



**REGULAR MEETING OF THE
CHARTER TOWNSHIP OF COMSTOCK PLANNING
COMMISSION**

**THURSDAY, JANUARY 23, 2025 at 6:00 PM
NOTICE AND AGENDA
5858 KING HIGHWAY
COMSTOCK TOWNSHIP HALL**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - Draft January 9, 2025 Meeting Minutes
- 5. New Business**
 - 9722 East ML Avenue - Special Land Use Request & Public Hearing
 - Comstock Charter Township - Planning Commission 2024 Annual Report.
- 6. Old Business**
- 7. Any Other Business**
 - Planning & Zoning Project Tracking
- 8. Citizen Comment**
 - Resident Communication - Housing
- 9. Updates from Other Boards**
- 10. Training Updates**
- 11. Planning Commissioner Comments**
- 12. Adjournment**



MEMO

Charter Township of Comstock Planning Commission January 23, 2025

From: Kyle Mucha, Principal Planner

Re: Draft January 9, 2025 Meeting Minutes

Attachments:

[2025_0109 PC Minutes.docx](#)

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**COMSTOCK CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES OF MEETING HELD JANUARY 09, 2024**

8 A meeting of the Comstock Charter Township Planning Commission was held on Thursday, January 9,
9 2025 at the Comstock Township Hall beginning at 6:00 p.m.

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Members Present: Jennifer Jones-Newton
Jeff Ampey
Patrick Hanna
James Criteser
Larry Nichols, Chair
Sandy Bloomfield, Township Treasurer
Greg Nowak

16 Members Absent: None

17
18 Also in attendance was Assistant Zoning Administrator Khayci Bryant, Planning Consultant Hillary Taylor,
19 Township Attorney Catherine Kaufman, and approximately seven (7) members of the general public.

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21
22

Call to Order

23 Chair Jones-Newton called the meeting to order at 6:00 p.m.

24
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26
27

Election of Officers

28 The Planning Commission discussed the election of officers for the 2025 calendar year. Commissioner
29 Hanna nominated Chair Jones-Newton to retain the chairperson position, with support from Commissioner
30 Sherwood. Upon voice vote, re-election of Chair Jones-Newton failed by a 4-3 vote. Commissioner Criteser
31 nominated Secretary Nichols, with support from Treasurer Bloomfield. Upon voice vote, Commissioner
32 Nichols was elected Planning Commission Chair by a 4-3 vote.

33
34 Treasurer Bloomfield nominated Commissioner Nowak for vice-chair, with support from Chair Nichols. Upon
35 voice vote, nomination failed 4-3. Commissioner Hanna nominated Commissioner Sherwood for vice chair,
36 seconded by Commissioner Jones-Newton. Upon voice vote, nomination passed 4-3.

37
38 Chair Nichols nominated Criteser as secretary, with support from Commissioner Nowak. Upon unanimous
39 voice vote, Commissioner Criteser was elected Secretary.

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Pledge of Allegiance

44 Treasurer Bloomfield made a motion, support by Nowak, to add the Pledge of Allegiance to the Comstock
45 Planning Commission agendas moving forward. There being no further discussion, the motion was
46 approved unanimously.

47
48
49

Approval of Agenda

50 Chair Nichols made a motion, with support from Treasurer Bloomfield, to approve the agenda for the
51 January 9, 2025 meeting. Upon a unanimous voice vote, agenda was approved.

1 **Approval of Minutes**

2
3 Commissioner Jones-Newton made a motion, with support from Commissioner Hanna, to approve the
4 December 12, 2024 meeting minutes as submitted. Upon a unanimous voice vote, the meeting minutes of
5 December 12, 2024 were approved.
6

7
8 **New Business**

9
10 No new business at this time.
11

12 **Continuing Business**

13 **R-1C Zoning District Text Amendments**

14
15
16
17 Attorney Kaufman provided a brief synopsis of the proposed text amendments regarding the R-1C Zoning
18 District Text Amendments and publication requirements.
19

20 **Public Hearing**

21
22 A motion was made by Commissioner Hanna, seconded by Commissioner Jones-Newton, to open the
23 public hearing. Upon unanimous voice vote, the public hearing was opened.
24

25 Mr. Watts, applicant, was present to discuss his request to modify the standards within the R-1C District
26 and provided a synopsis of his request. Mr. Watts further cited the Township’s Master Plan as supporting
27 the proposed changes for the R-1C District.
28

29 Secretary Criteser sought clarification as to the proposed lot sizes and minimum house size. Mr. Watts
30 responded that reduced lot sizes and reduced minimum floor area for homes in the R-1C District would
31 reduce construction costs for development, which in turn would reduce costs to future buyers.
32

33 Commissioner Nowak inquired about the affordability of smaller home sizes based on construction costs.
34 Mr. Watts responded that factors such as land purchase costs, home size and median income can impact
35 costs of construction. Discussion between Commissioners took place regarding home costs, foreclosures
36 and the community need for additional housing units.
37

38 The following members of the audience spoke regarding the public hearing:
39

- 40 1. Nate Doorlag; 8782 East Main Street.
41 Expressed concerns of lowering R-1C standards will have negative impacts on the community
42 regarding vacancies, foreclosures and community standards.
43
44 2. William Knight, 6087 Wright Street
45 Concerned that proposed changes will not preserve community character and quality of life and
46 that increased density may have negative impacts.
47
48 3. Brenda Earvin, 701 Harway Ave
49 Expressed concerns with affordability of housing within the community.
50
51 4. Joseph Weintraub, 1336 N. 26th Street
52 Opined that instead of changing the ordinance for the R-1C District, special considerations
53 and/or variances should be applied to the specific property.
54
55
56

- 1 5. Austin S., 5519 E. Cork
2 Expressed concerns that long term impacts of the proposed changes may not be apparent until
3 some future time; therefore, additional consideration should be given to the proposed changes.
4

5 Treasurer Bloomfield motioned, with support from Secretary Criteser, to close the public hearing. Upon
6 unanimous voice vote, motion passed.
7

8
9 Discussion

10 The Planning Commission entered into discussion regarding the proposed text amendments and the
11 impact such changes may have on the community. Such discussion included: investment in the
12 community for new homes; housing availability within the Township; the potential impact that reduced
13 provisions may have on the entire R-1C District; the benefits and negatives of reduced lot sizes; the
14 perception that reduced lot sizes will lead to less financial investment from property owners.
15

16
17 Commissioner Hanna motioned, with support from Commissioner Sherwood, to recommend to the
18 Township Board to approve the proposed text amendments, as written. Upon roll call vote:
19

20 Ayes (3): Jones-Newton; Hanna; Sherwood
21

22 Nays (4): Criteser; Nichols; Bloomfield; Nowak
23

24 *Motion failed.*
25

26 Treasurer Bloomfield motioned, with support from Commissioner Criteser, to recommend to the Township
27 Board to deny the proposed text amendments for the R-1C District.
28

29 Ayes (4): Criteser; Nichols; Bloomfield; Nowak
30

31 Nays (3): Jones-Newton; Hanna; Sherwood
32

33 Motion passed.
34
35

36 Any Other Business
37

38 No other business.
39

40 Citizen Comment
41
42

- 43 1. William Knight, 6087 Wright Street
44 Appreciates the Planning Commission listening to residents on their concerns regarding the
45 proposed text amendments for the R-1C District.
46
47 2. Brenda Earvin, 701 Harway Ave
48 Inquired about getting youth involved within the community and to make the neighborhoods better.
49
50 3. Matt Watts, 5071 Gull Road
51 Expressed disappointment with the outcome of the recommendation by the Planning Commission.
52 Clarified that development for new homes is privately funded. Inquired about a medium regarding
53 the R-1C District amendments to both satisfy concerns from the Planning Commission and
54 developer.
55
56 4. Austin S., 5519 E. Cork

1 Spoke in favor of a new business “Kalamazoo Valley Gleaners” which helps with feeding the less
2 fortunate in the community.
3

4
5 **Updates from Other Boards**
6

7 Chair Nichols provided an update regarding the Zoning Board of Appeals recent meeting as it pertained to
8 a landscaping variance for a property on Jennings Drive.
9

10 Treasurer Bloomfield provided an overview of the permits that were reviewed by KABA (Kalamazoo Area
11 Building Authority) through the month of December.
12

13
14 **Training Updates**
15

16 Attorney Kaufman informed the Commission that the Michigan Association of Planning (MAP) has training
17 opportunities being held in the coming months and should a Commission member be interested, contact
18 Township staff for further guidance.
19

20
21 **Planning Commissioner Comments**
22

23 Commissioner Hanna & Sherwood expressed gratitude that the rezoning at 7600 E. Main was approved by
24 the Township Board.
25

26 Commissioner Jones-Newton welcomed Commissioner Nowak to the Planning Commission.
27

28
29 **Adjournment**
30

31 There being no further business before the Planning Commission, Chair Nichols adjourned the meeting at
32 7:20 p.m.
33

34 Prepared by: Kyle Mucha, AICP – Township Planning Consultant
35 Minutes prepared: January 13, 2025
36 Minutes approved:



MEMO

Charter Township of Comstock Planning Commission January 23, 2025

From: Kyle Mucha, Principal Planner

Re: 9722 East ML Avenue - Special Land Use Request & Public Hearing

Attachments:

[9722 E ML Avenue - Special Land Use 2025_0114.docx](#)

[1a-Planning-and-Zoning-Application-Form-FILLABLE_March2024 KC FILLED.pdf](#)

[LAND LAYOUT 1.JPG](#)

[LAND LAYOUT 2.JPG](#)

[LAND LAYOUT ZOOMED OUT.JPG](#)

[SF CALC_.pdf](#)



Memorandum

TO: Comstock Charter Township Planning Commission
FROM: Kyle Mucha, AICP, Principal Planner
 Alicia Warren, Associate Planner
SUBJECT: 3722 E ML Avenue – Special Land Use – Accessory Structure
DATE: January 14, 2025

Members of the Planning Commission:

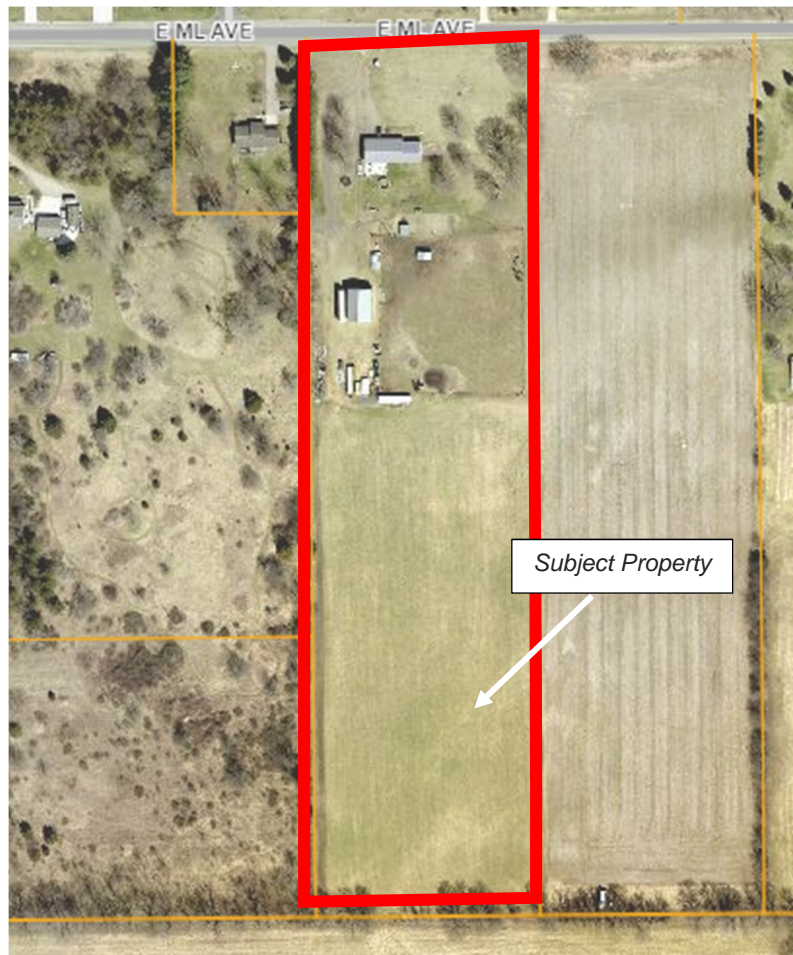
We have reviewed the above referenced request as it pertains to the construction of an accessory structure that is approximately 2,560 square feet in size, located at 9722 E ML Avenue. The subject site currently houses a single-family residential dwelling. Given the size proposed, the applicant is required to receive approval by the Planning Commission in the form of a special land use, in accordance with Section 5.1 of the Township’s Zoning Ordinance.

SPECIAL LAND USE REQUEST SUMMARY

The applicant has requested to construct a 40’ x 64’, 2,560 sq ft, accessory structure adjacent to their residential home. The lot is 10.16 acres in size. On lots sized 10+ acres the permitted total floor space for accessory buildings is 5,000 sq ft. Accessory buildings also are calculated in the total lot coverage, which in the R-1A district that is 20% maximum total of all buildings.

With a 10.16 acre lot, 20% coverage is approximately 442,569.6 square feet, 5,000 of which can be accessory.

The subject parcel is currently improved with the following structures, per the





Townships assessing records:

One story residential: 1,456 sq. ft.

Attached garage: 384 sq. ft.

Carport: 400 sq. ft.

Utility Building (Agricultural): 1,728 sq. ft.

Utility Lean-Tos (Agricultural): 480 sq. ft.

Total Accessory (existing): 2,992 sq. ft.

Proposed accessory structure: 2,560 sq. ft.

Combined accessory structure total: 5,552 sq. ft.

The maximum height for an accessory building is limited to twenty-two (22) feet, and the applicant would like to exceed this to build a maximum of 25 feet.

ADMINISTRATIVE STATEMENTS

Section 5.1 regulates accessory structures in residential districts. 5.1 c(1) states that *“Accessory buildings permitted without special exception use permit: The total combined floor space of the accessory building(s) shall not exceed the limits set forth in the following schedule:”*

Lot Size	Permitted Total Floor Space
20,000 sq. ft. or less	840 sq. ft.
20,001—one acre	1,320 sq. ft.
1.01 acres—2.99 acres	2,000 sq. ft.
3.00 acres—4.99 acres	3,000 sq. ft.
5.00 acres—9.99 acres	4,000 sq. ft.
10.00 acres or more	5,000 sq. ft.

The proposed structure exceeds the maximum allowed total square footage for all of the accessory buildings on site in terms of administrative review. As previously referenced, property owners seeking to exceed the maximum permitted square footage would need approval via a Special Land Use.

5.1. D(1) states that *“Accessory buildings permitted with special exception use permit: Any accessory building on a lot or site condominium unit of one acre or more in size that fails to meet the size, height or location requirements set forth above may be allowed as a special exception use, subject to the conditions in “4, 5 and 6” [of the Ordinance].*

5.1.C(5.a) states *“Accessory buildings not structurally attached to the residence shall not exceed a height of eighteen (18) feet on parcels less than an acre and a height of twenty two (22) feet on parcels an acre or more in*



area measured from the building grade to the highest point of the building.”

Per the provisions listed above, the applicant is seeking approval to construct an accessory building in excess than what is permitted by square footage and height. Therefore, further review considerations are required.

PLANNING COMMISSION REQUIREMENT STANDARDS

As described in Section 5.1.D, the special land use may be allowed if it meets the following conditions:

1. Proposed accessory building(s) shall not have a material adverse impact upon the owners and occupants of surrounding properties. The Planning Commission shall have authority to impose reasonable conditions, including reduction in size, to assure compliance with this standard.
2. All applications requiring a special exception use permit hereunder shall be accompanied by twelve (12) copies of a site plan of the subject property, drawn to a selected scale, containing the following information (*see below for information required*).
3. An application for a special exception use permit hereunder shall include a statement setting forth the purpose(s) for which the proposed accessory building(s) will be used. No accessory building allowed pursuant to this subsection shall be used for a purpose other than that approved by the Planning Commission.

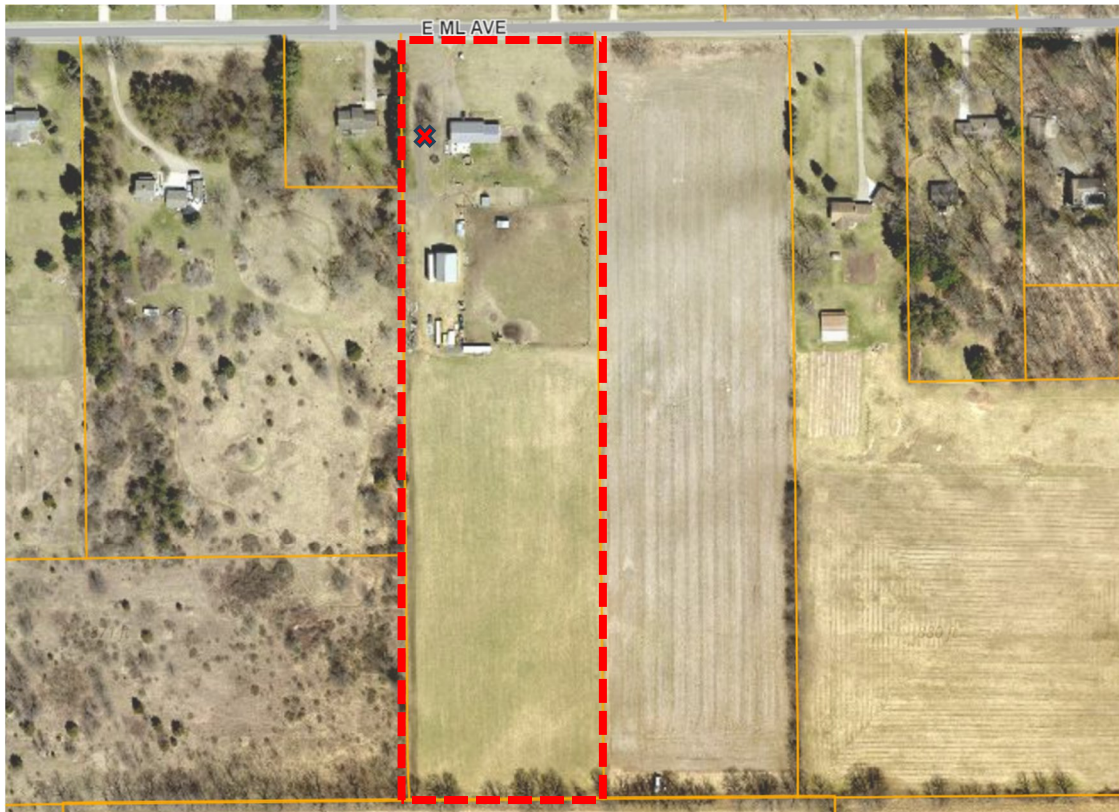
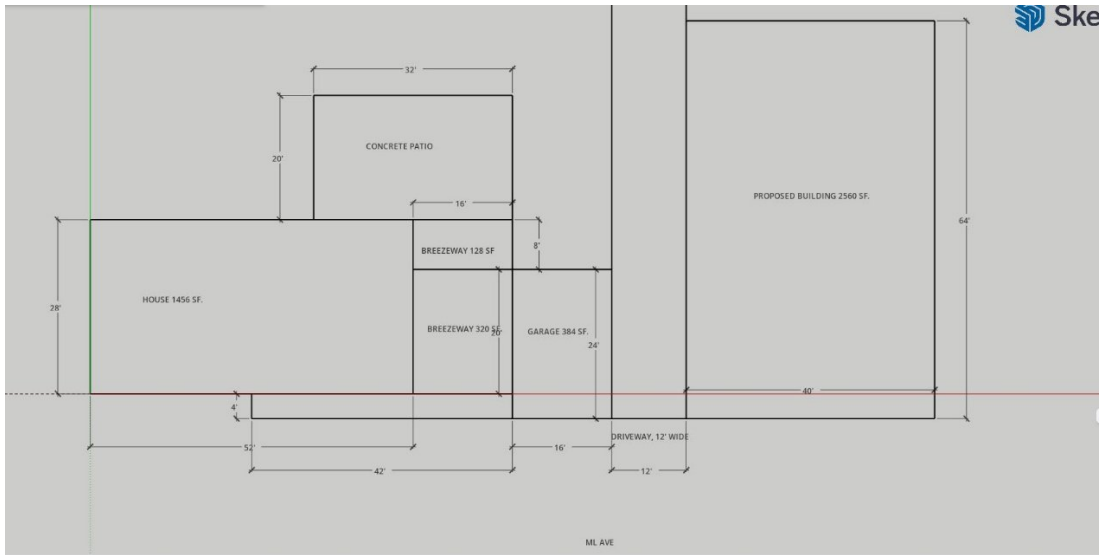
REVIEW

We offer the following comments for consideration by the Planning Commission. Items that require further modifications have been underlined for reference.

1. (Section 5.1.D.4) Proposed accessory building(s) shall not have a material adverse impact upon the owners and occupants of surrounding properties. The Planning Commission shall have authority to impose reasonable conditions, including reduction in size, to assure compliance with this standard.

The applicant has not provided a rendering of the material being proposed to be used. While no material listing was provided, given the nature of the adjacent properties and larger lot sizes, it is not anticipated that such a structure will have an adverse impact upon the owners and occupants of surrounding properties. An aerial photograph of the subject property is provided below for further reference. Additionally, the applicant has provided a site sketch of the location of the proposed accessory building (shown below). A red ✘ has been placed adjacent to the home in the approximate proposed location of the structure.

Further, based upon aerial photography, a dense line of coniferous trees visually separates the subject property and that of the adjacent, western residential dwelling.







2. (Section 5.1.D.5) All applications requiring a special land use permit hereunder shall be accompanied by twelve (12) copies of a site plan of the subject property, drawn to a selected scale, containing the following information:

- (a) A NORTH arrow and notation of the selected scale used. A North arrow was not depicted on the drawing; however, the street was indicated to note the direction of the drawing.
- (b) All property lines shall be shown with their dimensions. The applicant provided a dimensioned drawing of their lot and all the current and proposed buildings.
- (c) Location and dimensions of all existing and proposed structures (including the height of all proposed accessory buildings) on the subject property and any existing buildings on adjacent property within fifty (50) feet of the subject property. Applicant included dimensional layout of proposed buildings on site, with a height of 25 feet at the peak.
- (d) Location of any septic tank and/or dry well on the subject property. The applicant did not note any septic tank or dry well locations on the application submission. While not part of this specific review, it will be the applicants responsibility to locate any and all utilities and easements prior to construction of the structure.




Planning Commission approval of the above required site plan under the standards in Section 6.1 Site plan review procedures, subsection D shall satisfy the site plan submission and approval requirements of Section 6.1 Site plan review procedures, subsection A through subsection D of this Ordinance.

3. (Section 5.1.D.6) An application for a special exception use permit hereunder shall include a statement setting forth the purpose(s) for which the proposed accessory building(s) will be used. No accessory building allowed pursuant to this subsection shall be used for a purpose other than that approved by the Planning Commission.

The application materials does not note what the intent of the proposed accessory building is to be utilized for. Upon review of the Planning Commission, the applicant should provide a use statement for consideration. The applicant is advised to refer to Section 3.1.C. – R-1A Single Family Residential District – regulations as it pertains to permitted and special land uses.

SUPPLEMENTAL CONSIDERATIONS

The R-1A District stipulates a front yard setback of 30 feet; side yard of 10 feet and 5 feet; rear yard of 35 feet. Per Article 5 of the Township Zoning Ordinance, the accessory structure shall be setback from the side property line the dimensional measurement of the building height. The applicant proposes the structure to be 25 in height to its peak; therefore, the structure shall be located a minimum of 25 feet from the west (side) property boundary.

Minimum setbacks  (in feet)	
Front yard:	30
Side yard	
One must be at least:	10
The other must be at least:	5
Rear yard:	35
Maximum building height 	
In stories:	2
In feet:	25
Lot coverage  by buildings	
Maximum percentage:	20



REVIEW FINDINGS

Based on the application, supporting documents and analysis of the submission, the following findings are offered for consideration by the Comstock Charter Township Planning Commission.

1. Given the extensive tree line and natural vegetation along the western (side) property boundary, the proposed structure may not have an adverse impact on adjacent property owners.
2. The applicant has provided documentation depicting the proposed location of the accessory structure.
3. The square footage and height of the accessory structure, along with all other existing buildings, exceeds the maximum permitted for administrative review and approval. As such, Special Land Use approval is required.
4. The applicant has not provided a statement of use; the Planning Commission should consider such statement a condition of approval.

A request for approval of a land use or activity shall be approved if the request is in compliance with the standards stated in the zoning ordinance, the conditions imposed under the zoning ordinance, other applicable ordinance, and state and federal statutes.

The Planning Commission shall consider the applicant's request to determine if a special land use is warranted. Additional information brought forward by the Commission, the applicant, and/ or during the public hearing should be incorporated into the record prior to the Commission making any determination.

Please let me know if you have any questions.

Respectfully submitted,

Kyle Mucha, AICP
Comstock Township Planning & Zoning

Alicia Warren
Associate Planner



CHARTER TOWNSHIP OF COMSTOCK PLANNING & ZONING APPLICATION

Shipping: 5858 King Highway, Kal., MI 49048
Mailing: PO Box 449, Comstock MI 49041-0449
Phone: 269-381-2360 Fax: 269-381-4328

PLEASE PRINT

PROJECT NAME AND ADDRESS: _____

APPLICANT:

Name _____
Company _____
Address _____
Email _____
Phone _____ Fax _____
Interest in the Property _____

Township Use:
Fee:
\$ _____
Escrow:
\$ _____
Date Paid:

cash/credit card
check # _____

OWNER*:

Name _____
Company _____
Address _____
Email _____
Phone _____ Fax _____

*If different

NATURE OF REQUEST: (Please check all the appropriate item(s))

- | | |
|---------------------------------|-----------------------|
| Site Plan Review | Rezoning |
| Administrative Site Plan Review | Master Plan Amendment |
| Special Exception Use | Text Amendment |
| Site Condominium | Variance |
| Subdivision Plat Review | Interpretation |
| PUD/PURD/PMUD | Planning Escrow |
| Other _____ | |

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary):

LEGAL DESCRIPTION OF PROPERTY *(Use Attachments if Necessary):*

PARCEL NUMBER: 3907 - _____

ADDRESS OF PROPERTY: _____

PRESENT USE OF THE PROPERTY: _____

PRESENT ZONING: _____ **SIZE OF PROPERTY:** _____

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)	Address(es)
_____	_____
_____	_____

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. By submitting this Planning & Zoning Application, I (we) grant permission for Comstock Township officials and agents to enter the subject property of the applicant as part of completing the reviews necessary to process the application. I (we) as Applicant(s), understand that I (we) am responsible for the reimbursement to the Township of its actual expenses in connection with my (our) application, under the Township's Escrow Fee Policy, and I (we) agree to pay such amounts under the terms of that policy.

Kevin Cook

Applicant's Signature

Date

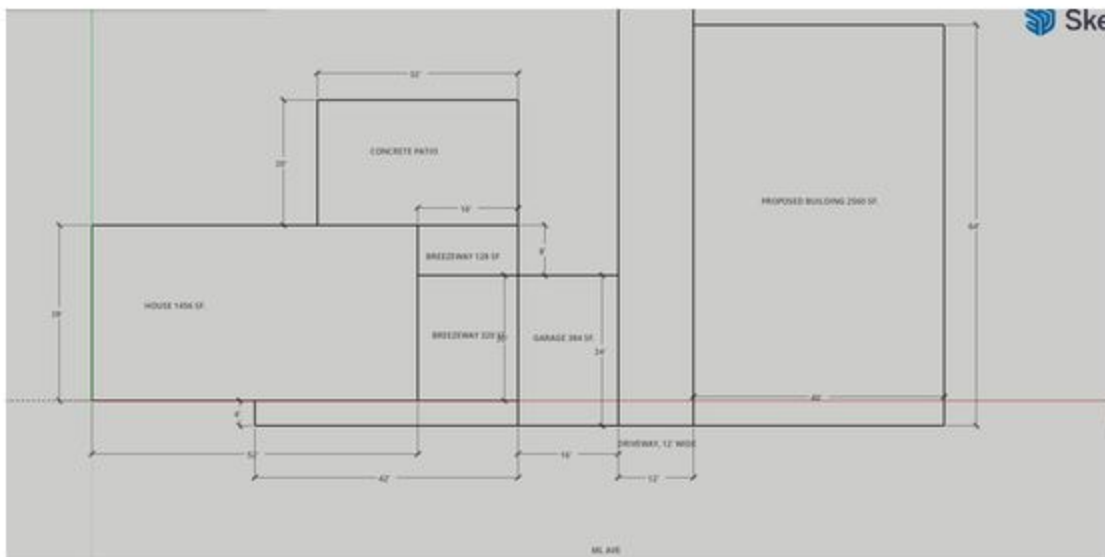
Owner's Signature authorizing submission of Application
(If different from Applicant)*

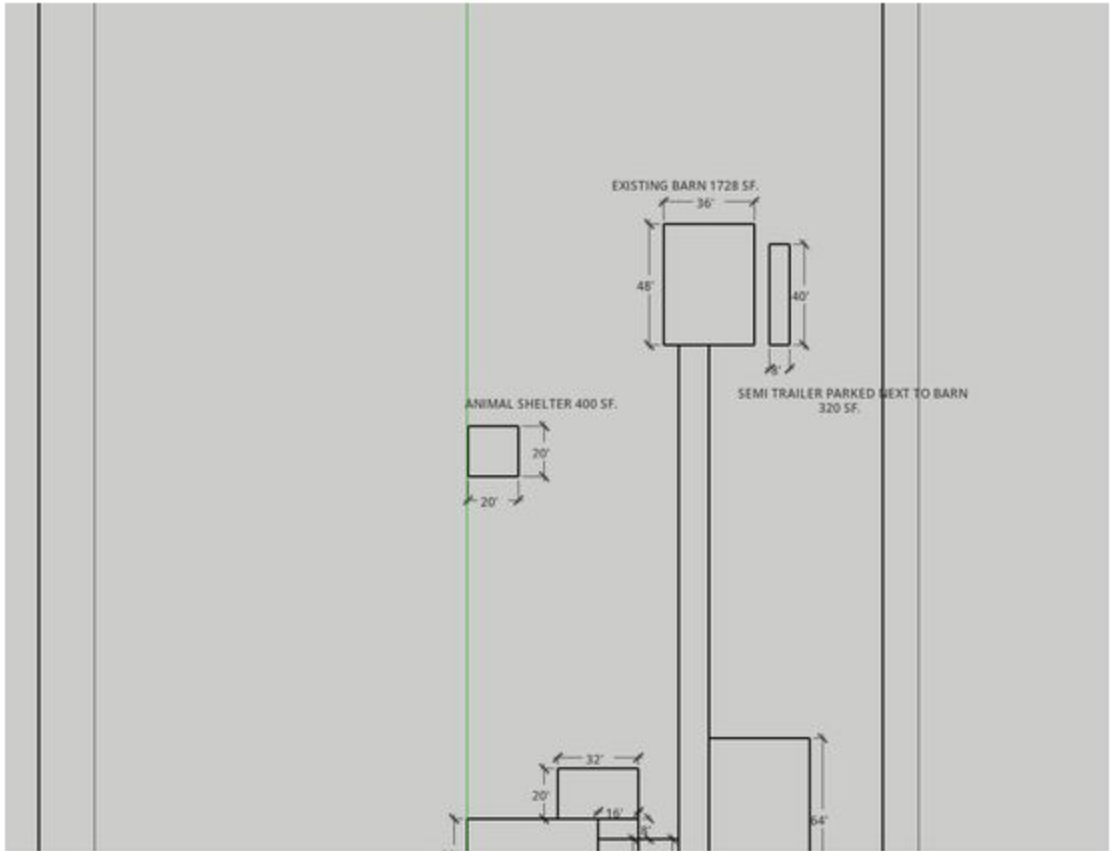
Date

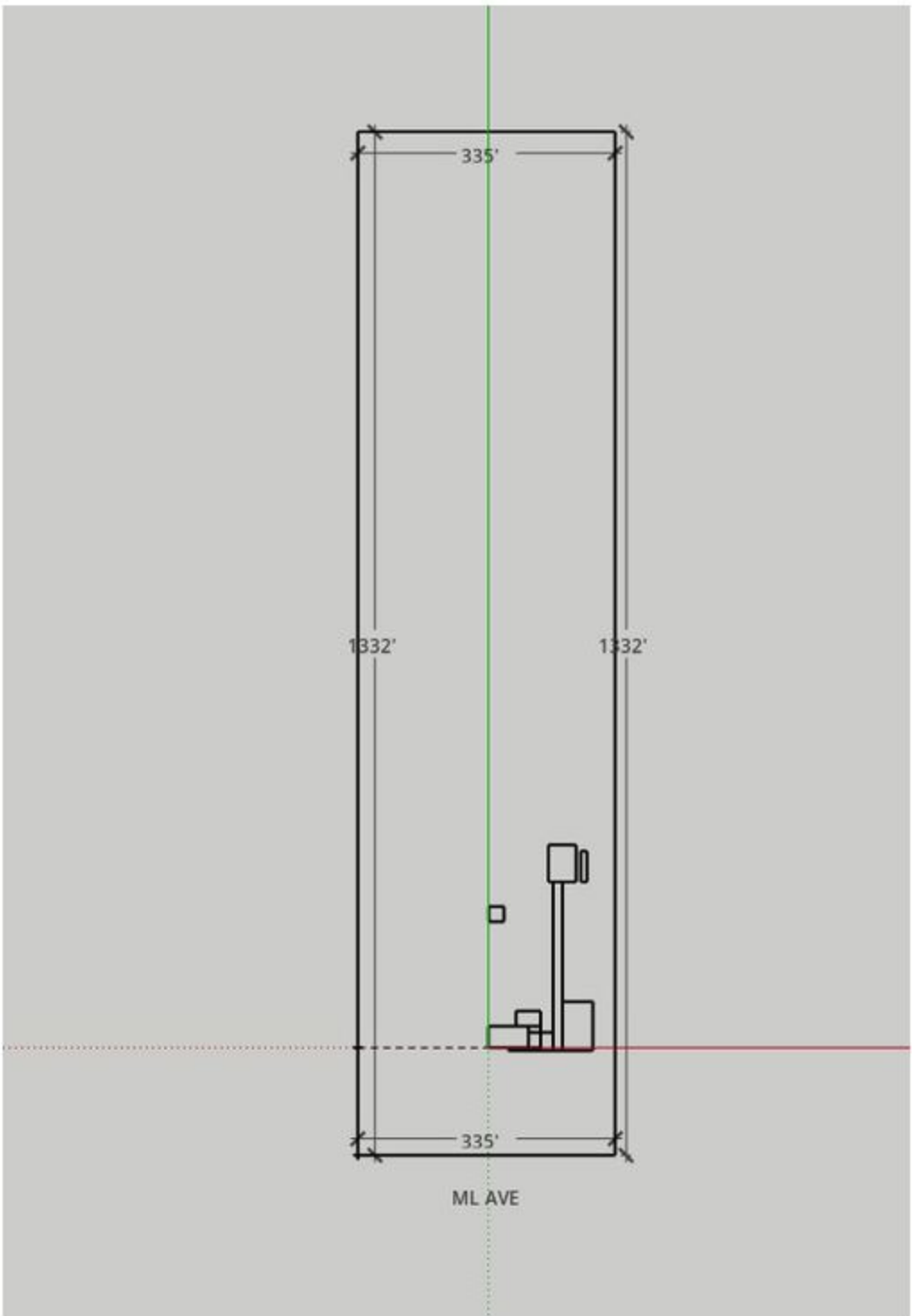
**** PLEASE ATTACH ALL REQUIRED DOCUMENTS ****

Copies to:
Planning & Zoning - 1
Applicant - 1
Treasurer - 1
Assessor - 1
Administrative Assistant - Original

Revised: September 2024







BUILDING	SF.				SF.
GARAGE	384				
EXISTING BARN	1728				
SEMI TRAILER	320				
ANIMAL SHELTER	400				
PROPOSED BARN	2560				
TOTAL W EVERYTHING	5392	TOTAL W ONLY GARAGE/BARNS			4672



MEMO

Charter Township of Comstock Planning Commission January 23, 2025

From: Kyle Mucha, Principal Planner

Re: Comstock Charter Township - Planning Commission 2024 Annual Report.

Planning Commission to review the 2024 Annual Report. Seeking a motion to recommend to Township Board to accept the 2024 Planning Commission Annual Report.

Attachments:

[Comstock Twp Annual Planning Report 2025_0106.pdf](#)

Planning Commission & Zoning Board of Appeals 2024 Annual Planning Report to Township Board & 2025 Planning Commission Work Plan

Comstock Charter Township, MI

This Annual Report is intended to serve as a planning document that outlines the work plan for the next fiscal year and is a communication tool to share recent achievements and plans for future goals with the community.

INTRODUCTION AND PURPOSE OF THE PLANNING COMMISSION

As required per the Michigan Planning Enabling Act (MPEA) Act 33 of 2008, as amended, the Planning Commission shall submit a report of its 2024 activities to the Comstock Charter Township Board.

“A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

In addition to fulfilling this requirement, the Annual Report and Work Plan increases information-sharing between staff, boards, commissions, and the governing body and assists with these entities with anticipating, preparing, and budgeting for upcoming priorities.

PLANNING COMMISSION MEMBERSHIP

We thank the following Commission members for their time commitment and their important contributions to the quality of life in Comstock Charter Township:

- Jennifer Jones-Newton, Chairperson
- Ron Sportel, Vice-Chair (Resigned October 2024)
- Larry Nichols, Secretary
- Jeff Ampey
- James Criteser
- Bub Sherwood
- Patrick Hanna
- Sandy Bloomfield, Treasurer

PLANNING COMMISSION MEETINGS

The Comstock Township Planning Commission met nineteen (19) times in 2024. This meets and exceeds the requirements of the MPEA, which requires a minimum of four (4) meetings annually. The Comstock Planning Commission held their meetings on the following Thursdays, beginning at 7:00 p.m.

- | | |
|----------------------|-------------------|
| ▪ January 11, 2024 | January 25, 2024 |
| ▪ February 8, 2024 | February 22, 2024 |
| ▪ March 14, 2024 | |
| ▪ April 11, 2024 | April 25, 2024 |
| ▪ May 9, 2024 | May 23, 2024 |
| ▪ June 13, 2024 | June 27, 2024 |
| ▪ July 25, 2024 | |
| ▪ August 8, 2024 | August 22, 2024 |
| ▪ September 26, 2024 | |
| ▪ October 10, 2024 | October 24, 2024 |
| ▪ November 14, 2024 | |
| ▪ December 12, 2024 | |

INTRODUCTION AND PURPOSE OF THE ZONING BOARD OF APPEALS

The Comstock Charter Township Zoning Board of Appeals (ZBA) is responsible for Zoning Ordinance interpretation and granting variances in the Township. A variance may be granted to an applicant for reasons of unnecessary hardship due to special circumstances located on a specific site or property.

ZONING BOARD OF APPEALS MEMBERSHIP

We thank the following ZBA members for their time commitment and good work:

- Steve Gazdag, Chair
- Jodi Colby, Vice Chair
- Ronald Kuivenhoven
- Patrick McVerry
- Larry Nichols, Planning Commission liaison
- Robert Reilman, 1st Alternate
- Marla Schwartz, 2nd Alternate

ZONING BOARD OF APPEALS MEETINGS

The ZBA held three (3) meetings in 2024, which met on the fourth Tuesday of the month in which there was actional items.

- June 26, 2024
- November 26, 2024
- December 17, 2024

A breakdown of the ZBA’s business and actions are provided below.

VARIANCES (ZBA)

Application Type	Location	Project Description	Decision Date
Variance	5625 Comstock Avenue	To locate a 12-foot by 20-foot detached accessory building (shed) five (5) feet from the side property line, where the minimum distance is subject to the height of the structure.	Approved June 26, 2024
Variance	3730 Jennings Drive	To construct a green-strip along the west property line of 15-feet when a 20-foot is required. To construct a green-strip along the east property line of 20-feet where a minimum of 25-feet is required.	Approved December 17, 2024
Variance	5189 King Highway	To erect one (1) additional free standing sign at the subject property.	Approved December 17, 2024

2024 in Review

The following table outlines the various reviews and decisions (site plan, special land use, rezoning, annual renewals, etc.) considered by the Planning Commission in 2024.

REVIEWS (PLANNING COMMISSION)

Application Type	Location	Project Description	Decision Date
Special Land Use	2079 North 35 th Street	Consideration to allow an accessory building to be placed closer to the front property line than the home.	Approved January 11, 2024
Conditional Rezoning	6607 East ML Avenue	Consideration of the conditional rezoning request from R-1A, Single Family Residential to B-3, Community Business.	Recommend Approval February 8, 2024
Rezoning	5672 East Michigan Avenue	Consider rezoning 5672 East Michigan, from B-2, Community Business to LM, Light Manufacturing.	Recommend Approval February 22, 2024
Ordinance Amendment	N/A	Consideration and review of draft language pertaining to energy systems	Recommend Approval August 22, 2024
Special Land Use	1413 Verleen Street	Consideration to permit the establishment of a group daycare facility at 1413 Verleen Street.	Approved April 25, 2024
Zoning Ordinance	N/A	Consideration of adopting a reformatted/updated Zoning Ordinance – <i>ClearZoning</i> .	Recommend Approval July 25, 2024
Site Plan Review	5688 E. ML Avenue	Consideration of the site plan for “Allied Mechanical” building expansions.	Approved June 13, 2024
Site Plan Review	5801 East N Avenue	Consideration of the site plan for “Prab Manufacturing” parking lot expansion	Approved June 27, 2024
Special Land Use	6820 East G Avenue	Consideration to construct an accessory building that exceeds the maximum square footage permitted for administrative review/approval.	Approved July 25, 2024
Rezoning	3730 Jennings Drive	Consideration to rezone 3730 Jennings Drive from O-1, Office to B-1, Neighborhood Business.	Recommended Approval July 25, 2024
Special Land Use	10040 E. HJ Avenue	Consideration to construct an accessory structure that exceeds the maximum square footage permitted for administrative review.	Approved August 22, 2024

Rezoning	5768 Michigan Avenue	Consideration to rezone 5768 Michigan Avenue from CC, Comstock Center to LM, Light Manufacturing.	Recommend Approval October 10, 2024
Rezoning	Leigh Avenue	Consideration to rezone an unaddressed parcel on Leigh Avenue from R-1A, Single Family Residential to R-1C, Cluster Housing	Recommend Approval October 24, 2024
Rezoning	1287 N. 33 rd Street	Consideration to rezone the property at 1287 N. 33 rd Street from R-1A Single Family District to AGR, Agricultural Residential District.	Recommend Approval October 24, 2024
Site Plan Review	3730 Jennings Drive	Consideration of a site plan for 3730 Jennings Drive	Approved November 14, 2024
Rezoning	4191 N. 26 th Street	Consideration to rezone 4191 N. 26 th Street from B-2, Community Business to B-3, General Business.	Recommend Approval November 14, 2024
Rezoning	7600 E Main	Consideration to rezone 7600 E. Main Street from B-2, Community Business to AGR, Agriculture-Residential.	Recommend Approval November 14, 2024
Text Amendment	N/A	R-1C District Regulations Modifications.	Ongoing as of January 6, 2025
Site Plan	1800 S. 35 th Street	Consideration of a site plan for 1800 S. 35 th Street for the development of a child-care facility/institution.	Approved with Conditions December 12, 2024

AND MORE...

As referenced in the table above, the Planning Commission also reviewed ordinance amendments related to:

“ClearZoning” Ordinance Format

The Planning Commission collaborated to enhance the Township’s Zoning Ordinance as it relates to grammatical, clerical and graphical presentations within the existing code structure. This process was initiated with the previous Community Development Director, and finalized with McKenna. In October 2024, the Township Board adopted the updated Zoning Ordinance. This updated Ordinance format is intended to improve clarity and efficiency in locating applicable regulations.

Battery Energy Storage Systems

The Planning Commission worked for several months in 2024 on the review and update of the Township’s *Battery Energy Storage Systems (BESS)*. In collaboration with Township staff and Township Legal Counsel, the Commission advanced a “workable” ordinance related to BESS to the Township Board for consideration of adoption. The Ordinance is intended to permit BESS within the Township, but also permitting the Planning Commission the ability to give any application due consideration to ensure compliance with the Township’s Zoning Regulations.

Residential District Regulations – Cluster Housing

Upon the submission of an application for a proposed text amendment by a community stakeholder, the Planning Commission began discussing modifications to the existing R-1C Zoning Regulations. Specifically, the applicant sought to modify the minimum lot size requirement and minimum square footage required for a dwelling unit.

Guest Presentations

In February, the Planning Commission invited industry representatives to speak on behalf of battery energy storage and solar energy systems. In April of 2024, the Comstock Charter Township Fire Chief Beauchamp addressed the Commission as it related to general principles on fire safety for battery energy storage systems. Both of these presentations were geared towards information conveyance only, with no set policy or provision being modified because of these discussions.



Looking Ahead: 2025 Work Plan

Building on the critical work that took place in 2024, Comstock Charter Township Planning Commission is poised to continue advocating for the residents, business owners and stakeholders of the community.

COMSTOCK TOWNSHIP HOUSING

As the Planning Commission may be aware, housing shortages are impacting the community, State of Michigan and the nation at large. Costs for new construction have risen significantly in the past five (5) years, while interest rates have remained above pre-COVID 19 levels. These factors, among others, have led in part to a shortage of available units nation-wide.

Due in part to these factors, it is recommended that the Planning Commission review current zoning ordinance regulations that may hinder or prevent attainable housing within the Township. Such review could analyze permitted housing types, density bonuses, adaptive re-use of commercial space for second-floor living and so forth.

SOLAR

As the State of Michigan seeks to expand renewable energy options, it will become prudent for Comstock Charter Township to establish provisions of renewable energy, beyond *Battery Energy Storage Systems*. Currently, the Township permits solar panels as accessory to a principal use. This is not considered utility scale or large scale solar facilities. As the Commission may be aware, Public Act 233 does have provisions for large (utility) scale solar. As such, it is recommended that the Planning Commission review ordinance provisions for the establishment of solar facilities within the Township.



MEMO

Charter Township of Comstock Planning Commission January 23, 2025

From: Kyle Mucha, Principal Planner

Re: Planning & Zoning Project Tracking

Attachments:

[Project Tracking Memo 2025_0113.docx](#)

[March 2024 Project Report.pdf](#)

[2023 Annual Planning Report.pdf](#)

[June 2023 Project Report.pdf](#)



Memorandum

TO: Comstock Township Planning Commission
FROM: Kyle Mucha, AICP, Principal Planner/Township Planning Consultant
SUBJECT: **Project Tracking & Status**
DATE: January 16, 2025

To Comstock Township Planning Commission;

At the request of the Planning Commission, Comstock Township Planning staff continue to compile the listing of active and recent projects as it pertains to site plan and special land use approvals. The 2024 project listing can be found within the Annual Planning Report and is also listed below for convenience.

Application Type	Location	Project Description	Decision Date
Special Land Use	2079 North 35 th Street	Consideration to allow an accessory building to be placed closer to the front property line than the home.	Approved January 11, 2024
Conditional Rezoning	6607 East ML Avenue	Consideration of the conditional rezoning request from R-1A, Single Family Residential to B-3, Community Business.	Recommend Approval February 8, 2024
Rezoning	5672 East Michigan Avenue	Consider rezoning 5672 East Michigan, from B-2, Community Business to LM, Light Manufacturing.	Recommend Approval February 22, 2024
Ordinance Amendment	N/A	Consideration and review of draft language pertaining to energy systems	Recommend Approval August 22, 2024
Special Land Use	1413 Verleen Street	Consideration to permit the establishment of a group daycare facility at 1413 Verleen Street.	Approved April 25, 2024
Zoning Ordinance	N/A	Consideration of adopting a reformatted/updated Zoning Ordinance – <i>ClearZoning</i> .	Recommend Approval July 25, 2024
Site Plan Review	5688 E. ML Avenue	Consideration of the site plan for “Allied Mechanical” building expansions.	Approved June 13, 2024



Site Plan Review	5801 East N Avenue	Consideration of the site plan for “Prab Manufacturing” parking lot expansion	Approved June 27, 2024
Special Land Use	6820 East G Avenue	Consideration to construct an accessory building that exceeds the maximum square footage permitted for administrative review/approval.	Approved July 25, 2024
Rezoning	3730 Jennings Drive	Consideration to rezone 3730 Jennings Drive from O-1, Office to B-1, Neighborhood Business.	Recommended Approval July 25, 2024
Special Land Use	10040 E. HJ Avenue	Consideration to construct an accessory structure that exceeds the maximum square footage permitted for administrative review.	Approved August 22, 2024
Rezoning	5768 Michigan Avenue	Consideration to rezone 5768 Michigan Avenue from CC, Comstock Center to LM, Light Manufacturing.	Recommend Approval October 10, 2024
Rezoning	Leigh Avenue	Consideration to rezone an unaddressed parcel on Leigh Avenue from R-1A, Single Family Residential to R-1C, Cluster Housing	Recommend Approval October 24, 2024
Rezoning	1287 N. 33 rd Street	Consideration to rezone the property at 1287 N. 33 rd Street from R-1A Single Family District to AGR, Agricultural Residential District.	Recommend Approval October 24, 2024
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Projects that were approved in 2022 and 2023 may be found in the subsequent documents.

1. 2023 Annual Planning Report
2. Project Status – June 2023
3. Project Status – March 2024

Township planning staff continue to review recent and past approved projects in order to generate a centralized tracking database. Given the nature of former record retention and tracking, staff is generating this new system entirely as a standalone system.

SUPPLEMENTAL INFORMATION

Given the request of Commissioner's for a listing of projects that have expired, it may be prudent to know that the Comstock Charter Township Zoning Ordinance grants applicants 18 months for validity of site plan and special land use approval.

Section 6.2.C.2.e.,(Special Uses) states the following:

Any property which is the subject of a special land use permit which has not been used for a period of 18 (eighteen) months for the purposes for which such special land use was granted shall thereafter be required to be used for only permissible uses set forth in the particular zoning classification in which the property is located and the permit for such special land use shall thereupon terminate unless extended by the Planning Commission.

Section 6.1.G. (Site Plan) states the following:

***Expiration of approval.** Approval of a site plan shall be valid for a period of eighteen (18) months after the date of approval. If any required building permit has not been obtained and on-site construction or establishment of the proposed use has not actually commenced within said eighteen (18) month period, the site plan approval shall become void and a new application for site plan approval shall be required and approval obtained before any construction or new use is commenced upon the site.*

As staff continues to build out this tracking system, properties will be reviewed for project status. As new projects are approved, staff will provide a statement that such approval is valid for 18 months, as outlined in the above ordinance sections.

Respectfully Submitted,

McKenna

Kyle Mucha, AICP
Principal Planner/Township Planning Consultant

Status of Active Development Projects – March 2024

Arby's – special exception use approval granted for second drive up lane. No Activity. Approval may be necessary again due to time lapse in commencing project.

Canteen – project is underway. Check site before occupancy for landscaping requirements.

Comstock Family DDS – need more information on a plan to allow establishment of a parking lot expansion on Packard lot to serve DDS office. Two parcels should be combined as the ordinance does not allow a parking lot as a permitted use.

CMS Energy – a building is underway off Celery Street entrance for Galesburg City Gate project.

Consumers Energy Substation – should be completed in 2024 the decommissioning of Morrow Substation will commence. Continue to press for light control and improved landscaping per plans. Good luck.

Fisher – 8546 East G Avenue - Mike Fisher has a clear cut permit. See X: for permit and conditions. Neighbors to east and concerned about any development and its impact on Campbell Lake water quality.

Miller Mini Storage – look under 9888 Miller Drive in building.net and on the X: Should be final building to establish. Look for landscaping and site restoration when complete.

Mollberg Event Barn – building is underway. Still need a driveway permit from the City of Galesburg (city has jurisdiction over this section of N 35th Street). The City Clerk and the DPW Director are aware and had to readopt policy addressing driveways. See seu approval minutes for conditions imposed by Planning Commission.

Planet Fitness – site plan approval granted; sewer installed; building permit not yet sought.

Prestige Storage – site plan approval granted for additional buildings. No activity yet. Approval may have to granted again by PC if it lapses due to time.

Puppy Playground – underway. Look for fence with screening mesh when occupancy is requested.

Redwood Apartment Neighborhood – this project is well underway with no outstanding issues other than final site work when weather allows.

Roosters Call – this project is indefinitely on-hold due to construction costs. Site plan approval may be required again due to lapse of approval due to time – if/when it does move forward. Site shares access with Planet Fitness.

Soil Friends Winery – special exception use and site plan approval granted for winery and tasting room. Conditions of approval need follow-up/enforcement as lawsuit proceedings allow.

Smart Storage – interior renovation of former bowling alley is underway. Approval also allows placement of storage structures in existing parking area. Site inspection – look for required landscaping.

Charter Township of Comstock

Planning Commission & Community Development Department 2023 Annual Report



Summary

While development activity remained steady in 2023. The Planning Commission considered a variety of applications and rezoning requests as well as text amendments holding 16 regular meetings and one special meeting. A Joint Meeting was also held with the Township Board and Downtown Development Authority in February. Important public input was received on various agenda items throughout the year.

In 2023, the Planning Commission considered nine applications for special exception use approval, seven requests for site plan review and three rezoning proposals – two of which were conditional rezoning requests and the third an application for overlay zoning for agricultural labor housing. A presentation was heard on a ‘health audit’ of the existing zoning ordinance by the consultant hired to modernize and update the ordinance. Several meetings were devoted to working on the Master Plan Update; a public hearing was held in July resulting in a recommendation to the Township Board that the document be adopted.

Redevelopment Ready Certification (RRC) was achieved in 2022; Comstock Township is the third Township in Michigan to achieve this important milestone. With this certification, the Township is eligible for \$50,000 in technical assistance grant funds. A grant was awarded for the Zoning Ordinance modernization and conversion to Clear Zoning®.

A presentation from the Graham Institute of Sustainability at the University of Michigan was made to the Planning Commission regarding Battery Energy Storage Systems (BESS). A Township-Attorney lead discussion regarding the Americans with Disabilities Act and the Fair Housing Act and their impact on land use decisions was held. Training and continuing education opportunities were offered both virtual and in person in 2023 including the Michigan Association of Planning’s Annual Conference.

The following seven individuals made up the membership of the Comstock Charter Township Planning Commission in 2023.

Jennifer Jones-Newton, Chair
Ron Sportel, Vice Chair
Allan Faust, Secretary and Liaison to Zoning Board of Appeals
Jeff Ampey
Patrick Hanna
Larry Nichols
Bub Sherwood (ex officio member from Township Board)

With staff-support from
Community Development Director Jodi Stefforia

Site Plan Review

The Planning Commission reviewed a variety of site plans from a Planet Fitness facility on G Avenue to a Tru/Home2 by Hilton hotel on Cork Street. Seven site plans were reviewed.

Carleton Equipment – site plan approval granted for an outdoor equipment yard on South 29th Street.

Eco Waste – site plan approval granted for a septic waste solidification facility on King Highway.

Planet Fitness – site plan approval granted for a Planet Fitness facility on G Avenue.

The Playground – site plan approval granted for a dog daycare/kennel/dog park on Van Bruggen Street.

Smart Storage of Comstock – site plan approved for the conversion of Eastland Bowl to indoor storage and the placement of mini storage structures in the parking lot on Gull Road.

Soil Friends – site plan approval granted for a winery with tasting room and market on North 33rd Street.

Tru/Home 2 by Hilton – site plan approval granted for a four story hotel on Cork Street.

Special Exception Use

The Planning Commission reviewed nine applications for special exception use approval. Some of the applications were directly tied to a site plan review.

Carleton Equipment – special exception use approval granted for an outdoor equipment yard on South 29th Street.

Comstock Community Center – special exception use approval granted for an adult day care facility on River Street.

Midlink Business Park - special exception use approval granted for an expansion of the Midlink Business Park Planned Mixed Use Development to incorporate two parcels on South 26th Street.

Mollberg – special exception use approval granted for an event barn on North 35th Street.

The Playground – special exception use approval granted for a dog daycare/kennel/dog park on Van Bruggen Street.

Smart Storage of Comstock – special exception use approved for the conversion of Eastland Bowl to indoor storage and the placement of mini storage structures in the parking lot on Gull Road.

Soil Friends – special exception use approval granted for a winery with tasting room and market on North 33rd Street.

Wenke Greenhouses – special exception use approval tabled for a proposed two-building dormitory arrangement for agricultural labor housing.

Wine – special exception use approval granted a group childcare home on Gleason Street.

Rezoning

Three rezoning proposals were considered in 2023 by both the Planning Commission and the Township Board. Two were conditional rezoning requests and one was an overlay zoning request.

North 30th Street (Amanda Cline and Damine Cole of MowCo) – request to conditionally rezone 0.498-acres from AGR, Agriculture-Residential to B-3, General Business for the operation of MowCo on the property. *Planning Commission recommended approval; Township Board approved the conditional rezoning request.*

Market Street (Wenke Greenhouses) – request to establish agricultural labor housing overlay zone for future request for agricultural labor housing . *Planning Commission recommended approval; Township Board approved the overlay zoning request.*

East N Avenue (Luiten) – request to conditionally rezone from AGR, Agriculture-Residential to LM, Light Manufacturing District. *Planning Commission recommended approval; Township Board approved the conditional rezoning request.*

Site Condominium

Step One Site Condominium approval was granted for a proposed single family neighborhood on East G Avenue.

Implementing the Master Plan

In 2023, the five-year review of the Vision 2025 Master Plan was completed with a full update which was adopted in August. During this process, the Planning Commission studied properties in 15 areas of the Township to determine if any should be rezoned to match the Future Land Use Map or if the Future Land Use Map should be amended to match existing zoning or if no changes are warranted. Several Future Land Use Map changes were made with the update while six areas will be revisited in 2024 to study for appropriate Zoning Map amendments.

A Capital Improvement Program (CIP) – an annual requirement identified in both the Planning Enabling Act and the Vision 2030 Master Plan – was prepared by a subcommittee of the Township Board, Planning Commission and Township staff and adopted by the Township Board.

Text Amendments

Per the Zoning Ordinance Health Audit by Giffels Webster, a series of recommended text amendments has been compiled. The areas to be considered for updating/amending will be discussed in late 2023 and early 2024 to identify priority amendments and the anticipated effort level.

Administrative Review

CMS Energy – site plan approval granted for an office addition and storage building in the enclosure area on East Michigan Avenue.

East Main Animal Hospital – site plan approval granted for additions to the existing building on East Main Street.

Gull Road Equity Partners – site plan approval granted for minor changes to enlarge the dumpster enclosure on Gull Road.

Penske – site plan approval granted for the addition of a fueling island on the site.

Miscellaneous

Educational sessions were held regarding Battery Energy Storage Systems and also regarding the Americans with Disabilities Act and Fair Housing Act as to their impact on land use decisions.

Redevelopment Ready Communities

In 2022, Comstock Township achieved *Certification* as a Redevelopment Ready Community. The Community Development Director and the DDA Director are working together with the MEDC on the first priority redevelopment site which involves up to 10 parcels in Comstock Center. Up to \$35,000 is available each year to certified communities for efforts that further a priority redevelopment site such as for market studies, schematic drawings, marketing, etc.

Certification also allows the Township up to \$50,000 in grants for technical assistance. The hiring of Giffels Webster to update the Zoning Ordinance and convert it to Clear Zoning® is grant funded.

Public Engagement

The Township adopted a Public Participation Plan in 2019 as part of Best Practice 1 of the Redevelopment Ready Community certification process. An annual summary to the Township Board on public engagement undertaken in the previous year is a RRC 2.0 requirement. Inclusion of this summary is included in the Planning Commission & Community Development Department Annual Report.

- Meetings of the Township Board and Planning Commission remained accessible to view on cable television, the Public Media Network (PMN) webpage and on the PMN App. Township Board and Planning Commission meetings were broadcast live.
- On the Township’s webpage, members of the public are able to sign up to receive email notification of and a direct link to agendas and meeting packets of all the boards and commissions as they are published.
- Social media was heavily used to announce meetings, events and other items of interest.
- NIXLE was utilized for important time-sensitive alerts.
- The Township’s newsletter is issued monthly.
- Inserts with the assessment notice and tax bills were used to share relevant information.

Some residents chose email to send their comments on various items. These emails were shared with the board members and became part of the public record.

Applicant Feedback

As part of the Redevelopment Read Communities program, the Township solicits feedback via a survey emailed to applicants. The survey is sent to former applicants and asks about their experience with the development process, Township Staff and Boards and the nature of their request before the Township.

Feedback from applicants has been positive about the Community Development Director’s assistance with the process and scheduling of reviews as well as the Planning Commission’s review and approval process.

Training and Continuing Education

The Community Development Director attended the Michigan Association of Planning annual conference in October. She also attended various other single-day workshops as well as webinars.

Madeleine Krol from the Graham Institute of Sustainability at the University of Michigan was invited to present on the topic of Battery Energy Storage Systems and land use considerations. Planning Commissioners from neighboring communities were invited to attend the presentation.

In 2020, Comstock Township upgraded its membership with the Michigan Townships Association (MTA) allowing all staff, board and commission members to obtain online training through live and/or pre-recorded webinars on a variety of topics at no cost per attendee. The Community Development Director reminds the Planning Commission of training opportunities as a regular agenda item. The training opportunity will remain available in 2024 and it is anticipated that MTA will add new content. As the Community Development Director becomes aware of relevant topics being presented, the information is shared.

Per Township policy, appointed board and commission members seeking re-appointment must have attended at least one hour of training per year of term length. For example, Planning Commission terms are three years long; it is expected that within her/his term, the individual member attend at least three hours of training on land use and/or zoning topics.

Day to Day

The Community Development Director fields numerous inquiries each day from developers, engineers, residents, and more. To reduce the disruptions that these inquiries of often- common themes create, many documents have been placed in logical locations on the web page so that individuals can readily find information and then reach out to the Township if they have further questions. The new interactive Zoning Ordinance and Zoning Map will be available in early 2024 with the help of Giffels Webster, a planning consultant firm – this should further facilitate the public finding answers to planning and zoning questions.

The Community Development Director serves as staff support to the Planning Commission and Zoning Board of Appeals. She schedules the agendas, prepares the notices and staff reports and attends the meetings to share reports and then follows up each meeting. She also presents to the Township Board on land use and zoning matters.

Coordination occurs daily within the Township departments as well as with the Kalamazoo Area Building Authority to allow for streamlined and prompt reviews and approvals .

The Community Development Director serves as the Kalamazoo Area Transportation Study Technical Committee Vice Chair and on various committees in the area as the topic warrants.

Randy Thompson, Supervisor
Nicole Beauchamp, Clerk
Bret Padgett, Treasurer



Jerry Amos, Trustee
Jason Knight, Trustee
Terry McIver, Trustee
Bub Sherwood, Trustee

Community Development Department Development Projects Status Report June 2023

Arby's Restaurant – special exception use approval granted for a second drive up service lane. Project on-hold until 2024.

Canteen Vending – site plan approved for a new building for Canteen Vending on East K Avenue. Not yet underway.

Carleton Equipment – special exception use and site plan approval granted for expansion of the heavy equipment storage and parking yard expansion on the east side of South 29th Street. Plans have been submitted.

Castle Creek Farms – the 49-unit residential site condominium on South 35th Street is well underway with many new homes under construction.

Comstock Community Center Adult Day Care – special exception use approval granted for an adult day care facility on River Street. Building permit has been issued.

Eco Waste – site plan approval granted for a solidification facility for septic and grease trap waste on King Highway. Project is underway.

Franklin Comstock, LLC 26th Street and N Avenue– Township Board adopted an ordinance to rezone 40-acres on the north side of East N Avenue, immediately adjacent to the 80-acres conditionally rezoned to LM last year from AGR to LM. Plans for berm and stormwater design have been submitted for the 26th Street 80-acre parcel. Conditional rezoning on 80-acres extended for 18-months by Township Board in April.

G Avenue Site Condominium – Step 1 approval granted for a 33-unit residential site condominium on G Avenue between Gull Road and North 28th Street.

ITC – special exception use and site plan approval granted for an electrical substation on a 73-acre parcel south of East Main Street, east of South 28th Street. Work is underway.

Office: 6138 King Highway, Kalamazoo, Michigan 49048
Mailing: P. O. Box 449, Comstock, Michigan 49041-0449
www.comstockmi.gov Phone (269) 381-2360 ♦ FAX (269) 381-4328

Kalamazoo Outdoor Gourmet - Construction of an addition to the west side of the building is underway.

MacAllister Rentals – special exception use and site plan approval granted for a new building and expansion of the outdoor display area on North 33rd Street. Project will include the extension of sanitary sewer in K Avenue from the west to this site. Project is underway.

Midlink Business Park – site plan approval granted for an industrial building within Midlink Business Park. Not yet underway.

Mollberg Event Barn – special exception use approval granted for an event barn on North 35th Street. Foundation permit has been issued.

Prestige Storage – site plan approval granted for two additional storage buildings on East Michigan Avenue. Not yet underway.

Puppy Playground – special exception use and site plan approval granted for an indoor-outdoor dog daycare/kennel/dog park with indoor food and drink offerings at 128 Van Bruggen Street.

Redwood Apartment Neighborhood – several building permits have been issued for the 189-dwelling unit project on G Avenue at Gull Road.

Road Commission of Kalamazoo County – phase one and two site plan approval granted by the Planning Commission. Phase one phase and two buildings and structures are well underway.

The Roosters Call – site plan approval granted a new restaurant on East G Avenue. Project is on hold.

Schupan – site plan approval granted for an aluminum shredding facility in Midlink Business Park on Park Circle Court. Building permit has been issued.

Smart Storage – special exception use and site plan approval granted for conversion of Eastland Bowl property into mini storage with units inside the building and 11 new structures in the existing parking lot. Not yet underway.

Soil Friends – special exception use and site plan approval for a winery with tasting room granted. A building permit is being pursued.

Weathervane Mini storage – occupancy granted for first and second phase of buildings. Phase three is underway.

Rezoning Proposals

No pending requests.

Other Projects

Vision 2025 Master Plan – 5 Year Review – The 45-day public comment period is underway for the five-year review and update of the Master Plan. Public hearing is scheduled for July 13, 2023.

Zoning Ordinance Update

As a RRC Community, the MEDC has approved a grant in the amount \$32,212 with a 75% match to the cost for a zoning ordinance update and conversion to Clear Zoning® by Giffels Webster. Township Board has approved the grant agreement and the contract with Giffels Webster. A kick-off meeting was held in May. An ordinance audit is underway by Giffels Webster and anticipated to be presented to the Planning Commission this summer.

Brownfield Redevelopment site – Kalamazoo County Brownfield Authority Board has approved approximately \$32,000 in EPA grant funds toward a Part 1 and Part 2 baseline environmental assessment of the 10 properties making up the southeast corner of River Street and King Highway is being finalized by Fishbeck.

RRC Priority Redevelopment sites - As a certified community, \$35,000 each year in development services is available for the priority site of our choice to prepare a market study, redevelopment plan, schematics, environmental assessments, identify project funding sources, etc. The Township is focusing on the southeast corner of River Street and King Highway as the first priority site.



MEMO

Charter Township of Comstock Planning Commission January 23, 2025

From: Kyle Mucha, Principal Planner

Re: Resident Communication - Housing

Attachments:

[Resident Communication - Housing_Redacted.pdf](#)

Fw: Other considerations for starter housing in Comstock Township

From Zoning Office <zoning@comstockmi.gov>

Date Mon 1/13/2025 3:00 PM

To Kyle Mucha [REDACTED]

Kyle Mucha, AICP
Comstock Planning & Zoning
zoning@comstockmi.gov

From: nick&diana ball [REDACTED]

Sent: Monday, January 13, 2025 11:23 AM

To: Zoning Office <zoning@comstockmi.gov>; Ben Martin <bmartin@comstockmi.gov>; clerk@comstockmi.com <clerk@comstockmi.com>; treasurer@comstockmi.com <treasurer@comstockmi.com>; jamos@comstockmi.com <jamos@comstockmi.com>; kcherry@comstockmi.com <kcherry@comstockmi.com>; tmciver@comstockmi.com <tmciver@comstockmi.com>; bpratt@comstockmi.com <bpratt@comstockmi.com>

Subject: Other considerations for starter housing in Comstock Township

To the Zoning addressee, please distribute copies of this to the Planning Commission members - I could not find individual email addresses for them. Thank you.

As a resident of Comstock and someone who has been interested in building since I was in grade school, I would like to suggest that the Board and Planning Commission members consider modular housing as a way to bring the cost of starter housing down in the township. I'm not talking about mobile homes or manufactured housing, but a modular house that is partially built in a factory, brought to the site in sections and finished, often adding garages and porches to more closely resemble a completely site-built house. They can be built much faster because they are primarily built inside, out of the weather. I'm not sure a developer like Mr. Watts would be interested in doing a neighborhood of these houses, but there must be some developer around here who can see the good in these houses, especially with housing costs so high right now. Even at the present lot size, you should be able to build a 3 bedroom/2 bath house on a basement with a garage for around the same price as the 1 bedroom, 600 square foot slab homes that were proposed in Mr. Watts development. I have included a couple of web sites, one that shows information about modulars being built now ([What to Know Before You Get a Modular Home, According to a Building Safety Expert](#)) and another one with pictures of plans and how the houses are built ([Modular Home Floorplans | Modular Home Layouts | Next Modular](#))

Modular Home Floorplans | Modular Home Layouts | Next Modular

We've got hundreds of modular home floorplans to choose from, and we can do completely custom modular homes as w...

. That company has the added attraction of being in Goshen, IN so a day's field trip by a few board or commission members could be very educational. There are also a couple of modular houses sitting in a lot out on West Main/M43 going west (closer to Kalamazoo) but I don't know what company makes those – it's like an outdoor showroom. Look at all of them - many are rectangular and a little boring looking, but with garages and porches added, they become something quite inviting.



MSN

I do not live in a modular home – I live in an old farmhouse that has been updated over the years and will probably still be standing in another 75-100 years. But I can honestly say that if modular housing had been at the level it is now when we bought this house 30+ years ago, I would have considered it. I have seen a lot of modular homes built around Comstock township over the past years and the majority of “real” modular homes look like stick-built and have garages, basements, porches and areas that “jut out” like you see in older style houses. Some are in plats and are indistinguishable from the site-built houses next to them. Some are on acreage and have been added onto over the years, just like a site-built house.

I don't have all the answers, but there has to be a way to put a house big enough to start a family in this township for around a quarter million dollars rather than a 600 square foot garage-sized cottage – my 2 car garage is 672 square feet! As much I as I may like the houses in Weathervane and other higher-end plats, not everyone needs or wants those. A lot of people, at both ends of the age spectrum, would like a 2025 version of a Lewis Roberts house, where they can start or end their home-owning adventure. Countertops don't have to be quartz, you don't have to have a soaking tub and a 6x6 shower in the master bath, floors can be carpeted or LVP. What young families need are houses that they can grow

in and sell easily when they are ready to move up. Retirees who want to downsize don't always want to spend \$4-500,000 for 2 bedrooms, 2 baths and an unfinished basement.

Please consider this option. Thank you for your time.

Diana Ball