



7110 West "Q" Avenue  
Kalamazoo, Michigan 49009  
Phone (616) 375-1591  
Fax (616) 375-0791

## ZONING BOARD MINUTES OF MEETING HELD MAY 16, 2000

A special meeting of the Charter Township of Texas Zoning Board was held on Tuesday, May 16, 2000 commencing at 7:00 p.m. at the Texas Township Hall.

Members present: George Sprau  
Suzette Deaux  
Steve Bosch  
Tom Hamming

Members absent: Steve Woollam (who was present before the meeting was called to order, but left when he realized he had a conflict of interest)  
Barbara Huber  
Bryan Lewis

Zoning Administrator Jeff Mais, Building Official Bruce Derby, Township Attorney Lynda E. Thomsen, and 5 interested persons were also present.

### 1. CALL TO ORDER and ROLL CALL

Chairman Bosch called the meeting to order at approximately 7:00 p.m. Roll was called with the results shown above. (Steve Woollam had appeared for the meeting before it was called to order, but left when he realized that the item on the agenda was a matter as to which he had a conflict of interest.)

### 2. Larry Hollenbeck

**Item No.: 00-113**

**Address: 9<sup>th</sup> Street & "N" Avenue (02-201-018)**

**Request: Site Plan Review - Ice Hockey Building**

Larry Hollenbeck addressed the Zoning Board. The plan is a revision of the approved site plan, and includes an ice hockey building in addition to the all sports building that was approved earlier. After that plan was approved, he reviewed the location of the retention pond, and the new plan before the Board shows it relocated to the area called Parcel 3. If possible, they hope to get a grant from the State to improve "N" Avenue. There is a tenant in the development on the north side of "N" with enough employees to make it possible to seek a state grant for that purpose. At a minimum, the grant-funded improvements would include a turning lane on "N".

## ZONING BOARD MINUTES MAY 16, 2000

The ice arena building is now shown on the site plan. He is working with the owner of property south of this site toward the goal of a roadway to the interior of the land. Sewer has been constructed. The plan shows an area to be reserved for future parking.

Chairman Bosch turned to review of the requirements of the Zoning Ordinance. Mr. Sprau asked if all the sheets submitted are still relevant. Mr. Hollenbeck replied in the affirmative, stating that this review incorporates the area that was already approved, but the all sports building has been moved 40 feet, without any other changes in the structure. Mr. Sprau commented that in his opinion, the 66-foot Right of Way for the road between the buildings should not be included in the area of the site, because it is a proposed Right of Way for a public road. Mr. Hollenbeck responded that it is a driveway, to be located on a Right of Way so that it will be possible to make it a public road in the future. Mr. Sprau said he believes it should be regarded as a road. Mr. Hollenbeck agreed that his intention corresponds with Mr. Sprau's position. Chairman Bosch commented that currently, the area under discussion is an interior driveway. If it becomes a public road, will all the curb cuts shown on this plan be acceptable to the County Road Commission? That could be a major issue in the future. He agrees that it would be prudent for that road to be a public road, but traffic management is a concern. In his opinion, the number of curb cuts shown on this plan creates a problem. He also commented that "N" Avenue is not a primary road. There was more discussion of those issues.

Chairman Bosch commented that the "existing grades" shown on the plan are not even close to accurate. There is nothing that prevents the developer from regrading before a site plan is submitted, but he sees a problem at the boundary lines of the site, because according to the plans, there will be "cliffs" of 4 or 5 feet created, which is likely to cause problems with erosion and drainage.

Mr. Hollenbeck stated that the temporary sales trailer is an issue that must be addressed as part of this site plan.

With regard to roads, Mr. Sprau mentioned that the driveway between the two buildings must meet County Road Commission standards. The ordinance requires that, and the Township has required that in other locations with this situation. Mr. Hollenbeck asserted that the easterly extension of Beatrice Drive was not built to County standards. Mr. Sprau then read from the ordinance Section 7.115.A, the language that requires driveways serving more than one building to be built to County Road Commission standards for construction and drainage. Chairman Bosch reiterated his concerns about topography at boundary lines, and the impact that could have on neighbors, if the drainage and erosion issues are not properly addressed.

In response to a question, Mr. Derby reported that Fire Chief Corfman wants a fire hydrant at the southwest corner of the All Sports building. The applicant agreed to add that.

After additional discussion, Mr. Hollenbeck agreed to reconfigure the interior drives to delete all but one curbcut in each direction north of the buildings, and one curbcut in each direction south of the buildings to address the concerns expressed by Board members relating to safety. He also agreed to add another curbcut from "N" Avenue near the east edge of the property. He