



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

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

4
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, Treasurer Roberts, Mrs. Buckham, and Mr.
8 Matson. The following Commissioners were absent: Mr. Eavey. Also present was Interim
9 Planner/Zoning Administrator Julie Johnston, Planning/Zoning Assistant Jennie Miller,
10 Scott Ganton, representing Vineyard Assisted Living, Steve Bosch representing The
11 Backyard of Kalamazoo and Vineyard Assisted Living site plans, Andy Wedel
12 representing Wedels rezoning, and many residents.

13
14 **CITIZEN COMMENT ON NON-AGENDA ITEMS**

15
16 Chair Corfman asked if there were any residents interested in speaking on non-agenda
17 items.

18
19 Ms. Christine Bourgeois, 5438 Glen Harbor, acted as spokesperson for the many
20 residents who were in attendance in opposition of the Wedels rezoning.

21
22 Chair Corfman then asked if there were any citizens on Zoom interested in speaking.
23 Planner Johnston stated there were no raised hands online.

24
25 **SET AGENDA**

26
27 Chair Corfman reviewed the agenda and asked if there were any additions or corrections.

28
29 **Motioned by Mr. Loeks, seconded by Mr. Matson, to accept the agenda as written.**
30 **The motion carried unanimously.**

31
32 **MINUTES – March 08, 2022, Workshop Meeting**

33
34 Chair Corfman asked if there were any changes or corrections to the minutes.

35
36 **Motioned by Vice Chair Davis, seconded by Mr. Matson to approve the March 08,**
37 **2022, minutes as written. The motion carried unanimously.**

38
39 Chair Corfman moved on to the next agenda item.
40
41
42

43 **NEW BUSINESS**

44

45 **A. Planned Unit Development (PUD) Draft Ordinance Changes**

46

47 Planner Johnston provided a brief overview of the draft ordinance, indicating the changes
48 allow the Planning Commission to consider additional density bonuses based on the
49 improvements and amenities provided in the development and the elimination of the
50 requirement for a comparison plan.

51

52 Chair Corfman explained that this is a public hearing on the draft ordinance and asked
53 for a motion to open the public hearing.

54

55 **Motioned by Vice Chair Davis, seconded by Treasurer Roberts, to open the public**
56 **hearing. The motion passed unanimously.**

57

58 Chair Corfman asked if anyone was interested in speaking on this item. No residents
59 came to the podium and Planner Johnston stated there were no raised hands in Zoom.

60

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

62

63 **Motioned by Mr. Loeks, seconded by Mr. Matson, to close the public hearing. The**
64 **motion passed unanimously.**

65

66 Chair Corfman asked for Commission discussion.

67

68 Treasurer Roberts felt these were good changes. Having applicants submit a comparison
69 plan never really worked. She hoped the changes would encourage more PUDs in the
70 future.

71

72 **Motioned by Secretary Loeks, seconded by Vice Chair Davis, to forward the draft**
73 **ordinance to the Township Board with a recommendation of approval. The motion**
74 **carried unanimously.**

75

76 Chair Corfman moved on to the next agenda item.

77

78 **B. Vineyard Assisted Living Addition – Site Plan Amendment**

79

80 Planner Johnston provided a brief presentation. The applicant, Bosch Architecture on
81 behalf of Vineyard Real Estate, LLC, is requesting site plan approval for two additions to
82 the existing Vineyard Assisted Living building located at 8170 Vineyard Parkway.

83

84 In 2020, Vineyard Assisted Living received approval for an addition that added 12 new
85 units. The new request will connect the 2020 addition to the original building. The new
86 addition will be 5,333 square feet and includes seven new units for a total of 69 units.
87 Also, a small 388 square foot addition is planned to the south of the existing dining room
88 in the original building. With the 2020 construction and the new request, additional dining

89 room space is needed. Planner Johnston then outlined the recommended conditions if
90 the Planning Commission wished to approve the amended site plan, which included a
91 waiver for four required parking spaces and the continued waiver for the required
92 landscaping screen along the south property line, which was approved as part of the
93 original and 2020 amended site plan.

94
95 Chair Corfman asked if the applicant wished to speak.

96
97 Mr. Scott Ganton stated he purchased the property and built the original building in 2017.
98 As the owner and operator, they are glad to be located in the Texas Corners and feel they
99 are a wonderful fit, serving families and seniors. This addition has always been in their
100 plans as the existing units were fully occupied. Mr. Ganton introduced his son, who now
101 manages the facility.

102
103 Chair Corfman asked if any of the Commissioners had questions of Mr. Ganton.

104
105 Vice Chair Davis asked about parking, wondering if during peak times they would need
106 the four spaces that were being requested under the waiver.

107
108 Mr. Ganton stated that on any normal day there are several empty spots in the parking
109 lot. However, when they have a big event there is a need for more parking and often
110 guests must park down the hill and around the Vineyard Parkway circle. Currently, only
111 one resident has a vehicle, so parking is predominately for staff and guests.

112
113 Planner Johnson asked if the new parking lot that was required under the previous
114 addition was being utilized. Mr. Ganton indicated the base coat is on and hoped to have
115 the final coat in May, which would then allow it to be utilized.

116
117 Mrs. Buckham asked if they would still be four parking spots short after the new parking
118 lot is completed. Planner Johnston said it would still be short per Zoning Ordinance
119 requirements.

120
121 Chair Corman asked about the lighting plan and whether new lights would be installed on
122 the dining room addition. Mr. Bosch, from Bosch Architecture, stated the existing wall
123 lights would be utilized on the addition.

124
125 Treasurer Roberts thought the landscaping on site seemed sparse and asked if additional
126 landscaping was needed. Planner Johnston stated the current landscaping meets Zoning
127 Ordinance requirements.

128
129 Treasurer Roberts then discussed concerns about the original grading of the site based
130 off the first site plan. She was informed by the Township Engineer that the site was not
131 graded to the elevation on the plan. In addition, the large dirt pile that was left to the north
132 of the property was not to plan. When the first addition came before the Planning
133 Commission, there was discussion about having the site graded correctly to ensure
134 development of the planned roadway, but the Township Engineer thought the correction

135 to the grading should occur with the future road installation. She wondered if the Planning
136 Commission should require the Township Engineer's estimated cost of correcting the
137 grading for the roadway and the reduction of the dirt embankment as a condition of this
138 site plan approval.

139
140 Mr. Ganton stated that at the time of original construction, Mr. Hamming owned the
141 property to the north of the assisted living facility, and he gave permission for the dirt to
142 be placed there. Also, he believes the site was constructed correctly to the original plan.

143
144 Planner Johnston indicated that the Township Engineer asked for the grading plan for the
145 roadway to be included on the amended site plan to ensure the new addition would not
146 interfere with the development of the road.

147
148 Treasurer Roberts stated that she knows Mr. Ganton is in favor of the road and has been
149 a positive addition to Texas Corners, but according to the Township Engineer, the site
150 was not built according to the original site plan, and she would like Vineyard's financial
151 responsibilities to be resolved before approving the new addition.

152
153 Mr. Ganton stated the addition was not going to interfere with the development of the
154 road. Mr. Bosch indicated that the addition will be at least 30 feet from property line and
155 the projected road easement. He continued saying the current site elevation was set when
156 the amended site plan was approved by the Planning Commission in 2020, therefore the
157 elevation on the original site plan no longer is the build-to elevation. The current elevation
158 is the elevation that is shown on the amended site plan.

159
160 Chair Corfman asked about the continued waiver for the landscaping along the southern
161 edge of the property. Secretary Loeks stated he felt the waiver should be continued with
162 no deadline. Mr. Matson agreed.

163
164 **Motioned by Secretary Loeks, seconded by Vice Chair Davis, to approve the**
165 **amended site plan with the following conditions:**

- 166
167 1. A waiver of the landscape screening along the property line between the R-2 District
168 to the south and the assisted living facility.
169
170 2. A parking reduction allowance for four required spaces.
171
172 3. A condition of approval that the required number of street trees be planted when the
173 section of the road is developed between Vineyard Parkway and South 8th Street,
174 north of this development.

175
176 **The motion passed unanimously.**

177
178 Chair Corfman moved on to the next agenda item.

179
180

181 **C. The Backyard of Kalamazoo – Site Plan Re-Approval with Amendments**
182

183 Secretary Loeks requested a motion to recuse himself from this agenda item as his firm
184 was hired to construct the building.
185

186 **Motioned by Mr. Matson, seconded by Vice Chair Davis, to recuse Mr. Loeks due**
187 **to a conflict of interest. The motion carried unanimously.**
188

189 Planner Johnston stated Christopher and Kelly Sandmeyer are requesting re-approval of
190 their site plan as well as some additional amendments to The Backyard of Kalamazoo.
191 They received special exception use and site plan approval for their requested restaurant
192 and outdoor recreation area in 2021. For several reasons, the project was placed on hold,
193 but they are now ready to move forward with the development. The applicants own the
194 17-acre property at the southeast corner of Stadium Drive and South 1st Street and have
195 been approved for two parcel splits for a total of three parcels. The restaurant will now be
196 located on a parcel approximately 13 acres in size. The Road Commission of Kalamazoo
197 County has approved access off South 1st Street and an additional access is planned off
198 Stadium Drive when the adjacent parcel is developed.
199

200 Planner Johnston indicated there is one item of concern for the Planning Commission to
201 consider and that is the length of the evergreen landscape screening along the south
202 property line. The intent is to mitigate impacts to the adjacent residential use. In the
203 original application, the 17-acre parcel was planned to be split in half and the evergreen
204 screened reflected this split. Now the restaurant parcel will run the full width of the existing
205 17-acre parcel, but the evergreen screen was not changed. Staff is recommending the
206 screen be extended further along the southern property line.
207

208 Chair Corfman asked if the applicant wished to speak.
209

210 Mr. Bosch, representing the applicants who were unable to attend, indicated that it would
211 not be a problem to add more screening along the southern property line. In addition,
212 some minor changes were made to the site plan after budgets were finalized.
213

214 Vice Chair Davis asked if the applicants were okay with the recommendations outlined by
215 staff. Mr. Bosch said there were no concerns.
216

217 **Motioned by Vice Chair Davis, seconded by Mr. Matson, to approve the amended**
218 **site plan with the recommendations in the staff report as follows:**
219

- 220 1. A note shall be placed on the lighting plan indicating when lighting levels will be
221 reduced during nonoperational hours.
222
- 223 2. One additional parking space shall be provided for a total of 67 spaces.
224

- 225 3. A deed restriction shall be recorded with the Kalamazoo County Register of Deeds,
226 which indicates the property owner will install sidewalks along Stadium Drive and
227 South 1st Street when requested by the Township.
228
- 229 4. A shared cross access agreement for the curb cut on Stadium Drive will be provided
230 when the adjacent property to the east is developed.
231
- 232 5. Approvals from Kalamazoo County Health and Community Services for well and
233 septic tank construction.
234
- 235 6. Approval from the Road Commission of Kalamazoo County for the South 1st Street
236 driveway permit.
237
- 238 7. Additional evergreen trees along the south property line to extend to the row of existing
239 evergreen trees found on the adjacent property, which are located to the east of the
240 single-family home.
241

242 **The motion passed unanimously.**

243
244 Chair Corfman moved on to Old Business.
245

246 **OLD BUSINESS**

247
248 **A. PC#21-25 Wedel's Rezoning – Tabled December 14, 2021**
249

250 Planner Johnston stated the Planning Commission reviewed this application at the
251 December 14, 2021 meeting and motioned to table the request. This was to give the
252 applicant an opportunity to provide more information on the proposed development and
253 to consider either the R-3 zoning district or an R-4 conditional rezoning. Planner Johnston
254 continued saying she understands the applicant is working with the developer and an
255 architect, but no new information has been provided. Three months have passed, and
256 staff felt the Planning Commission should make a final decision on the original application.
257 So, the request tonight is to rezone the proposed eight acres from the C-3: Commercial
258 District, Neighborhood Business to the R-4: Residential District, Multiple Family.
259

260 Chair Corfman asked the applicant if he wished to speak.
261

262 Mr. Andy Wedel stated he would like to keep the site as natural as possible and told both
263 the realtor and builder the importance of the lake. The property is landlocked making it
264 difficult to develop as C-3. He went on to say that they tried to work with the developer,
265 but no progress was made, so they will need to reapply if they decide to move forward.
266

267 Chair Corfman reiterated that this was a request to rezone to R-4, and he read the current
268 C-3 permitted uses to inform the residents in attendance what could be built on the
269 property.
270

271 One of the residents in the audience stated the “raise hand” function on Zoom for the prior
272 meeting did not work, and many of the residents wanted to speak but were unable to
273 because of the malfunction. They are now in attendance so they can oppose the request.
274

275 Chair Corfman said that at this time, the Planning Commission will need to either make a
276 motion to approve or deny. He thought the parties had enough time to reconcile their
277 approach to this application.
278

279 Treasurer Roberts wanted to clarify that the Planning Commission could not consider the
280 R-3 zoning, and Planner Johnston confirmed that the request to be decided was the R-4
281 zoning.
282

283 Secretary Loeks stated he was ready to remove the application from the table and make
284 a motion.
285

286 **Motioned by Secretary Loeks, seconded by Treasurer Roberts, to remove the**
287 **application from the table. The motion carried unanimously.**
288

289 **Motioned by Secretary Loeks, seconded by Mr. Matson, to deny the R-4 rezoning**
290 **request due to the lack of compatibility. The motion carried unanimously.**
291

292 Chair Corfman thanked the residents for attending and indicated they would receive
293 notice if a new application was submitted. He then moved on to Commissioner
294 Comments.
295

296 **COMMISSIONER COMMENTS**

297

298 Treasurer Roberts informed the Planning Commission that the Township only received
299 one bid for the 6th Street Park restrooms, which did not provide enough information to
300 make a decision so staff was going to regroup. And, the Splash Pad currently has an
301 online open forum for residents to make comments.
302

303 Mr. Matson asked about the status of the proposed new Township Hall. Treasurer
304 Roberts indicated the Township closed on the property.
305

306 Hearing no further Commissioner comments, Chair Corfman moved on to citizen
307 comments.
308

309 **CITIZEN COMMENTS**

310

311 Chair Corfman asked if there were any citizens interested in speaking. There were no
312 citizens in the Board room or on Zoom, so he asked for a motion to adjourn.
313
314
315
316

317 **ADJOURN**

318

319 **Motioned by Mr. Matson, seconded by Vice Chair Davis, to adjourn the meeting.**

320 **The motion carried unanimously.**

321

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

323

324 Submitted:

Approved:

325

BRADY