KALAMAZOO METROPOLITAN COUNTY PLANNING COMMISSION (KMCPC)

MEETING DATE:    Thursday, August 3, 2017
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. Members Excused

III. Approval of the Agenda

IV. Approval of Minutes:  
   June 1, 2017 Meeting minutes

V. Citizens' Time (for items not on the agenda)

VI. Old Business
   1. County Master Plan update

VII. New Business
   1. Review of draft Master plan for the City of Kalamazoo (Imagine Kalamazoo 2025)

VIII. Parks Commission update

IX. SMPC (Southcentral Michigan Planning Council) update

X. Other Business/discussion

XI. Correspondence

XII. Other

XIII. Adjournment

PLEASE CONFIRM YOUR ATTENDANCE OR ABSENCE
BY EMAIL LMJARN@KALCOUNTY.COM
OR PHONE 269-384-8115

Next scheduled KMCPC meeting: Thursday, September 7, 2017
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<tr>
<th>Co/City/Vil/Twp</th>
<th>Item Number</th>
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<th>Date Received</th>
<th>KMCPC Review Date</th>
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<tr>
<td>Vicksburg Village</td>
<td>MP 2014-5</td>
<td>Notice of Intent to Update the Village of Vicksburg Master Plan</td>
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<td>Ross Twp</td>
<td>MP-2015-02</td>
<td>Master Plan Future Land Use map amendment</td>
<td>12/01/2014</td>
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<td>Village of Richland</td>
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<td>Schoolcraft Twp</td>
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<td>Future Land Use Plan Map Amendment</td>
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<td>Richland Township</td>
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<td>Climax Township</td>
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<td>Comstock Twp</td>
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<td>Comstock Charter Township Vision 2025 Master Plan</td>
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<td>Charleston Twp</td>
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<td>Cooper Twp</td>
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<td>Oshtemo Twp</td>
<td>MP-2017-03</td>
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<td>City of Kalamazoo</td>
<td>MP-2017-04</td>
<td>Master Plan for the City of Kalamazoo</td>
<td>07/21/2017</td>
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Minutes
Kalamazoo Metropolitan County Planning Commission (KMCPC)
Meeting of Thursday, June 1, 2017

MEMBERS PRESENT: Sandra Bliesener, Vince Carahaly, Steve Cook, John Gisler, Martin Janssen, Heather Ricketts, Neil Sikora, Barbara Sloan, Karl Westra, Tracy Hall

MEMBERS EXCUSED: Charles Alexander, Joel Amos

OTHERS PRESENT: Lotta Jarnefelt, Director of County Planning Dept.

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. Members Excused
Mr. Amos, Mr. Cook and Mr. Alexander were excused. Ms. Bliesener arrived later.

III. Approval of Agenda
Motion by Ms. Ricketts, seconded by Ms. Sloan to approve the agenda. Motion carried.

IV. Approval of Minutes
The Commission reviewed the minutes of the last regular meeting held on May 4, 2017. Discussion to be added in the minutes regarding the continuation of Ms. Bliesener’s appointment on the Parks Liaison. Item was postponed until Ms. Bliesener could confirm her interest in continuing in the role. Motion by Mr. Carahaly, seconded by Mr. Westra to approve the minutes with the revisions. Motion carried.

V. Citizens’ time
No citizens present.

VI. Old Business
1. Welcome Ms. Tracy Hall, County Commissioner.
Ms. Hall was introduced as the second or alternate Commissioner representative on the Board. County Commission Chair Dale Shugars has appointed one member from each political party to most of the advisory boards starting 2017. The intent is not to have boards change by-laws to accommodate an extra member, but to have the second member
as an alternate, or just as an additional commissioner to be informed about the boards’ work. Ms. Hall and the members introduced themselves, and Ms. Hall was welcomed to the group.

2. Master Plan Update
Ms. Jarnefelt provided a brief update of the County Master Plan. Consultant Beckett&Raeder is still working on putting the draft together. One chapter has been reviewed by the Steering Committee. More photos are needed. Ms. Jarnefelt will email members to remind them to submit photos if they have some suitable ones. A flowchart of the Master Plan process was presented. Discussion ensued about the list of who will review approved draft of the Master Plan. These would be the same organizations and officials that received the Intent to Plan. The one-page synopsis of the local plan goals and objectives should be reviewed already by the local municipalities. Ms. Jarnefelt will check on the status of the one-pagers with Marisa from Beckett&Raeder.

VII. New Business
1. Review of Michigan Planning Guidebook
Ms. Jarnefelt introduced the Michigan Planning Guidebook, which is a guide to the new Michigan Planning Enabling Act (MPEA), PA33 of 2008. It is prepared by the Planning and Zoning Center at MSU. The 2008 legislation combined the Municipal, Township and County Planning Acts that were in place separately until then. The Guidebook explains the legislation and brings it to a simpler, practical level that makes it easy to understand. KMCPC members were encouraged to read through the book, and pay special attention to parts that discuss County Planning. Questions should be brought to the next KMCPC meeting for discussion and clarification.

Also mentioned was the Michigan Zoning Guidebook, 2nd edition from 2008 which focuses on Zoning. Since KMCPC is not involved in zoning reviews, the book is for reference and background only.

VIII. Parks Commission update
1. Ms. Bliesener gave a detailed update from the latest Parks Commission board meeting that was held in River Oaks Park. The meetings are held in the parks during the summer months, which Ms. Bliesener appreciates. The County Parks are busy with events like the KISS soccer tournament, and the campgrounds are sold out. KRVT trail is moving forward with additional easements, next steps include connecting to the Portage trails. Efforts are made to continue improving the County Fair. New mountain bike trails are also in the works.

Chair Sikora asked if Ms. Bliesener was interested in continuing as the KMCPC liaison for the Parks Commission. Ms. Bliesener expressed her interest and her status as liaison was confirmed by the Chair.
IX. **SMPC (Southcentral Michigan Planning Council) update**
Mr. Carahaly provided an update of the SMPC as well as the Regional Prosperity Initiative (RPI) meetings. Old legal issues with SMPC are being worked on. The RPI recent meeting included a presentation by Lee Adams, SMPC Director, about the future of the workforce in Kalamazoo County and the region in general. Skilled labor is needed and there is a need to attract more. Also an EDA (Economic Development Administration under the Department of Commerce) representative had presented at the RPI meeting about opportunities from the federal government for support for infrastructure and other economic development projects through EDA.

X. **Other Business/Discussion**
Ms. Jarnefelt provided a print-out from the MSU Extension website that describes the Citizen Planner program and lists various classes that are available for planning officials and other interested parties. Ms. Jarnefelt also reported that she has applied for a grant from Michigan Association of Planning (MAP) that would potentially cover some expenses for KMCPC members should they want to sign up for training. The grant awards will be announced in August.

XI. **Correspondence**
No correspondence to report.

XII. **Other**
No reports.

XIII. **Adjournment**
The meeting was adjourned at 8:18 pm.

*Respectfully submitted by L. Jarnefelt. Next KMCPC Meeting is scheduled July 6, 2017.*
The City of Kalamazoo took a new approach to this update for their Master Plan, also called Imagine Kalamazoo 2025 (IK). In order to produce the colorful, 123-page document, city planning staff reached out to the community in new and exciting ways through traveling presentations, pop-up engagement, meetings on-the-go surveys, living walls, and online engagement. This document is meant to outline the vision that was formed, and be a road map to achieve it. In addition to the Introduction, the Plan is divided into 4 major parts: Connected City, Great Neighborhoods, Enriched City Life, and Imagine Kalamazoo at Work.

**POPULATION UPDATE**

There are no traditional population statistics in the new Master Plan. Existing plans, past plans and data are briefly described in the Enriched City Life chapter, and their conclusions are being built on by the Plan. A Housing Analysis from 2016 found that demand for housing in downtown is much greater than the available supply of units. Also there is not enough “missing middle” type of housing, such as row-houses, attached housing and urban/small family homes. A retail Analysis from 2017 found that the downtown was underperforming because it has non-market or physical conditions that hamper growth. The Urban Initiative study from 2017, done concurrently with Imagine Kalamazoo 2025, the City Brownfield Redevelopment Authority, City Economic Development Department and DKI (Downtown Development Corporation), came to the conclusion that there continues to be growth opportunities for development downtown.

**MASTER PLAN THEMES, GOALS & ACTIONS**

Page 12 in the Introduction section lists the three themes that emerged from the IK2015 process and became the base for the Strategic Vision. The Community Themes are: Connected & Accessible Community, Equity and Opportunity for All, and Vibrant and Friendly Environment. The Strategic Vision consist of the subcategories Shared Prosperity, Connected City, Inviting Public Places, Environmental Responsibility, Safe Community, Youth Development, Complete Neighborhoods, Strength Through Diversity, Economic Vitality and Good Governance.

The last chapter is called “Imagine Kalamazoo at Work” in the Contents page, but referred to as “Master Plans Goals & Actions – organized by Strategic Vision Goals” in the beginning of the actual chapter. It lists strategic vision goals for seven of the ten subcategories: Shared Prosperity, Connected City, Inviting Public Places, Environmental Responsibility, Complete Neighborhoods, Strength Through Diversity, Economic Vitality.

**FUTURE LAND USE MAP**

The Future Land Use map is called the Future Land Development Map in this plan. Some technical issues make it somewhat hard to read (the colors in the map legend and the map itself are close, but do not match.) New land use classifications have been added (Urban Edge, Neighborhood Edge, Campus, Campus/Private) to the more traditional ones of Commercial, Industrial, Residential etc. Also Commercial Nodes and Neighborhood Nodes are a new feature, as well as four types of streets (Boulevard, Connector, Main Street and Priority Street). The new land use classifications reflect a different pedestrian-centered “place-making” approach to planning that is evident in the whole document.

**NEIGHBORING COMMUNITIES**

A comparison with the City’s and the neighboring units’ Future Land use categories was done by combining the Countywide Generalized Future Land Use map and the City of Kalamazoo Future Land
Development Map and reviewing the land use on both sides of the City boundary. In most cases the land use classifications are compatible, such as the commercial, residential and industrial future land uses found on both sides of the boundary. There are a couple of exceptions:

A pocket of residential use in Kalamazoo Township is cut off by BUS-94 to the east, industrial land use and the railroad to the west and curving south, and industrial land use (in Kalamazoo Twp) to the north. A similar pocket of residential area in Kalamazoo Twp is located in the northwest corner of the intersection of Miller Road and Sprinkle Rd. These township neighborhoods are surrounded by industrial land uses in the City and the township, not ideal but a result of changes in land uses over time.

One area where residential land use in the City abruptly becomes Industrial in Kalamazoo Twp is at the corner of North Burdick along West and East Dunkley Street, along the northern boundary of the City.

One area that is somewhat puzzling is the Industrial land use designation of the area just south and southeast of Schippers Lane where the City boundary creates what looks like a peninsula. Most of the land is owned by Kalamazoo City Public Works and Kalamazoo City Public Safety and is currently a wooded and unbuilt space. Future Industrial use seems unlikely in this area.

**RECOMMENDATION**

Staff proposes the following comments to the City:

1. Contents page should have more detail on subheadings in the document for easier orientation
2. Is “Imagine Kalamazoo at Work – organized by Strategic Vision Goals” the same as the chapter called Master Plan Goals & Actions on the Contents page? For clarity, it needs the same tag at the upper corners of the pages as the other chapters (Introduction, Connected City, Great Neighborhoods)
3. Colors of the Future Land Development Map and the map legend should be matching to make interpretation of the map easier
4. Page numbering should be continuous through the document (currently each chapter starts with page 1)
5. Is the future land use for the area south of Schippers Lane truly planned for Industrial use?
6. References or web links to the housing, retail and urban growth studies referred to in the Enriched City Life chapter should be included.

In general the plan is a very attractive, interesting and thought provoking compilation that sets very high and transformational goals for the future development of the City of Kalamazoo.

Based on the above comments and review, staff recommends that the requested City of Kalamazoo Master Plan be considered CONSISTENT with the planning and zoning of the neighboring units.