



1 **PLANNING COMMISSION REGULAR MEETING MINUTES, SEPTEMBER 26, 2023**

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

4 The Meeting was called to order at 6:00 pm and roll was called. The following Commissioners were
5 present: Commissioners Davis, Buckham, Matson and Roberts. Chairperson Corfman, Secretary Loeks
6 and Commissioner Eavey were excused. Also present were planning consultant Chris Forth,
7 Superintendent Wilson as well as approximately four interested people.

8
9 **PUBLIC COMMENTS**

10 No public comments.

11
12 **ADOPTION OF MEETING AGENDA**

13 The agenda was reviewed. Motion by Roberts, seconded by Buckham, motion carried to adopt the
14 agenda as presented.

15
16
17 **APPROVAL OF MEETING MINUTES**

18 Minutes were reviewed and two modifications were suggested. Commissioner Roberts indicated that line
19 54 should read millages. Commissioner Matson indicated that line 77 should be changed from
20 Commissioner Eavy to Commissioner Matson.

21
22 **NEW BUSINESS**

23 **PC#21-15 Cravings by Pacific Rim – Special Exception Use Public Hearing**

24 Location: 8083 & 8107 Vineyard Parkway

25 Applicant: Bosch Architecture, Seth Baar

26 Request: Review and Approval of Special Exception Use to serve alcohol on a previous approved
27 outdoor patio.

28
29
30 Mr. Forth summarized that this is a Special Exception request to serve alcohol and that the site plan has
31 been previously reviewed. Additionally, Mr. Forth stated that the proposed use complies with all health and
32 safety regulations and the site is adequately served by utilities. Staff is recommending approval of the
33 Special Exception use subject to all Michigan laws regulating alcohol.

34
35 Commissioner Roberts stated that the Fire Department would like to see a gate. Mr. Steve Bosch,
36 representing the applicant, stated there was no issue to add a gate. Commissioner Buckham asked if the
37 applicant has a liquor license and Mr. Bosch stated at this time they do not.

38
39 Commissioner Roberts stated nothing has changed from the original submission other than the alcohol.

40
41 **Public Hearing**

42 Motion by Roberts, supported by Matson to open the Public Hearing on Cravings by Pacific Rim Special
43 Use Exception Use.

44 There were no public comments.

45 Motion by Roberts, supported by Buckham, to close the Public Hearing.

46
47 Commissioner Davis asked what the hours would be on the patio. Commissioner Roberts stated our
48 Ordinance allows up to midnight. Commissioner Davis asked if the alcohol would just be beer and wine.
49 Mr. Bosch stated the applicant could apply for liquor as well.

51 Commissioner Buckham motioned to approve the Special Exception application subject to the
52 installation of a gate and approval of applicant's application to the State of Michigan. Motion carried.
53

54 **PC#23-13 Consumers Credit Union Parking Deck – Site Plan**

55 Location: 7200 Elm Valley Drive

56 Applicant: Annie Gigowski, Driesenga and Associates

57 Request: Review and Approval of a Site Plan for the construction of a 99-space parking structure and
58 seven additional parking spaces.
59

60 Mr. Forth provided an overview of the project stating that the review of the parking deck, setbacks, and
61 impervious surfaces requirements were met. Parking spaces met the ordinance requirements and there
62 will be concrete pathways and extensive landscaping. Additionally, the Township Engineer approved the
63 stormwater requirements.
64

65 Staff recommends approval.
66

67 It was noted that an additional fire hydrant was added and that the water main regulations are reviewed
68 and approved by the City of Kalamazoo.
69

70 Ms. Gigowski stated that the Fire Marshall requested a fire hydrant be relocated and we complied with the
71 request. Mrs. Gigowski confirmed that the City of Kalamazoo will review and approve the water main
72 requirements.
73

74 Commissioner Matson asked why there were only two EV charging stations. Applicant stated they would
75 review EV charging stations as an overall plan.
76

77 Commissioner Roberts asked for clarification on height of parking structure. Ms. Gigowski commented
78 that height was 14 feet above ground level. Commissioner Davis asked about an exit door. Ms. Gigowski
79 commented that the exit door was discussed at the first review and is addressed now.
80

81 Commissioner Roberts inquired about the Fire Departments question on bollards. Ms. Gigowski stated that
82 all fire department recommendations have been included.
83

84 Commissioner Roberts asked if staff has been increased and a representative from Consumers Credit
85 Union stated the current building can hold around 300 employees. Ms. Cindi MacDonald, Consumers
86 Credit Union, stated that after COVID, all our employees came back, and our parking is full. This facility
87 will address current and future needs but eventually we will need more space.
88

89 Motion by Commissioner Roberts, supported by Buckham, to approve both the site plan and conditions
90 contingent that all requests from the consultants and agencies are met. Motion carried.
91

92
93 **OLD BUSINESS**

94 Commissioner Roberts stated the Township Board is requesting changes identified in Ordinance 371.
95 Those changes relate to the definition, location and placement of sports courts, consideration of
96 designating setbacks per district, and flag lots.
97

98 Commissioner Roberts stated that if these issues could be resolved, then we could move forward. Mr.
99 Forth noted that if the provisions changed, we would have to public notice again.
100

101 Commissioner Davis stated if someone wanted to put three homes on a big piece of land, he would be ok
102 with that.

103 **COMMISSIONER COMMENTS**

104 Commissioner Roberts stated that at our upcoming workshop a special exception will be coming for a
105 company that wants to occupy the Dana building.

106
107 Commissioner Davis stated that his wife volunteers for the Salvation Army ringing bells and soliciting
108 donations. He inquired if there would be any conflicts of interest. Mr. Forth stated there are no restrictions
109 or approvals needed.

110
111
112 **PUBLIC COMMENT**

113 No public comments

114
115 **ADJOURNMENT**

116 Motion by Matson, seconded by Buckham, motion carried to adjourn the meeting. The meeting was
117 adjourned at 6:41 p.m.

118
119 Submitted: October 2, 2023 Approved:

120
121 Superintendent Erik Wilson

DRAFT