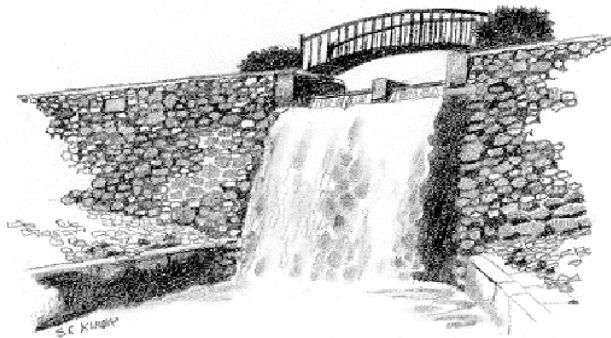


Charter Township of Comstock



Planning Commission Annual Report

2017

Summary

Membership of the 2017 Comstock Charter Township Planning Commission:

Sandra Katje, Chair
David Burgess, Vice Chair
Jennifer Jones-Newton, Secretary
Randy Beister (Liaison to Zoning Board of Appeals)
Allan Faust
Bob Pratt (Township Board Liaison)
Ron Sportel

Three terms expired at the end of 2017. Those were the terms of Allan Faust, Jennifer Jones-Newton and Ron Sportel. Township Supervisor Randy Thompson reappointed all three members to serve another term.

The Planning Commission held 14 regular meetings, one special meeting as well as three joint meetings with the Township Board and Zoning Board of Appeals for a total of 18 meetings.

In 2017, the Planning Commission considered eight applications for special exception use approval, five site plan review requests and one rezoning proposal. Three meetings were spent studying various text amendments, three addressing the Comstock Center Design Study RFP and three to study and consider Future Land Use Map amendments. Seven meetings were dedicated to the issue of medical marijuana.

Below is a breakdown of the applications considered by the Planning Commission in 2017, the work items where significant time was spent, and the administrative reviews conducted by the Planning & Zoning Administrator.

Site Plan Review

The Planning Commission reviewed a variety of site plans from a small coffee shop to an 84-room hotel.

Water Street Coffee Joint – a 720 square foot drive-thru only coffee shop on South Sprinkle Road. *Complete.*

Gull Road Equity Partners – a 7,800 square foot multi-tenant retail building on Gull Road. As of this report, one suite is occupied. *Complete.*

Circle K – a 7,800 square foot retail building and 8-dispenser fueling station on South Sprinkle Road. *Not yet underway.*

Bailtek – a new location for the business on K Avenue in a 6,400 square foot building. *Underway.*

Fairfield Inn – an 84-room hotel within the Midlink Business Park. *Underway.*

Special Exception Use

Gull Road Equity Partners – a drive-up service window on the west end of the multi-tenant building on Gull Road. As of this report, Starbucks Coffee occupies the suite with the drive-up service window. *Complete.*

DeLeon – approval for an accessory building on a vacant parcel that exceeds the height and area limitations on MN Avenue. *Complete.*

Circle K – an 8-dispenser/16 fueling position gas station on South Sprinkle Road. *Not yet underway.*

Wine – approval for an accessory building exceeding height and area limitations on Fordham Avenue. *Complete.*

Chipman – request for approval to construct a duplex on North 28th Street. *Denied.*

Kay – approval for an accessory building exceeding the height limitations on L Avenue. *Complete.*

Hutchens – approval for an accessory building forward of the house with a height exceeding 18 feet and a side yard setback of 16 feet on East Main Street. *Complete.*

Aitken – approval for the establishment of a group childcare home in the residence on ML Avenue. *Underway.*

Master Plan

Amendments to the Future Land Use Map were studied and presented to the Township Board for adoption. Three areas of the community were addressed.

- South 26th Street – expand General Industrial and Suburban Residential.
- East K Avenue/33rd Street – expand General Industrial.
- East H Avenue – expand Core Residential.

Text Amendments

The Zoning Ordinance provisions addressed in 2017 are listed below. The only recommendations not adopted by the Township Board were those addressing medical marijuana.

- Outdoor lighting (new text)
- Zoning Compliance Permits (reduce number of projects requiring a permit)
- Sign Standards in a PUD (simplify)
- Accessory Buildings (increase flexibility for small lots with detached garages)
- Dog parks – added to AGR, Agriculture-Residential District as a special use.
- Wireless Communication Systems (update and new provisions)
- Administrative and sketch plan review (new options added to ordinance)
- Fences (increase options for corner lot owners)
- Variance standards (more flexibility for ZBA in considering requests)
- Houses of Worship (eliminate minimum lot size requirements)
- Medical Marijuana (identify zoning districts and design standards for the licenses)

Rezoning

East H Avenue – request to rezone two parcels from R-1A, Single Family District and O-1, Office District to B-2, Community Business District. *Recommended denial; denied by the Township Board.*

Miscellaneous

Comstock Center Design Study – Planning Commission prepared a RFP, reviewed proposals and interviewed three consulting firms for the project getting underway in 2018.

Organic Composting – a presentation was made by an organic composting company.

Non-Motorized Plan – Planning Commission adopted a resolution identifying the Non-Motorized element of the Kalamazoo Area Transportation Study 2045 Metropolitan Transportation Plan as the Township's Non-Motorized Plan. (Township Board adopted a similar resolution).

By-Laws – Planning Commission adopted amendments to the By-Laws addressing rezoning requests to disallow the presentation or display of a site plan during the rezoning public hearing.

Capital Improvement Program – adopted the 2018-2023 CIP. Commissioner Beister served as the Planning Commission liaison on the Township's CIP Work Group.

Administrative Reviews

Hopkins Propane – approval to relocate a 30,000 gallon propane tank and add a company vehicle propane filling station on East Michigan Avenue. *Underway.*

Healing Wings Ministries – approval for a 738 square foot building addition to church on Blake Boulevard. *Underway.*