

KMCPC Members:
Neil Sikora - Chair, Joseph Hohler III - Vice Chair, Steven Cook – Secretary,
John Gisler - Commissioner Liaison, Joel Amos, Vince Carahaly,
Martin Janssen, Jack Mekemson, Heather Riccketts, Herman Smith, Jon Start

KALAMAZOO METROPOLITAN COUNTY PLANNING COMMISSION (KMCPC)

MEETING DATE: Thursday, May 7, 2015
PLACE OF MEETING: County Administration Building
201 West Kalamazoo Avenue, Room 207
Kalamazoo, Michigan 49007
TIME: 7:00 p.m.

AGENDA

- I. Call to Order**
- II. Approval of Minutes:**
April 2, 2015 Meeting minutes
- III. Citizens' Time** (for items not on the agenda)
- IV. New Business:**
 - 1. Schoolcraft Township: Future Land Use Plan Map amendment.
Staff Review – Action item
- V. Other Business/discussion:**
 - 1. Update on potential Kalamazoo County Master Plan
- VI. Report from Parks Commission/Liaison Joel Amos**
- VII. Correspondence**
None
- VIII. Other**
- IX. Adjournment**
***PLEASE CONFIRM YOUR ATTENDANCE OR ABSENCE
BY EMAIL LMJARN@KALCOUNTY.COM
OR PHONE 269-384-8115***

Next Scheduled KMCPC Meeting: Thursday, June 4, 2015

Co/City/Vil/Twp	Item Number	Item Name	Date Received	KMCPC Review Date
Kalamazoo Charter Twp	2013-1	Notice of Intent to Plan – minor amendments to Master Plan re: zoning	06/19/2013	10/03/2013
Portage City	2013-2	Notice of Intent to Update Comprehensive Plan	08/19/2013	10/03/2013
Richland Twp	2013-3	Land Use Plan (Master Plan) Amendment	09/20/2013	10/03/2013
Van Buren County	MP 2014-1	Master Plan 2013-2017 Amendment	12//09/2013	02/06/2014
Texas Twp	MP 2014-2	Master Plan Amendment	02/18/2014	03/06/2014
Comstock Twp	MP 2014-3	Master Plan Amendment	04/14/2014	05/01/2014
Cass County	MP 2014-4	Master Plan for Cass County	02/28/2014	05/01/2014
Vicksburg Village	MP 2014-5	Notice of Intent to Update the Village of Vicksburg Master Plan	04/23/2014	02/05/2015
Texas Twp	MP 2014-6	Master Plan Update (5-year)	04/18/2014	06/05/2014
Portage City	MP 2014-7	Master Plan Update	05/02/2014	06/05/2014
Kalamazoo Twp	MP 2014-8	Master Plan Update	05/02/2014	06/05/2014
Leroy Twp, Calhoun County	MP-2014-9	Master Plan Update	04/29/2014	06/05/2014
Schoolcraft Township	MP-2014-10	Proposed Amendment to Future Land Use Map (Master Plan Map 8)	06/10/2014	07/17/2014
Alamo Twp	MP-2014-11	Alamo Township Land Use Plan 2013 Review (1998 Land Use Plan amended 2003 and 2010) <i>Notice of intent received 12/02/2010.</i>	08/22/2014	09/04/2014
Comstock Twp	MP-2015-01	Notice of Intent: Comstock Master Plan Update	12/18/2014	TBD
Ross Twp	MP-2015-02	Master Plan Future Land Use map amendment	12/01/2014	01/08/2015 (mtg cancelled)
Village of Richland	MP-2015-03	Master Plan Future Land Use map amendment	01/27/2015	02/05/2015
Schoolcraft Twp	2015-04	Future Land Use Plan Map Amendment	04/20/2015	05/07/2015

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Minutes

Kalamazoo Metropolitan County Planning Commission Meeting of Thursday, April 2, 2015

MEMBERS PRESENT: Joel Amos, Vince Carahaly, Steven Cook, John Gisler, Joseph Hohler III, Heather Ricketts, Neil Sikora
MEMBERS EXCUSED: Martin Janssen, Jack Mekemson, Jon Start, Herman Smith
OTHERS PRESENT: Lotta Jarnefelt

I. Call to Order

Chair Sikora called the meeting to order at 7:00 pm in Room 207A at the Kalamazoo County Administration Building at 201 W. Kalamazoo Ave, Kalamazoo MI 49007.

II. Approval of Minutes

The Commission reviewed the minutes of the last regular meeting held on February 5, 2015. On a motion made by Mr. Hohler and seconded by Mr. Cook, the Commission approved the minutes from the meeting.

III. Citizens' time

There were no citizens present.

IV. New Business

1. KMCPC term expiration: Jim Hoppe
Ms. Jarnefelt reported that Mr. Hoppe had not applied to have his term on the KMCPC renewed after it expired on March 31, 2015. There was consensus that Mr. Hoppe's work on the KMCPC was much appreciated and have staff relay that to him.
2. KMCPC term re-appointment: Martin Janssen.
The County Board of Commissioners re-appointed Mr. Janssen for a 3-year term on KMCPC starting April 1, 2015.
3. New KMCPC members: Heather Ricketts and Vince Carahaly.
The County Board of Commissioners appointed Mr. Carahaly and Ms. Ricketts for a 3-year terms on KMCPC starting April 1, 2015. Old and new members introduced

themselves and gave a brief synopsis of their backgrounds.

4. Election of officers: Chair, Vice-Chair, Secretary and Deputy Secretary:
After a brief discussion and a consensus on a slate of nominees, Mr. Amos moved and Mr. Cook supported to elect Mr. Sikora as Chair, Mr. Hohler as Vice Chair, and Mr. Cook as Secretary. Motion passed unanimously.

Ms. Jarnefelt was also elected to continue as Deputy Secretary.

5. Prairie Ronde Township: Request for review of Farmland and Open Space Preservation Act of 1974 (known as PA 116) application PA 116, Case Nr PA2015-1, in section 8; Dennis and Joanne Hice. 78 Acres, 20 years. Staff review-Action Item.

Ms. Jarnefelt presented a staff review of the PA 116 application. The property and its surroundings are zoned Agricultural and designated Agricultural in the township's Future Land Use Map. The majority of the soil (KaB: Kalamazoo Loam 2-6% slope) is prime farmland soil. Discussion followed about the property and its use.

ON A MOTION MADE by Mr. Gisler and DULY SECONDED by Mr. Carahaly, the Commission UNANIMOUSLY RECOMMENDED TO APPROVE the PA 116 application by Dennis and Joanne Hice. Ms. Jarnefelt will send a letter to the Prairie Ronde Township Clerk stating KMCPC's support of the application.

Some discussion ensued regarding the tax credits of a PA116 designation. Ms. Jarnefelt will look into additional information and bring to the next meeting.

V. Other Business/discussion

1. Discuss creating a Kalamazoo County Master Plan.
Ms. Jarnefelt brought up the concept of a County Master Plan for discussion. Two major regional plans that include Kalamazoo County were prepared in 2014, producing data and analysis about Kalamazoo County. The Comprehensive Economic Development Strategy (CEDS) and the 5-Year Prosperity Plan could provide some base data to build on for a County Master Plan. Samples of Master Plans in the surrounding counties were provided for browsing. There was interest in getting more information about a potential Master Plan. Ms. Jarnefelt will report back at the next meeting.
2. Updated Membership list was provided. Ms. Jarnefelt asked members to provide any revisions as needed.

VI. Report from Parks Commission liaison Mr. Amos:

Mr. Amos gave a brief update on items discussed at the Parks Commission meeting that afternoon, including County Parks becoming self-sustaining beginning in 2016 and that hiring of seasonal park attendants was starting.

VII. Correspondence

1. Notice from Kalamazoo Twp Re: 2015-2019 Parks and Recreation Master Plan. Copy of Plan received and is on file in the County Planning Department.
2. Notice of adoption of Land Use Plan Amendment in Ross Twp on March 10, 2015. This amendment was previously reviewed by KMCPC.

VIII. Other

Mr. Amos commented on the PA 116 tax credits and gave some detail.

Ms. Jarnefelt was asked to provide web links to the Comprehensive Economic Development Strategy (CEDS) and the 5-Year Prosperity Plan that was mentioned in the discussion about Master Plan. She will email the weblinks to the members.

<http://smpcregion3.org/economic-development/>

<http://smpcregion3.org/regionalprosperity/>

IX. Adjournment

The meeting was adjourned at 8:05 pm.

Respectfully submitted, L. Jarnefelt

Next scheduled KMCPC Meeting is Thursday, May 7, 2015.

KALAMAZOO COUNTY PLANNING STAFF REVIEW – 05/07/2015
Future Land Use Plan Map Amendment
Case No. 2015-4 – Schoolcraft Township

LOCATION

The subject property consists of three parcels in the southwest ¼ of section 13 in Schoolcraft Twp, located between the railroad and E W Ave. It is approximately 64 acres total.

EXISTING LAND USE AND LAND USE PLAN CLASSIFICATION

<u>Existing Land Use Classification</u>	<u>Existing Classification in the Future Land Use Plan Map</u>	<u>Proposed Future Land Use Plan Map</u>
<i>Undeveloped, wooded and wetlands</i>	<i>Rural Preservation</i>	<i>Industrial</i>

ANALYSIS

1. Land Use.

Open lands and wooded areas. About 25 acres (approx. 39%) is wetlands.

2. Zoning.

The subject area is zoned as RR-Rural Residential on the Zoning map effective 08/29/2012. Sometime between 2003 and 2012, the zoning was changed. An older version of the zoning map, effective 08/24/2003, shows the subject property as Manufacturing Industrial District. The Future Land Use Map amendment request is to support the applicant's related request to rezone the property from the existing RR-Rural Residential to the LI-Local Industrial District zone.

3. Soils.

There are several different types of soils on the subject property. The lower, wetland areas consist of HS-Houghton and Sebewa soils, ponded. They are partially surrounded by OsD-Oshtemo Sandy Loam (12-18 percent slopes) and partially by KaC-Kalamazoo Loam (6-12-percent slopes), KaB-Kalamazoo loam (2-6 percent slopes), Hn-Houghton Muck and Pb-pits, gravel. KaB-Kalamazoo loam is the only soil considered prime farmland soil, about 10 acres, irregularly shaped, of the total 64 acres.

4. Compatibility with surrounding area.

The property to the west of the subject property is the only Schoolcraft Twp property that borders the subject property. It is zoned RR-Rural Residential, and is shown as Rural Preservation in the Schoolcraft Twp Future Land Use Map of August 12, 2008.

The subject property is surrounded by the Village of Vicksburg to the north, east and south. Zoning in Vicksburg to the north is about half I2-Industrial Manufacturing and half R2-Residential Single Family. Zoning to the east of the subject property is also I2-Industrial Manufacturing.

Zoning to the south of the subject property is partially R2-residential Single Family, but the parcel consists mainly of an unbuildable wet area. The remaining property to the south of the subject property is zoned R1-residential Single Family and R3-Residential Single and Two Family (currently wetlands and condominium development.)

The Future Land Use Map of the Village of Vicksburg shows the areas surrounding the subject

property as Industrial and Residential to the north, Enterprise Development to the east (the Fox Paper mill), Public/Quasi-public to the south (the wet area) and Contemporary Residential also to the south.

The property to the east of the subject area is the abandoned Fox Paper Mill, which is a brownfield and in the process of potentially being developed.

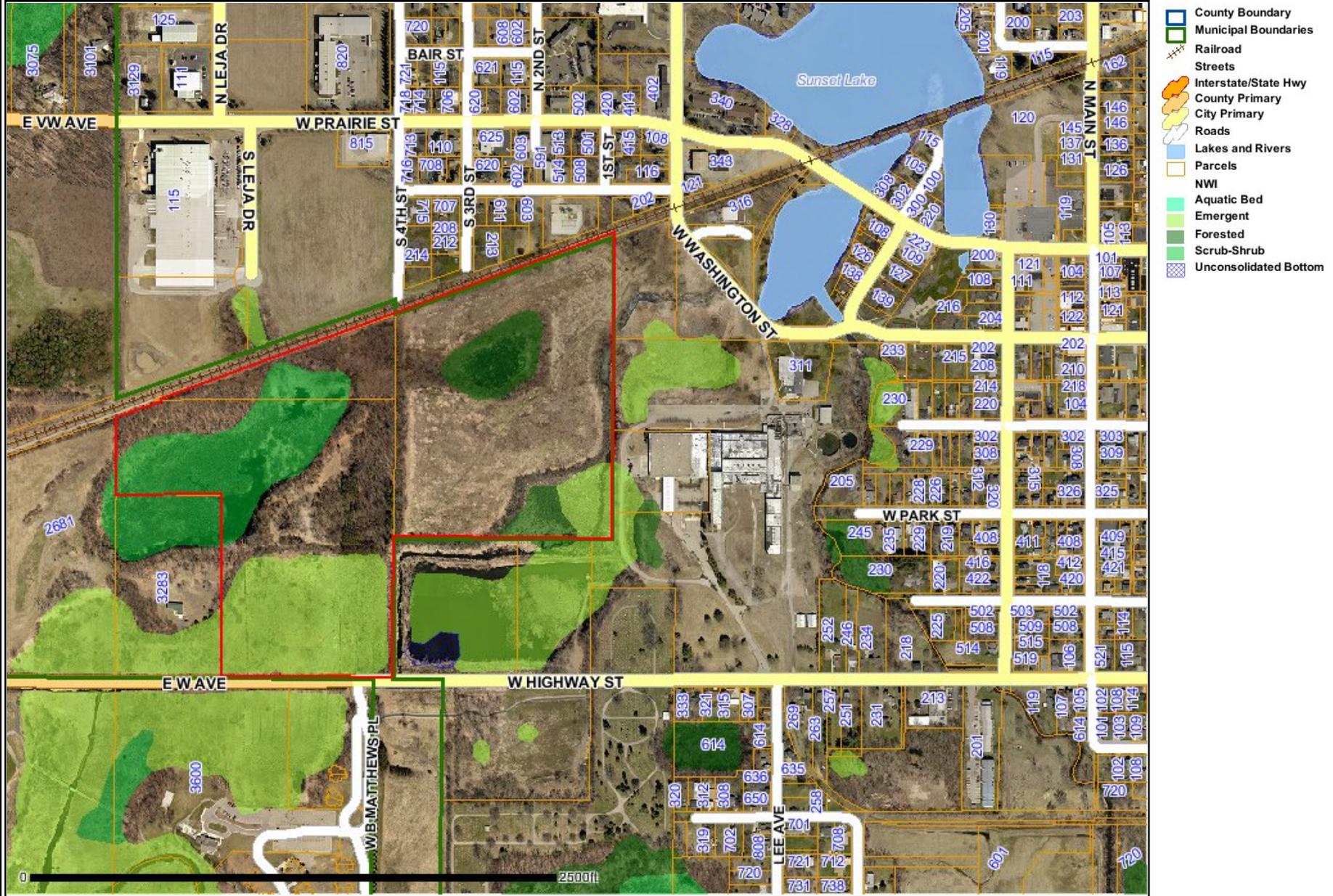
RECOMMENDATION

The railroad at the northern edge of the subject property provides a separation between the residential areas to the north and the proposed Industrial planning classification to the south. The wetlands that cover a large portion of the subject property need to be taken into account in the design of the lay-out of potential future commercial building sites on the subject property.

Based on the review above, staff recommends the requested Future Land Use Map Amendment be considered CONSISTENT with the planning and land use of the neighboring units of government.

Future Land Use Map Change Request

KMCP meeting 05/07/2015



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map acknowledges that the State/County/Cities/Townships/Villages shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the State/County/Cities/Townships/Villages from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided. Map Created: 4/29/2015

ARTICLE 8

RR RURAL RESIDENTIAL DISTRICT

- 8.1 STATEMENT OF PURPOSE AND DESCRIPTION OF DISTRICT. This District is responsive to the goals and policies of the Schoolcraft Township Master Plan pertaining to preservation of the rural atmosphere of the Township, and is derived from the "Rural Preservation" land use classification in the Plan. Areas within this classification may have some characteristics similar to areas within the Agricultural Preservation land use classification in the Plan, such as agricultural uses, large parcels, and open spaces, but are more likely to be either in the proximity of urbanizing residential development or have significant natural features that enhance the rural character of the Township valued by the residents. Such features may include lakes and other waterways, wetlands, wooded areas, and wildlife, as well as farms and other open spaces. The regulations for this district are therefore specifically designed and intended to allow only low density residential development, and limited other land uses, that protect the rural character of the area and the natural resource base on which that character is dependent, including the continued operation of already existing agricultural uses. Open space preservation/clustering development is allowed in this district as provided in Article 21 of this Ordinance.
- 8.2 PERMITTED USES. The following uses are designated as permitted uses in the RR Rural Residential District:
1. Single Family Dwelling.
 2. Child (Family) Day Care Home.
 3. Foster Care Facility.
 4. Home-Based Business.
 5. Essential Services.
 6. Accessory uses, buildings and structures incidental to any use allowed in this district, in accordance with Article 22 of this Ordinance; provided, however, that the raising or keeping of livestock is only allowed as an accessory use to an existing dwelling on the premises on a purely non-commercial basis, and subject to all applicable provisions of this Ordinance, including the following density, setback, and other requirements:
 - A. The minimum lot area for the keeping of such livestock is three acres.
 - B. No more than two animals shall be allowed on the initial three acres.
 - C. At least one additional acre shall be required for each additional animal, up to a maximum total of 25 animals.

- D. Barns or shelters for livestock shall be located at least 150 feet from all existing residences on adjacent properties.
- E. Pens for holding livestock, and paddocks and riding rings, shall be located at least 100 feet from all existing residences on adjacent properties.
- F. Pastures used for grazing livestock shall be located at least 25 feet from all existing residences on adjacent properties.
- G. Animal waste storage areas shall be located at least 150 feet from all existing residences on adjacent properties, and at least 75 feet from all adjoining property lines.

7. Signs, in accordance with Article 25 of this Ordinance.

8.3 SPECIAL LAND USES. The following uses are designated as special land uses in the RR Rural Residential District, subject to special land use approval and site plan approval in accordance with this Ordinance (see Section 23.7 for specific special land use approval standards):

- 1. Institutional or Public Use.
- 2. Golf Course.
- 3. Child (Group) Day Care Home.
- 4. Public Utility Service Facilities.
- 5. Bed & Breakfast Facility.
- 6. Child Day Care Center or Child Care Center.

8.4 DENSITY, AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS. In accordance with Article 20 of this Ordinance.

8.5 OFF-STREET PARKING REQUIREMENTS. In accordance with Article 26 of this Ordinance.

8.6 SITE PLAN REVIEW. In accordance with Article 24 of this Ordinance.

ARTICLE 16

LI LOCAL INDUSTRIAL DISTRICT

- 16.1 STATEMENT OF PURPOSE AND DESCRIPTION OF DISTRICT. This District is derived from the "Industrial" land use classification in the Schoolcraft Township Master Plan, and more specifically the aspect of that planning classification directed at providing continued support for existing industrial uses and other light industrial uses with proximity to a railroad line in the Portage Road/W Avenue area in land sections 22-23, and in land section 20 adjacent to the east side of the Village of Schoolcraft. This District is only applicable to those limited areas of the Township, and is therefore not intended to apply to the US 131 corridor. Because sites in this District are not served by municipal utilities, and may be adjacent to areas zoned and/or used for residential or agricultural purposes, this District is also not intended for new large-scale industrial developments, opportunities for which are available in the nearby cities or villages.
- 16.2 PERMITTED USES. The following uses are designated as permitted uses in the LI Local Industrial District:
1. Manufacturing, compounding, machining, assembling and processing which is of such a nature as to not create noise, vibration, odor, smoke, liquid waste, light, or other type of adverse impact to surrounding properties or the community in general.
 2. Office buildings and offices incidental to other uses allowed in this District.
 3. Essential Services.
 4. Institutional or Public Use, in accordance with Section 23.7 of this Ordinance.
 5. Warehousing (fully enclosed).
 6. Signs, in accordance with Article 25 of this Ordinance.
 7. Accessory uses, buildings and structures incidental to any use allowed in this district, in accordance with Article 22 of this Ordinance.
- 16.3 SPECIAL LAND USES. The following uses are designated as special land uses in the LI Local Industrial District, subject to special land use and site plan approval in accordance with this Ordinance (see Section 23.7 for specific special land use approval standards):
1. Bulk storage facility for grain and other agricultural commodities.
 2. Public Utility Service Facilities.
 3. Bulk liquid propane storage facility, designed and used for transferring liquid propane in bulk to distribution trucks, only.

- 16.4 DENSITY, AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS. In accordance with Article 20 of this Ordinance.
- 16.5 OFF-STREET PARKING REQUIREMENTS. In accordance with Article 26 of this Ordinance.
- 16.6 SITE PLAN REVIEW. In accordance with Article 24 of this Ordinance.