuminated signs, only the text and/or logo, which shall consist of text and images that identifies a business, may be illuminated.
  - d. Mounting hardware for projecting signs shall be an integral part of the sign design to maintain an attractive façade appearance.
- ix. Traffic Control and Street/Drive Names
- a. Any internal drives/driveways that are designed to provide vehicular access to a building must be assigned a name that has been approved through the Kalamazoo County Street naming policies.
  - b. Addresses will be assigned by the Township utilizing these drives/driveway names.
  - c. Traffic control devices like stop signs, must be shown on the site plan and meet the Michigan Department of Transportation design requirements.
- x. Residential developments.
- a. Mixed residential and commercial buildings are encouraged within the district.
  - b. When attached to a commercial use, residential units shall be located on the second floor or above when located immediately adjacent to primary roads. On secondary roads or internal drives, residential units may be on the first floor located adjacent to the commercial use.
  - c. Within ~~150~~ **100** feet of single-family zoned property, attached units shall be of a “townhome” style dwelling, which are vertical units that share an attached wall. No more than six units shall be allowed per building.
  - d. Beyond the ~~150~~ **100** feet, attached units may be stacked and the number of units may increase to ~~12~~ **18** units per building. **The maximum building footprint shall not exceed 6,000 square feet.**
  - e. An open space buffer zone of 35 feet shall be required between any attached residential developments and property zoned for single-family uses.
  - f. One parking space shall be required for every studio, ~~1.5 spaces for every~~ **and one bedroom, and 2.5 2** spaces for every two (2)-bedroom unit. **Additional spaces shall be provided at 50 percent of the number of units in the building.** Garage spaces shall be counted towards parking requirements. Parking reductions for residential developments are prohibited.

## F. DESIGN REVIEW COMMITTEE

- i. Intent. The intent of the Design Review Committee is to work collaboratively with property owners, applicants, and site and building design professionals to promote safe, functional, and attractive development that creates a cohesive and desirable Texas Corners.
- ii. Role. Ensure compliance with the design standards outlined herein by advocating quality site and building design so projects are built with sensitivity to the district and adjacent properties. In addition, look holistically at the district to promote the desired outcomes of the Township Master Plan.
- iii. Authority. The Design Review Committee is an advisory body to the Planning Commission on any development that requires site or amended site plan review. They may note needed changes to a project based on the regulations of this ordinance and may make recommendations based on the context and design of the development. Recommendations may be considered by the applicant and will be presented to the Planning Commission. For uses permitted by right, recommendations are not a requirement of project approval. For special exception uses, the Planning Commission is authorized to impose reasonable conditions in connection with any approval and may require the project incorporate the Design Review Committee recommendations.
- iv. Membership.
  - a. The Design Review Committee shall be a ~~five~~ **three-member body with two alternates. consisting of three One member and the two alternates shall be design professionals; a one member of shall be from the Planning Commission; and a one member shall be from of the Downtown Development Authority. No member of the Design Review Committee shall sit on any other Township board except for those representatives who have dual roles with the Downtown Development Authority and the Planning Commission. The members from the Planning Commission and Downtown Development Authority shall not sit on any other board or committee of the Township.**
  - b. Members shall have some professional expertise in the planning, design, or construction professions such as architecture, engineering, environmental design, urban design, planning, or building.
- v. Recommendations. Any recommendations related to design not required by this ordinance must be approved through a majority vote of the Design Review Committee members in attendance at the review meeting. The recommendations approved by majority vote shall be provided to the Planning Commission at the time of site plan review for consideration.

## G. APPLICATION PROCESS

- i. Pre-Application Conference. Applicants may submit conceptual site designs and building elevations to the Design Review Committee for their input prior to making an official application for Planning Commission review. A second meeting with the Design Review Committee during the official application process may be exempted if the recommendations of the Committee at



the pre-application conference are incorporated into the final documents. The Zoning Administrator will determine if a second meeting is needed.

- ii. Applications shall be made in compliance with Section 36-6.1: Site Plan Review, and shall include the following additional information:
  - a. Elevation drawings that include the type of exterior wall materials and roof materials, and the names of the exterior wall and roof colors. Percentages of wall materials, wall colors, and transparency of the first floor shall also be provided
  - b. A separate color board with the exterior wall and roof colors.
  - c. Detail of the proposed sign, including colors to be used.
  - d. Information on how the site meets the standards for a parking reduction, if requested.
- iii. After submittal of an application, the Zoning Administrator will convene the Design Review Committee within 10 days.
- iv. The Design Review Committee will provide input to the applicant related to changes needed based on the regulations of this ordinance, as well as recommendations that may improve the site or provide more compatibility between properties.
- v. Within three (3) days of the meeting, the Zoning Administrator will provide, in writing, the Design Review Committee comments, noting those that must be accomplished before Planning Commission consideration and those that are recommendations for the applicant to consider.
- vi. Depending on the outcome of the Design Review Committee meeting, the applicant may be required to resubmit an updated site plan for Planning Commission consideration within seven (7) days of receiving written comments.
- vii. The Planning Commission will only review an application after the Design Review Committee has met.

**H. EXEMPTIONS.** The following projects on existing sites do not require Design Review Committee input:

- i. Cumulative expansion of building square footage of 500 square feet or 10 percent of the structure, whichever is less, as long as all approved exterior wall materials and colors are utilized.
- ii. Changes to improve barrier-free design or compliance with the Americans with Disabilities Act.
- iii. Paving or restriping an existing parking lot, or an expansion to an existing parking lot of no more than eight (8) spaces.
- iv. The construction of retaining walls, fences, screen walls, waste receptacles, sidewalks, antennas, lights, and mechanical equipment on an existing site that meets all Township ordinances.

- v. Accessory structures 200 square feet or less if exterior wall materials and colors are consistent with the approved materials of the primary building.
  - vi. Temporary site plan amendments permitted under Section 36-6.1.1.C.
  - vii. A change in use in an existing building that does not require an increase in parking.
- I. **WAIVERS.** Any requested waiver from the design standards noted herein shall require a recommendation from the Design Review Committee and approval from the Planning Commission. The Planning Commission must find that:
- i. The waiver advances specific policies and provisions of the Corners Business District Subarea Plan or Township Master Plan.
  - ii. The waiver permits greater compatibility with adjacent properties or promotes a more functional or attractive building and/or site.
  - iii. The waiver allows a natural feature that would enhance the site to be preserved.
  - iv. The structure has received national, state, or local historic designation.
  - v. The project is a remodel of an existing building constructed before the adoption of this ordinance making some design standards impracticable.

## 2.2 DEFINITIONS

*Brewpub* means a restaurant establishment licensed by the Michigan Liquor Control Commission as a brewpub that manufactures and sells beer for consumption on the premises or for take-out.

*Craft food and beverage production facility* means an establishment engaged in the onsite, small-scale production of food and beverages with limited to no external effects on adjacent properties, generally involving an onsite retail sales component. Typical examples include bakeries, microbreweries, wineries, or other cottage food operations.

*Craft shop* means any establishment that produces onsite articles for sale of artistic quality or effect or handmade workmanship. Examples include candle making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and other associated activities.

*Footprint* means the horizontal area of a building or structure as seen in plan view, measured at grade from the outside of all exterior walls and supporting columns.

*Personal services establishment* means an establishment or place of business primarily engaged in the nonmedical provision of frequent and/or recurrent services of a personal nature. Related services include barber shops, beauty salons, spas, tanning salons, massage facilities, chiropractic clinics, and other similar establishments. These uses may also include accessory retail sales of products related to the services provided.

*Club, private service* means an organization that requires membership for participation and whose intent is to provide meaningful societal assistance or support, with operations often controlled by the membership, and whose facilities and activities are only open to members and their guests.

*Earth tone* means a variety of soft colors found in nature, which include a mixture or tonalities of browns and tans, with richer colors that can include muted reds, greens, and blues. Typical earth tone color palettes include:



### 36-4.0 Use Standards

#### 36-4.13 PLACE OF WORSHIP

1. The use shall have frontage on an existing or officially proposed road.
2. Buildings and activities shall not be closer than 50 feet to adjacent residential ~~properties~~ zoning.

#### 36-4.36 VETERINARY CLINIC

1. The use shall have frontage on an existing or officially proposed road.
2. The use shall have off-street parking facilities to satisfy peak parking needs.
3. Buildings and activities shall not be closer than 25 feet to adjacent residential ~~properties~~ zoning. Shall adhere to rating standards for soundproofing (STC--sound transmission coefficient).

#### 36-4.7 VEHICLE REPAIR, MINOR AND MAJOR

1. The use shall have frontage on an existing or officially proposed road.
2. The use shall have off-street parking facilities to satisfy peak parking needs.
3. Buildings and activities shall not be closer than 200 feet to adjacent residential ~~properties~~ zoning.
4. No major repairs or dismantling shall be permitted outside of a closed structure an otherwise permitted use is prohibited.

#### 36-4.17 GASOLINE SERVICE STATION

1. The use shall have frontage on an existing or officially proposed road.
2. The use shall have off-street parking facilities to satisfy peak parking needs.
3. Buildings and activities shall not be closer than 200 feet to adjacent residential ~~properties~~ zoning.
4. Gasoline pumps or other service appliances shall be set back at least 20 feet from the lot line.

#### 36-4.10 RESIDENTIAL CARE FACILITIES

1. The use shall have off-street parking facilities to satisfy average parking needs.
2. Buildings and activities shall not be closer than 25 feet to adjacent residential ~~properties~~ zoning.
3. Group Day Care Homes: Where use of a property as a group day care home is under consideration, the property whereon a group day care home is proposed to be operated shall be maintained in a manner which is consistent with the visible characteristics of the neighborhood.