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1 **PLANNING COMMISSION MINUTES – March 08, 2022**

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3 **CALL TO ORDER/ROLL CALL**

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

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

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14 Chair Corfman asked if there were any citizens interested in speaking on non-agenda
15 items.

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17 Margot Sackett representing Texas Corners Beer, Wine & Liquor asked the Planning
18 Commission to consider 15-minute parking or curb side pick-up on Thursday, Friday, and
19 Saturday nights in front of their store. They continue to receive customer complaints every
20 weekend due to the lack of parking. The parking in front of the store is being utilized by
21 Holy Taco and Fletchers. Ms. Sackett indicated she has reached out to the owner but has
22 not received a response. The employees are parking at the lot across the street to not
23 take up any parking spaces. Can the Planning Commission offer any solutions?

24
25 Chair Corfman asked if there were any citizens on Zoom interested in speaking. Planner
26 Johnston stated there were no raised hands online.

27
28 **SET AGENDA**

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30 Chair Corfman reviewed the agenda and outlined the need to add the Planned Unit
31 Development (PUD) ordinance amendments public hearing to the agenda. He asked if
32 there were any other additions or corrections.

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34 **Motioned by Mrs. Buckham, seconded by Mr. Eavey, to accept the agenda as**
35 **written with the addition of the PUD ordinance public hearing. The motion carried**
36 **unanimously.**

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38 **MINUTES – February 22, 2022, Meeting**

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40 Chair Corfman asked if there were any changes or corrections to the minutes.
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42 **Motioned by Vice Chair Davis, seconded by Mr. Matson, to approve the February**
43 **22, 2022, minutes as written. The motion carried unanimously.**

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45 Chair Corfman moved on to the next agenda item.

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47 **NEW BUSINESS**

48
49 There was no new business before the Planning Commission.

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51 Chair Corfman moved on to old business.

52
53 **OLD BUSINESS**

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55 **Corners Business District (CBD) Draft Amendments Public Hearing**

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57 Chair Corfman indicated this agenda item is a public hearing and asked for a motion to
58 open the public hearing.

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60 **Motioned by Vice Chair Davis, seconded by Mrs. Buckham, to open the public**
61 **hearing. The motion passed unanimously.**

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63 Chair Corfman asked if anyone was interested in speaking on this item.

64
65 Mr. Ron Verleger, 26789 63rd Avenue in Lawton, owns the vacant property adjoining the
66 Township Hall property. He would like to hear the Planning Commission discuss section
67 D #4 regarding limiting the height of any building to 24 feet within 100 feet of residential
68 uses. He wondered how the Commission got to that number, and thought it was too low.
69 If this is allowed, the result will be a whole bunch of flat roofs, rubix cube buildings, square
70 and boxy. Increased height will allow for architectural flexibility. Certainly, the Township
71 already has buildings higher than 24 feet.

72
73 Mr. Matthew Callander, 1551 S M-43 Hickory Corners, is part owner of the old Hansen
74 property, which he intends to development. He stated that in the summer of 2021 he met
75 with the Township and based on their input created a concept plan for the property. He
76 felt they were intentional in their approach to incorporate the needs of the Township into
77 the plan, which included the development of a public throughfare to support the Texas
78 Corners vision. There was open dialogue with the Township pre- and post-purchase, and
79 he had no idea such significant changes to the CBD ordinance were being considered.
80 He feels some of the changes are very limiting in the economic viability of their concept.
81 Limiting the footprint size, height, and unit number within a multiple family building impacts
82 the viability of the project. They have issues with the property like the public road, the
83 Consumers Energy easement that cuts through the property, and 36-units per building is
84 more practical. They are looking to create a more urban feel with their development.

85
86 Mr. Steve Bosch, Bosch Architecture, stated he is providing comments as a previous
87 planning commissioner, resident, and developer. The maximum building height of 24 feet

88 within 100 feet of residential is very limiting. He understands the intent is to protect the
89 adjacent residential area, but the residential district can build to 35 feet. He felt this
90 needed more thought. Additional areas of the ordinance that Mr. Bosch thought should
91 be reviewed included: ensuring cross access is required; some of the streetscape and
92 landscape elements seem to be combined, evergreens and fruit/flowering trees should
93 be allowed internal to a site; thought anodized light posts should be allowed; restricting
94 backlighting of canopies is a bit strict; concerned with limiting color choices and suggested
95 that be a preference not a requirement; and eliminating all synthetic material does not
96 leave options for new materials in the future. An additional comment was made about
97 requiring modern buildings, but it was noted Mr. Bosch had an earlier version of the
98 ordinance.

99
100 Matt Callander spoke again stating limiting the number of units within a building and
101 limiting building size is concerning.

102
103 Chair Corfman asked if there were any citizens on Zoom interested in speaking. Planner
104 Johnston indicated there were two online participants and promoted them in Zoom so
105 they could speak. Chair Corfman asked Mr. Seth Ganton and Ms. Rachel Foster if they
106 wished to speak, and they stated they had no comments.

107
108 Chair Corfman asked for a motion to close the public hearing.

109
110 **Motioned by Secretary Loeks, seconded by Mr. Matson, to close the public hearing.**
111 **The motion passed unanimously.**

112
113 Vice Chair Davis wondered what height Mr. Bosch thought would work adjacent to residential.
114 He suggested a minimum of 28 feet.

115
116 Secretary Loeks suggested changing the height restriction to the eave instead of the mid-
117 point of the roof.

118
119 Chair Corfman stated the importance of having a visual buffer between existing adjacent
120 residential and the CBD. Mrs. Buckham indicated that the height decision was based off the
121 results from the survey, which indicated two-story buildings.

122
123 Mr. Bosch pointed out that it does not say anywhere in the ordinance that only residential is
124 allowed in the 100-foot buffer. If that was the intent, it is not clear.

125
126 Planner Johnston concurred with Mr. Bosch, and stated that is a mistake in the ordinance,
127 which will need to be resolved.

128
129 The Planning Commission continued discussion about residential building size, number of
130 units in a building, and the possibility of connections that would allow larger structures while
131 still retaining a visual appearance of a smaller building.

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133 After additional discussion about the public comments, the Planning Commission made the
134 following changes to the draft ordinance:

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1. Height will be changed to 24 feet to the eave of the building within 100-feet of property zoned (only) single-family residential.
 2. Evergreen trees are prohibited in streetscapes but allowed internal to the site.
 3. Trees/shrubs that produce berries/fruit are prohibited in streetscapes but allowed internal to the site.
 4. Between two feet above grade and 10 feet in height, facades facing public and private streets shall be at least 50 percent transparent.
 5. Earth tone colors shall be a preference not a requirement.
 6. Multiple family residential buildings outside of the 100-foot buffer shall be allowed 20 units per building.
 7. A 20 square foot vertical transportation common area (stairwell, elevator), to facilitate pedestrian movement, may attach two 6,000 square foot residential buildings. To promote architectural relief, the vertical transportation common area shall only be 25 percent of the width of the wall it is attached.
 8. The 100-foot buffer required adjacent to single-family residential zoning shall allow vertical townhome construction, as well as administrative and professional offices, medical offices and clinics, and publicly owned buildings and offices.
 9. The special exception uses that have setbacks from residential uses shall be changed to setbacks from single-family residential zoning.

164 The Planning Commission also felt the exterior wall materials section should be reviewed
165 again and suggestions should be brought to the April workshop meeting. With the number of
166 changes made to the ordinance, the Planning Commission determined that an additional
167 review was needed, which would occur at the April workshop.

168
169 After hearing no further discussion, Chair Corfman moved on to the next agenda item.

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171 **Planned Unit Development (PUD) Draft Ordinance Public Hearing - Tabled**

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173 Planner Johnston stated that this agenda item was noticed properly but because the draft
174 ordinance was not provided for public review on the Township website, she is asking for
175 the item to be tabled. If tabled to a date certain, no additional noticing is required.

176
177 Chair Corfman asked for a motion to table the draft PUD Ordinance to March 22, 2022.

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179 **Motioned by Mr. Matson, seconded by Secretary Loeks, to table the PUD draft**
180 **ordinance public hearing until the March 22nd regular meeting. The motion passed**
181 **unanimously.**

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183 Chair Corfman moved on to Commissioner Comments.

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185 **COMMISSIONER COMMENTS**

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187 The Commissioners discussed the Fletcher's parking issues. Planner Johnston stated the
188 site plan was approved as a mixed-use development with shared parking. A change to
189 designated parking would require Planning Commission review. Chair Corfman stated if
190 Texas Beer, Wine & Liquor were allowed two 15-minute parking spaces, all the units
191 within the development are going to want the same.

192

193 Hearing no further Commissioner comments, Chair Corfman moved on to citizen
194 comments.

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196 **CITIZEN COMMENTS**

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198 Chair Corfman asked if there were any citizens interested in speaking. There were none
199 so he asked for a motion to adjourn.

200

201 **ADJOURN**

202

203 **Motioned by Mr. Matson, seconded by Vice Chair Davis, to adjourn the meeting.**
204 **The motion carried unanimously.**

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206 The meeting adjourned at 7:15p.m.

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208 Submitted:

Approved:

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