



1 **PLANNING COMMISSION MINUTES – July 26, 2022**

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

4
5 Chair Corfman called the Planning Commission meeting to order at 6:00 p.m. and Secretary
6 Loeks called the roll. The following Commissioners were present: Chair Corfman, Vice Chair
7 Davis, Secretary Loeks, Treasurer Roberts, Mrs. Buckham, Mr. Eavey, and Mr. Matson. No
8 Commissioners were absent. Also present were Interim Planner/Zoning Administrator Julie
9 Johnston, Planning/Zoning Assistant Jennie Miller, Paster Seth Weeldreyer representing First
10 Presbyterian Church, Steve Bosch representing Bosch Architecture, and a number of residents.

11
12 **CITIZEN COMMENTS**

13
14 Chair Corfman asked if there were any residents interested in speaking.

15
16 The following residents spoke about the Pine Island Church site plan:

- 17
18 • Eric Perry, West Q Ave, asked for the definition of “a place of worship”, as he stated he felt
19 the plans looked more like a banquet hall than a place of worship. His concerns centered
20 around security, privacy, noise, lighting, and screening for adjacent residential homes. He
21 hoped there would be a buffer between the site and surrounding residential properties to
22 diminish impact of activities.
23
24 • Adam Grassl, Pine Island Ct South, shares the north property line with the church and would
25 like to see a natural barrier between his property and the site with trees planted to screen the
26 property. He was concerned about what appears to be an amphitheater and open-air patios
27 facing his property, and he has spoken with the church about its use and spillover of people
28 and noise onto his property but has not been successful in obtaining a response.
29
30 • Kim Clark, Pine Island Ct South, expressed her concern regarding the impact on wildlife due
31 to noise and music activities, as there is eagle activity in the area and sound carries so much
32 across the water. Ms. Clark approves of the gravel parking instead of an impervious surface
33 because it will accommodate water run-off.
34
35 • Nina Longjohn, West Q Avenue, shared the impact of the flooding over the past five years
36 and the difficulty for Pine Island to drain. Water levels continue to be an issue, and water table
37 can be reached just by digging down to plant flowers. They still have sandbags in place. She
38 wanted to know how the building will affect the area environmentally.
39
40 • Jim Shinar, an attorney, reviewed the planner’s report and believed there were many
41 unanswered questions. He was concerned that the types of activities, use as a place of
42 worship, and number of services each day needed to be better defined. He felt the application
43 was not complete and encouraged the church to reach out to residents of neighboring
44 properties.
45

46 Chair Corfman then asked if there were any citizens on Zoom interested in speaking. Planner
47 Johnston stated there were no participants online.

48
49 **SET AGENDA**

50
51 Chair Corfman reviewed the agenda and asked if there were any additions or corrections.

52
53 **Motioned by Mr. Eavey, seconded by Mr. Matson, to accept the agenda as presented. The**
54 **motion carried unanimously.**

55
56 **MINUTES – July 12, 2022, Workshop Meeting**

57
58 Chair Corfman asked if there were any changes or corrections to the minutes.

59
60 **Motioned by Vice Chair Davis, seconded by Secretary Loeks, to approve the July 12, 2022**
61 **minutes. The motion carried unanimously.**

62
63 **NEW BUSINESS**

64
65 **A. Pine Island Chapel Site Plan**

66
67 **At Secretary Loeks’s request, there was a motion by Treasurer Roberts, seconded by Mr.**
68 **Matson to recuse Secretary Loeks from Items A, B, and C under New Business. The motion**
69 **carried unanimously.**

70
71 Planner Johnston gave a brief overview of the site plan request by the applicant, First Presbyterian
72 Church, to develop a new place of worship called Pine Island Chapel at 8882 West Q Avenue.
73 The request is for a 1,590 square foot building, which includes a 960 square foot chapel with a
74 capacity of 90 seats. The additional floor area is for a kitchenette, storage, and bathrooms. The
75 property is six acres in size and is a dual-zoned R-1 and R-2 Residential District. Per the Township
76 Zoning Ordinance, the district regulations for the zone that comprises the most land area on the
77 parcel shall be extended to the entirety of the parcel. Based on this requirement, the R-2 District
78 regulations prevail, which allows places of worship as a use permitted by right.

79
80 Planner Johnston stated that if the Planning Commission is considering approval, the following
81 items will need resolution:

- 82
- 83 1. The fenced area near the west property line that is located within the 50-foot setback
84 requirement needs to be resolved. If an activity of the church, it will need to be moved to meet
85 the 50-foot setback.
 - 86
 - 87 2. Landscape screening is required between any non-residential and residential use. The
88 Planning Commission will need to determine if a waiver to this requirement can be granted.
 - 89
 - 90 3. Consideration of a non-motorized trail deferment recorded with the County to allow
91 construction at a later date when requested by the Township.

92
93 Planner Johnston also indicated the following recommended conditions of approval:

94

- 95 1. Parking lot landscaping has not been provided. At least 620 square feet of designated parking
96 lot landscaping with two deciduous trees is required.
97
98 2. A total of 12 deciduous trees are required along West Q Avenue. The eight existing trees may
99 be utilized to meet this need. However, an additional four trees are required.
100
101 3. A light fixture detail sheet shall be provided to the Township so the Zoning Administrator may
102 determine if it meets ordinance requirements.
103
104 4. A revised note to the photometric plan which indicates how reduced lighting levels will be
105 managed during non-operational hours.
106

107 Chair Corfman asked if the applicant would like to speak.
108

109 Seth Weeldreyer, Senior Pastor of First Presbyterian Church, Kalamazoo MI, spoke. He
110 expressed his intent for natural preservation as there is a conservation easement on the property.
111 Because of this, they do not want an asphalt drive as it increases impervious surfaces. The
112 Church has been working with Mr. Loeks on a low dust gravel that drains well, which is 21A gravel.
113 He indicated he would be happy to put in more trees, though most of the 580 feet along West Q
114 Avenue is lined with trees. He requested the nonmotorized trail deferment rather than building a
115 sidewalk in the middle of nowhere, though the church is happy to do whatever is needed to meet
116 the requirements.
117

118 Pastor Weeldreyer went on to say that First Presbyterian Church's main campus is downtown,
119 and worship takes place there. The idea is to have a small service on Sunday evening, which
120 may occur outside. The building was designed so that sound faced away from residences. He
121 stated he is very sensitive to the neighbors and envisions a low-key use for this property. Pastor
122 Weeldreyer was surprised to hear concerns by the neighbors, and stated he was happy to work
123 with Mr. Grassl to plant trees on the northeast border.
124

125 Chair Corfman asked if the Planning Commission had any questions of the applicant.
126

127 Mrs. Buckham noted two indoor restrooms, per code and asked about the number of people the
128 Pastor thought would be at the building at any one time.
129

130 The applicant stated there were no plans to have large events and estimated the highest number
131 of attendees would be 90, though more likely around 50-60, with summer worship averaging 15-
132 20 attendees.
133

134 Planner Johnston indicated the Fire Marshall will weigh in on occupancy load.
135

136 Paster Weeldreyer stated there would most likely be 5 or 10 people several times a week working
137 in the garden. His hope is that the building will be a resource for the township for social service
138 club rentals with the occasional small worship service or governing board meeting taking place.
139

140 Chair Corfman asked about the outside area that has been indicated as an amphitheater, as he
141 did not see anything noted on the site plan.
142

143 Pastor Weeldreyer stated currently there is no structure planned, but the grass covered slope has
144 potential use for outside service, which would not be close to the neighboring property. Any future
145 construction would likely be a deck to place chairs and a podium, but with no concrete.
146

147 Mr. Matson is concerned the architect failed to include some items on the site plan, particularly
148 landscaping.
149

150 Jim Derks, architect participating via Zoom, stated the existing tree line along the street included
151 several healthy decent spruces. Also, the nature of gravel makes it challenging to have parking
152 lot landscape islands. However, they would add two trees south of the parking lot if acceptable to
153 fulfill the need for planting in the parking area.
154

155 Planner Johnston asked the architect to delineate the required parking lot landscaping and include
156 the two trees. Jim Derks will update the plan to show added trees south or east of the parking
157 lots, with the required 620 square feet of landscape at the edge of gravel parking lot.
158

159 There was also discussion on the lack of lighting, though Planner Johnson explained lighting is
160 not required by the ordinance. There was more discussion on landscaping and screening from
161 adjacent properties.
162

163 Hearing no further discussion, Chair Corfman asked for a motion.
164

165 **Motioned by Vice Chair Davis, seconded by Treasurer Roberts, to approve the Pine Island**
166 **Chapel Site Plan at 8882 West Q Avenue with the following conditions:**
167

- 168 1. The 50-foot setback required for all buildings and activities for a place of worship will be met.
169
- 170 2. An appropriate landscape screening will be placed between the church activities and any
171 residential use.
172
- 173 3. A deferment for the nonmotorized trail shall be recorded with the Kalamazoo County Register
174 of Deeds to allow construction of the trail at a later date when requested by the Township.
175
- 176 4. The site plan will delineate at least 620 square feet of parking lot landscaping with two trees
177 adjacent to the parking lot area.
178
- 179 5. A revised note to the photometric plan to indicate how reduced lighting levels will be managed
180 during the non-operational hours.
181
- 182 6. Four additional street trees will be planted along West Q Avenue to meet the ordinance
183 requirements.
184

185 **The motion passed unanimously.**
186

187 Chair Corfman moved on to the next agenda item.
188

189 **B. Bloom Too Site Plan** 190

191 Planner Johnston indicated the applicant, Steve Bosch of Bosch Architecture, is requesting
192 approval to develop a new daycare facility at 8079 Vineyard Parkway. The daycare will be

193 associated with the original Bloom daycare and is primarily intended for before and after school
194 care. The property is zoned CBD: Corners Business District, which allows childcare and daycare
195 centers as a permitted use. The building site is 6,717 square feet and the total footprint of the
196 requested building is 1,800 square feet. The second floor of the structure includes a personal
197 office totaling 845 square feet and a 440 square foot roof deck. In general, the site plan meets
198 zoning ordinance requirements, however the Planning Commission will need to discuss parking
199 for the site as eight spaces are required and five have been provided. The requested parking lot
200 reduction of 37 percent for the Bloom too site and 11 percent for the entirety of the site
201 condominium will need to be considered. Both the CBD and Site Plan Review ordinances allow a
202 50 percent reduction in parking if it can be show that prime parking for the uses do not overlap,
203 and there are shared driveways with cross-access easements.
204

205 Planner Johnston stated the Design Review Committee evaluated the application and requested
206 the following:
207

- 208 1. Alter the access aisle of the accessible space provided at Bloom Too so that it can better align
209 with the existing sidewalk along the front of the current Bloom building to allow for a pedestrian
210 crossing at this location. The reason for this request was when the original Bloom daycare
211 was approved, the north sidewalk was designed for a pedestrian crossing at this location.
212 However, at that time the parking lot along the east side of Bloom Too did not include the two
213 additional parking spaces, one of which is an accessible space. The thought was that the
214 access aisle required with the accessible space could be flipped to the north to allow it to
215 better align with the sidewalk to the east.
216
- 217 2. The Design Review Committee understood the overhang on the north side of the building was
218 not planned to be constructed and requested it be removed from the elevation drawing.
219
- 220 3. The building foundation landscaping be included on the site plan.
221

222 Planner Johnston stated the applicant's willingness to stripe the crossing, but not to move the
223 access aisle. They stated building code requires the access aisle to be as close to the front door
224 as possible and the existing location makes that happen. Also, if the aisle were swapped, a
225 parking space would be lost as the access aisle is a bit shorter in length than the parking stall.
226 The applicant requested the overhang be allowed to remain so that it could be constructed at
227 some point in the future. And finally, the required landscaping is provided on the enlarged site
228 plan. Foundation plantings are not required per the ordinance but are noted on the plans to be
229 "by owner."
230

231 Planner Johnston indicated that besides the potential parking lot reduction, the only other
232 condition recommended is that the pedestrian crossing be striped across the access connector.
233

234 Chair Corfman asked if the applicant would like to speak.
235

236 Mr. Bosch discussed the cross access, indicating the need to comply with barrier free code.
237 However, they will stripe the crossing at an angle, which will better align with the east/west
238 sidewalk.
239

240 Mrs. Buckham asked about traffic at 5:00 p.m., as younger kids are typically picked up between
241 3:30-5:00. Treasurer Roberts stated that some parents have complaints during drop-off and pick-
242 up.

243 Mr. Eavey asked if anyone in the southern part of the site condominium uses the Excel parking
244 area. Mr. Bosch stated they primarily see parking along Vineyard Parkway.

245
246 **Motioned by Mrs. Buckham, seconded by Mr. Matson, to approve the Bloom Too Site Plan**
247 **at 8079 Vineyard Parkway with the following conditions:**
248

- 249 1. Parking lot reduction of 37 percent for the Bloom Too site and 11 percent for the site
250 condominium overall.
251
252 2. The pedestrian crossing be striped between Bloom and Bloom Too across the access
253 connector.
254

255 **The motion passed unanimously.**

256
257 Chair Corfman moved on to the next agenda item.

258
259 **C. Texas Corners Pharmacy Site Plan**
260

261 Planner Johnston indicated Mr. Bosch is also the applicant for this project. He is requesting
262 approval to develop a new pharmacy at 8083 Vineyard Parkway. The pharmacy will include a
263 small area for retail sales totaling 436 square feet and then “behind the counter” office and
264 workspace for pharmacy staff, for a total building footprint of 1,800 square feet. The property is
265 zoned CBD: Corners Business District, which allows pharmacies and retail sales as permitted
266 uses.
267

268 The Design Review Committee met to evaluate the application and requested the following:
269

- 270 1. Extend the white split rail fence that is east of the car detail building south to the Gift of Grace
271 building. This request was to provide some aesthetic uniformity to the site condominium.
272 Planner Johnston informed the Planning Commission that this is not required by ordinance
273 but a request of the Design Review Committee.
274
275 2. The light at the employee entrance of the Pharmacy creates light levels higher than allowed
276 by ordinance. The Design Review Committee recommended recessed lighting within the
277 eave.
278
279 3. The building foundation landscaping be included on the site plan.
280

281 Planner Johnston stated the applicant indicated they would speak to their client about the split rail
282 fence, but reiterated it is not required by code. The lighting plan was modified to reduce light levels
283 at the property line to meet code. The revised lighting plan was provided to the Planning
284 Commission by email. And finally, the required landscaping is provided on the enlarged site plan
285 and foundation plantings will be provided “by owner.”
286

287 Planner Johnston stated that the Planning Commission will need to consider the 11 percent
288 parking lot reduction for the entirety of the Vineyard site condominium, as well as approval of an
289 increase in light levels from 0.5 to 0.8 foot-candles near the employee entrance. The applicant
290 updated their photometric plan, but there is still a slightly higher light level near this location than
291 allowed by code.
292

293 Chair Corfman asked if the Commissioners had any questions.
294
295 Treasurer Roberts asked if extending the split-rail fence would be restricting access between
296 properties.
297
298 Mr. Eavey indicated he would rather see the fence removed instead of an extension. Treasurer
299 Roberts agreed, stating she did not want to block open space or restrict cross access.
300
301 Mr. Loeks (from the audience) indicated the fence was there for safety because of a 3-foot grade
302 change between the Redwood apartments and the Vineyard site condominium. He felt there
303 needed to be some type of barrier because of the grade difference, indicating a concern that a
304 car on the Redwood side might drive over the grade.
305
306 Mr. Bosch verified the requested distance of the new fence and reiterated he would speak to his
307 client about the fence.
308
309 Mr. Loeks (from the audience) commented that the landscaping along the west property line of
310 Redwood does not look complete. There is still the old farm barbed wire fence, and the area is
311 full of weeds. Planner Johnston indicated she would review the landscape plan for what was to
312 occur in that area and would reach out to Redwood.
313
314 Chair Corfman asked if there were any other questions. Hearing none, requested a motion.
315
316 **Motioned by Mrs. Buckham, seconded by Vice Chair Davis, to approve the Texas Corners**
317 **Pharmacy Site Plan at 8083 Vineyard Parkway with the following conditions:**
318
319 1. The west elevation indicated on the site plan should be correct to the south elevation.
320
321 2. Approval of a parking lot reduction of 11 percent for the overall site condominium.
322
323 3. Approval of a slight increase in light levels of 0.8 foot-candles near the east property line.
324
325 **The motion passed unanimously**
326
327 **OLD BUSINESS**
328
329 Planner Johnston stated she met with the Township Board to continue the review of the draft
330 Corners Business District ordinance. It was determined that a joint Board and Commission
331 meeting is needed regarding the draft ordinance. Staff will be in touch to establish a date.
332
333 **COMMISSIONER COMMENTS**
334
335 Mr. Eavey would like to see places of worship defined in the Zoning Ordinance but is concerned
336 about the Township getting involved in a discrimination lawsuit. Planner Johnston stated if a
337 property is owned by religious institutions, then most likely we would have to allow it to be
338 reviewed as a place of worship.
339
340 Mr. Eavey asked about the application process for a signal light. Planner Johnston stated any
341 traffic light would have to be approved by the Road Commission of Kalamazoo County.
342

343 Mr. Matson stated he would like to strengthen the site plan submittal process to eliminate
344 incomplete plans being submitted from non-local architects, which necessitate a bunch of
345 conditions of approval.

346
347 Treasurer Roberts shared that the Township Board approved hiring John Lovely for the Zoning
348 Administrator position pending the background investigation. The Board also discussed four
349 special assessments at the meeting regarding Crooked Lake, Eagle Lake, and Treasure Island.

350
351 Chair Corfman stated there is no ZBA meeting again this month.

352
353 **CITIZEN COMMENTS**

354
355 There were none.

356
357 **ADJOURN**

358
359 **Motioned by Mr. Matson, seconded by Vice Chair Davis, to adjourn the meeting. The motion**
360 **carried unanimously.**

361
362 The meeting adjourned at 7:55 p.m.

363
364 Submitted:

Approved:

DRAFT