

Charter Township of Comstock

Planning Commission
2018 Annual Report



Summary

Membership of the 2018 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 (ex officio member from Township Board)
Ron Sportel

One term expired at the end of 2018, the term of Randy Beister. Township Supervisor Randy Thompson reappointed member Beister with the approval of the Township Board to serve another term.

The Planning Commission held 16 regular meetings, one special meeting held as a public input workshop for the Comstock Center Design Study as well as one joint meeting with the Township Board to discuss housing issues for a total of 18 meetings.

In 2018, the Planning Commission considered three applications for special exception use approval, five site plan review requests and one rezoning proposal. Seven meetings were spent studying various text amendments including the public hearings. Five meetings were primarily or entirely focused on the Comstock Center Design Study.

Below is a breakdown of the applications considered by the Planning Commission in 2018, 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 73,000 square foot warehouse and manufacturing facility expansion for Kalamazoo Outdoor Gourmet in Comstock Commerce Park to a new facility for the Kalamazoo Humane Society on River Street.

Gas station and convenience store – demolition of existing building and pumps to build a new 3,465 square foot convenience store with 5 fueling stations on South 35th Street. Name of store/station not yet known. *Demolition permit has been issued.*

Kalamazoo Outdoor Gourmet – a 73,710 square foot building addition on Krum Avenue in Comstock Commerce Park. *Underway.*

Kalamazoo Mechanical – a new 10,000 square foot office and shop building on the Kalamazoo Mechanical Cork Street property. *Completed.*

Circle K – extension of previously granted site plan approval for a 7,800 square foot convenience store and 8-dispenser fueling station on South Sprinkle Road. *Not yet underway.*

Kalamazoo Humane Society – a new 13,820 square foot veterinarian facility with crematorium services on River Street at ML Avenue. *Not yet underway.*

Special Exception Use

Kalamazoo Humane Society – a new 13,820 square foot veterinarian facility with crematorium services on River Street at ML Avenue where the crematorium is a special exception use. *Not yet underway.*

Circle K – extension of previously granted special exception use approval for a 7,800 square foot retail building and 8-dispenser fueling station on South Sprinkle Road. *Not yet underway.*

Eldred – approval for an accessory building that exceeds the height and area limitations on East H Avenue. *Not yet underway.*

Text Amendments

The Zoning Ordinance provisions addressed in 2018 are listed below.

- Keeping of chickens in the residential areas – new language.
- Nonconforming use – amendments.
- Wineries in the AGR, Agriculture-Residential District – new special use in the district.
- Agricultural labor housing in the AGR, Agriculture-Residential District and the A-H, Agriculture-Horticulture District – a new overlay zoning district and special exception use in the overlay zone.
- Duplexes – amend language to require Universal Design features.
- Accessory dwelling units – new use in the residential districts as permitted or special exception use.
- Schedule of Regulations – new language to provide for lot coverage limitations in the zoning districts.

Rezoning

East ML Avenue – request to rezone a parcel from O-1, Office District to LM, Light Manufacturing Business District. *Recommended denial; denied by the Township Board.*

Master Plan

Amendments were pursued in 2017. In 2018, the Planning Commission focused on the Comstock Center Design Study toward implementing the objectives of the Vision 2025 Master Plan Town Center Sub Area. The results of these efforts is the *Comstock Center Place Plan for Redevelopment and Prosperity*, a marketing brochure and a draft Development Plan to be used toward the establishment of a Downtown Development Authority in 2019.

Miscellaneous

Comstock Center Design Study – six meetings were spent gathering and sharing information with stakeholders and reviewing design proposals to be included in the *Comstock Center Place Plan for Redevelopment and Prosperity*. One of the meetings was a well-attended workshop where significant public input was obtained.

Conceptual Review – reviewed a conceptual plan for a possible future Conditional Rezoning request for five parcels on East H Avenue.

Capital Improvement Program – adopted the 2019-2024 CIP. Commissioner Beister served as the Planning Commission liaison on the Township's CIP Work Group.

Redevelopment Ready Community Certification – began the process of working toward certification by the Michigan Economic Development Corporation as a Redevelopment Ready Community.

Administrative Reviews

Bells Brewery – approval to build a 485 square foot addition to the bio-energy building on Krum Avenue in Comstock Commerce Park. *Not yet underway.*

Roto Rooter – approval to build a 3,141 square foot addition to the existing building on King Highway. *Underway.*

AZO Services – approval to build a 3,577 square foot addition to the existing building on AZO Drive. *Underway.*