

**NOTICE OF SPECIAL MEETING**

**SCHOOLCRAFT TOWNSHIP  
ZONING BOARD OF APPEALS MEETING  
THURSDAY, MARCH 7, 2024  
7:00 P.M.**

The Zoning Board of Appeals of Schoolcraft Township will conduct a public hearing at a special meeting on Thursday, March 7, 2024 at 7:00 p.m. and consider any other business to come before the Board.

At this meeting, the Zoning Board of Appeals will consider and hold a public hearing on the following matter:

Variance request submitted by Midwest V LLC (the “Applicant”) involving property located at: 12900 S Portage Rd, Vicksburg, MI 49097 (Parcel No. 14-15-280-010)

The Applicant is requesting a variance to construct a new 10,640 sq ft retail facility. The variance would be from the Article 26.11 Section 3 Parking count and Article 26.10 Item A requiring all off-street parking to be at least 10 feet from a property line or street. The applicant is requesting banked parking to encroach within the 10 foot north buffer yard area.

Copies of the request are available for public inspection at the Township Hall during regular business hours. The Township will receive written comments concerning the proposed request at the Schoolcraft Township Hall, 50 East “VW” Avenue, Vicksburg, MI 49097. Comments must be received by the Township prior to the start of the public hearing March 7, 2024 at 7:00 p.m.

**This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act) and the Americans with Disabilities Act (ADA) and published in compliance with the Michigan Zoning Enabling Act, 2006 P.A. 110.**

Dated: February 5, 2024

Individuals with disabilities requiring auxiliary aids or services who are planning to attend the hearing should notify Virginia Mongreig, Township Clerk, at vmongreig@schtpw.org within a reasonable time in advance of the date of the hearing.

Virginia Mongreig  
Schoolcraft Township Clerk  
50 East “VW” Avenue  
Vicksburg, MI 49097  
(269) 649-1276

**SCHOOLCRAFT TOWNSHIP ZONING BOARD OF  
APPEALS APPLICATION FOR VARIANCE**

Name of Applicant: Midwest V LLC Phone: 616-842-2030 Date: 12/28/2023  
Mailing Address of Applicant: 1435 Fulton Street 2nd Floor Grand Haven, MI 49417  
Property Address 12900 S Portage Road Vicksburg MI  
Property Tax ID Number 14-15-280-010 Present Zoning LC  
Interest of Applicant in the Property: Purchaser

(Deedholder, Land Contract Purchaser, Lessee, Other)

If Applicant's interest is other than deedholder, does Applicant have consent of deedholder to proposed project and this application? Yes ☒ No

Generally describe proposed project (i.e. addition to house, attached garage, detached accessory building, etc.) \*: \_\_\_\_\_

A new 10,640 sqft retail facility

\*Attach completed "Lot Diagram" (and survey when required); and drawing of proposed construction with dimensions and elevations

Indicate requirement/ordinance section number from which variance is requested, and specify requested variance: \_\_\_\_\_

Article 26.11 Section 3 Parking Count reduction for commerical retail facility.

Alternative Exhibit A: Article 26.10 Item 4. "All offstreet parking shall be at least 10' from an property line or street."

Identify the conditions of the property you believe create "practical difficulties" that prevent compliance with the ordinance requirement\*: \_\_\_\_\_

Property size limits available room for necessary site improvements. No public utilities

available, so well and septic is required to serve retail facility. Proposed parking counts meet

intended demand for project. Consideration given to allow for banked parking to encroach within

the 10' North buffer yard area as shown on the provided Exhibit A plan sheet.

\*Attach additional sheets as necessary.

Applicant signature 

Date: 1-3-24

**NOTE: An application fee deposit of \*\$2,500.00 must accompany this application. \*Costs incurred over the application fee deposit amount must be paid prior to commencing with the approved variance request. Revised 06/2020**

\*\*\*\*\***FOR TOWNSHIP USE ONLY**\*\*\*\*\*

Tentative Meeting Date

3/7/24

Date:

1/3/24

Deposit Fee Received By:

E Brown

**ZONING ADMINISTRATOR'S REPORT**

**ADDRESS:** 12900 S PORTAGE RD  
ID# 14-15-280-010

**APPLICANT/OWER:** MIDWEST V LLC  
1435 FULTON ST – 2<sup>ND</sup> FLOOR  
GRAND HAVEN MI 49417  
PH: 616-842-2030

**CONTACT PERSON:** JASON RALEIGH W/AR ENGINEERING  
PH: 269-806-6718  
EMAIL: jason@arengineeringllc.com

**ZONING DISTRICT:** LC LOCAL COMMERCIAL DISTRICT

**REQUEST:** TO CONSTRUCT A NEW 10,640 SQ. FT. RETAIL FACILITY

**SECTION OF ZONING APPLIED/DENIED:** ARTICLE 26 – PARKING AND LOADING SPACES

SECTION 26.11.3M FOR OFF STREET PARKING AREAS REQUIRES ONE PARKING  
SPACE FOR 200 SQ.FT. OF USABLE FLOOR AREA  
SITE PLANS DEPICTS 8,463 SQ.FT OF USABLE FLOOR AREA  
 $8,463 / 200 = 42$  REQUIRED SPACES

**COMMENTS:**

APPLICANT IS REQUESTING A REDUCTION IN THE REQUIRED PARKING SPACES  
FROM 42 SPACES TO 31 SPACES, A 12 SPACE VARIANCE.

SECTION 26.12 PARKING VARIATION ONLY ALLOWS FOR A VARIATION IN THE  
REQUIRED PARKING PER SECTION 26.12.2 IF THE SITE PLAN DEPICTS 'FUTURE' PARKING  
AREA FOR 12 SPACES.

THIS PARCEL DOES NOT HAVE THE NEEDED AREA AND/OR DUE TO THE SIZE OF  
THE PROPOSED BUILDING TO DEPICT ADDED PARKING AREA CURRENT OR FUTURE.

NOTE: IN DISCUSSION WITH THE PROJECT CONTACT, THE ONLY WAY TO GET THE  
NUMBER OF PARKING SPACES REQUIRED THROUGH THE PARKING VARIATION SECTION,  
WOULD CREATE A SETBACK ISSUE. THE RIGHT SIDE OF THE PARKING SPACES WOULD  
BE 7' FROM THE PROPERTY LINE, NOT THE REQUIRED 10'.

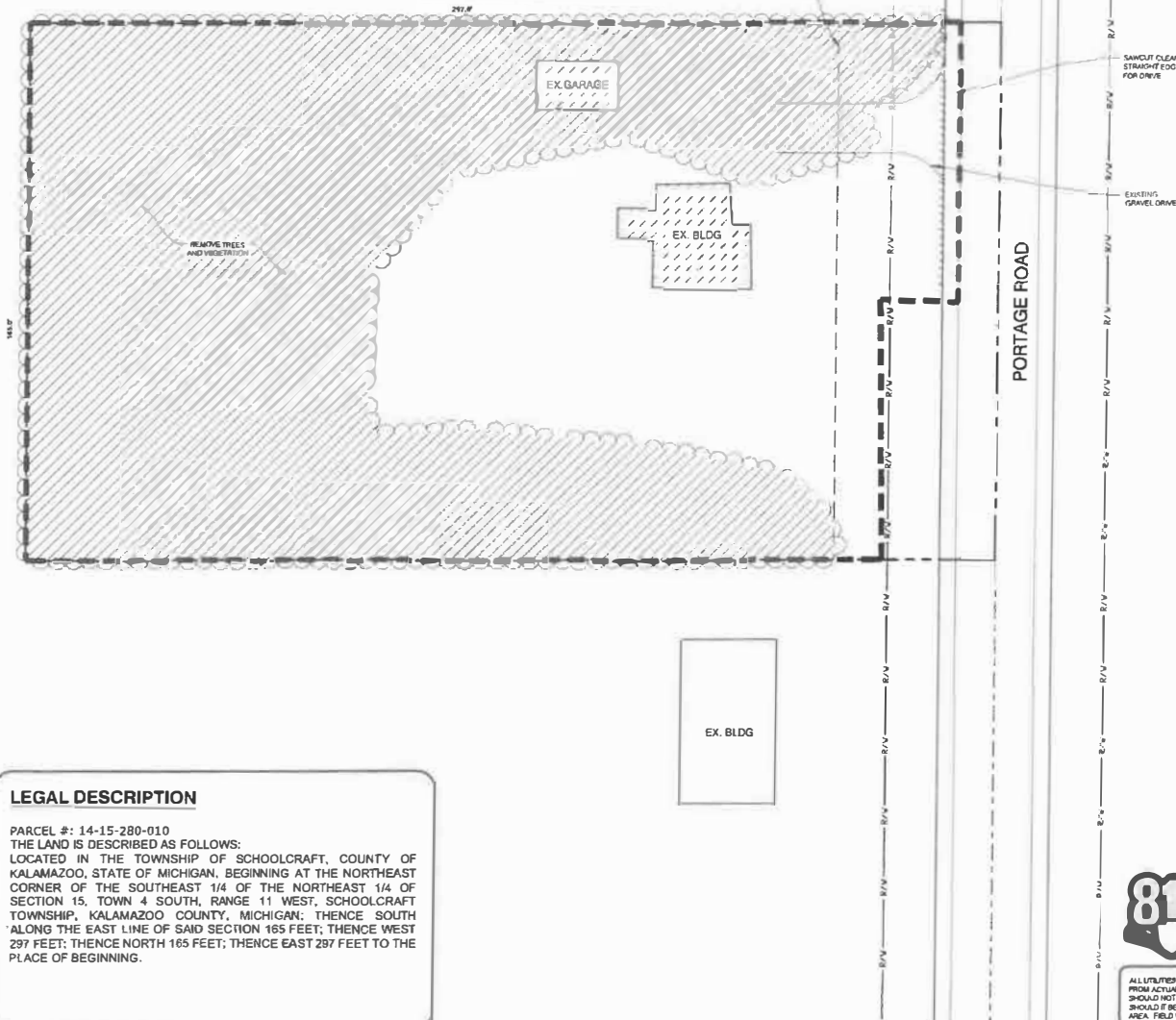
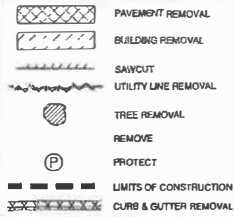
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<b>ZONING ADMINISTRATOR</b>	<b>1/29/24</b> <b>DATE</b>
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DEMOLITION NOTES

1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK. THE S SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THOSE REQUIRED BY THE VILLAGE OF VICKSBURG, MICHIGAN AND KALAMAZOO COUNTY.
3. CONTACT "888 811" AT 1-800-485-7171 FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "811" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
4. DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
5. ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.
6. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT.
7. ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
8. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
9. ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEEDDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
10. REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIVE LINE.
11. SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
12. ALL REMOVALS SHALL BE TAKEN OFF SITE AND DISPOSED OF PROPERLY. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
13. ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
14. REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
15. REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMP AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
16. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDING IN ITS ENTIRETY, INCLUDING WALLS, FOUNDATIONS AND FOOTINGS. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PROPERLY DISPOSED. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
17. BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MOVED PROCTOR.
18. CONTROL SHALL BE MAINTAINED OVER THE SITE AND OPERATIONS TO ELIMINATE HAZARDS TO THE PUBLIC. NAILS OR OTHER FIRE PUNCTURING ITEMS SHALL NOT BE DROPPED ON STREETS, ALLEYS AND ADJACENT PROPERTY. PUBLIC STREETS, CURBS AND SIDEWALKS SHALL BE PROTECTED FROM DAMAGE. THE PERSON ENGAGED IN THE DEMOLITION WORK SHALL BE LIABLE FOR ANY AND ALL DAMAGE TO CURBS, STREETS, SIDEWALKS AND OTHER PUBLIC OR PRIVATE PROPERTY AND FOR ANY BODILY INJURY OCCURRING AS A RESULT OF THE DEMOLITION WORK.

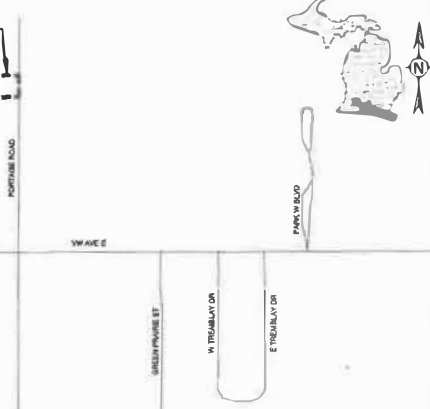
LEGEND



LOCATION MAP

NOT TO SCALE

SITE LOCATION



42°07'30.0"N 85°34'09.3"W

LEGAL DESCRIPTION

PARCEL #: 14-15-280-010  
THE LAND IS DESCRIBED AS FOLLOWS:  
LOCATED IN THE TOWNSHIP OF SCHOOLCRAFT, COUNTY OF KALAMAZOO, STATE OF MICHIGAN, BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 4 SOUTH, RANGE 11 WEST, SCHOOLCRAFT TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 165 FEET; THENCE WEST 297 FEET; THENCE NORTH 165 FEET; THENCE EAST 297 FEET TO THE PLACE OF BEGINNING.



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: AN ENGINEERING

PLANS PREPARED BY:



DRAWN: LHM  
CHECKED: JPH

NO.	ISSUED FOR:	DATE	BY
0	VARIANCE	12/29/23	JR
1			
2			
3			
4			

EXISTING CONDITIONS & DEMO PLAN  
VICKSBURG RETAIL  
MIDWEST V, LLC  
12900 PORTAGE ROAD  
SECTION 15, T4S, R11W

SHEET TITLE:  
PROJECT:  
CLIENT:  
SITE ADDRESS:  
SITE SECTION:

JOB NUMBER  
23004221  
DATE  
12/29/2023

SHEET NUMBER  
C1.0

# SITE DATA

- PROPERTY INFORMATION:  
PARCEL #S: 14-15-280-010  
SITE AREA: 48,006 SF (1.13AC)  
OWNER: LISA BOTHWELL & KAY BOTHWELL  
129 S PORTAGE RD  
VICKSBURG, MI 49097  
DEVELOPER: MIDWEST V. LLC  
PETER OLESZCZUK, MANAGER  
1434 HILTON ST., 2ND FLOOR  
GRAND HAVEN, MI 49417  
PHONE: (616) 842-2030  
FAX: (616) 842-1860  
E-MAIL: PETER@WESTWINDCONSTRUCTION.NET
- ZONING:  
PROPERTY CURRENTLY ZONED:  
LC - LOCAL COMMERCIAL DISTRICT  
ABUTTING PROPERTY CURRENTLY ZONED:  
NORTH: AG-1 EXCLUSIVE AG DISTRICT  
SOUTH: LC - LOCAL COMMERCIAL DISTRICT  
EAST: AG-1 EXCLUSIVE AG DISTRICT  
WEST: MEDIUM DENSITY RESIDENTIAL DISTRICT  
PROPOSED LAND USE = RETAIL STORE  
PERMITTED USE IN COMMERCIAL DISTRICT
- SETBACKS:  
FRONT = 40'  
SIDES = 10'  
REAR = 25'
- PARKING:  
REQUIRED = (1) PARKING SPACE PER 2000 SF OF GROSS FLOOR AREA  
8,403 SF / 200 = 42  
PROVIDED = STANDARD 9'X20' SPACES = 30  
TOTAL PROVIDED = 30  
VARIANCE REQUIRED
- BUILDING:  
MAXIMUM HEIGHT: 35'  
TOTAL AREA OF 10,640 SFT. (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.)  
PROPOSED BUILDING COVERAGE: 22%  
MAXIMUM BUILDING COVERAGE: N/A
- LOT:  
MINIMUM LOT SIZE: 20,000 SFT  
MINIMUM LOT WIDTH: 200'  
LOT SIZE: 48,006 SFT / 1.13 ACRES  
LOT DIMENSIONS: IRREGULAR
- LANDSCAPING:  
SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN
- STORM WATER DETENTION REQUIRED:  
STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY STORM WATER GUIDELINES.

## LEGEND

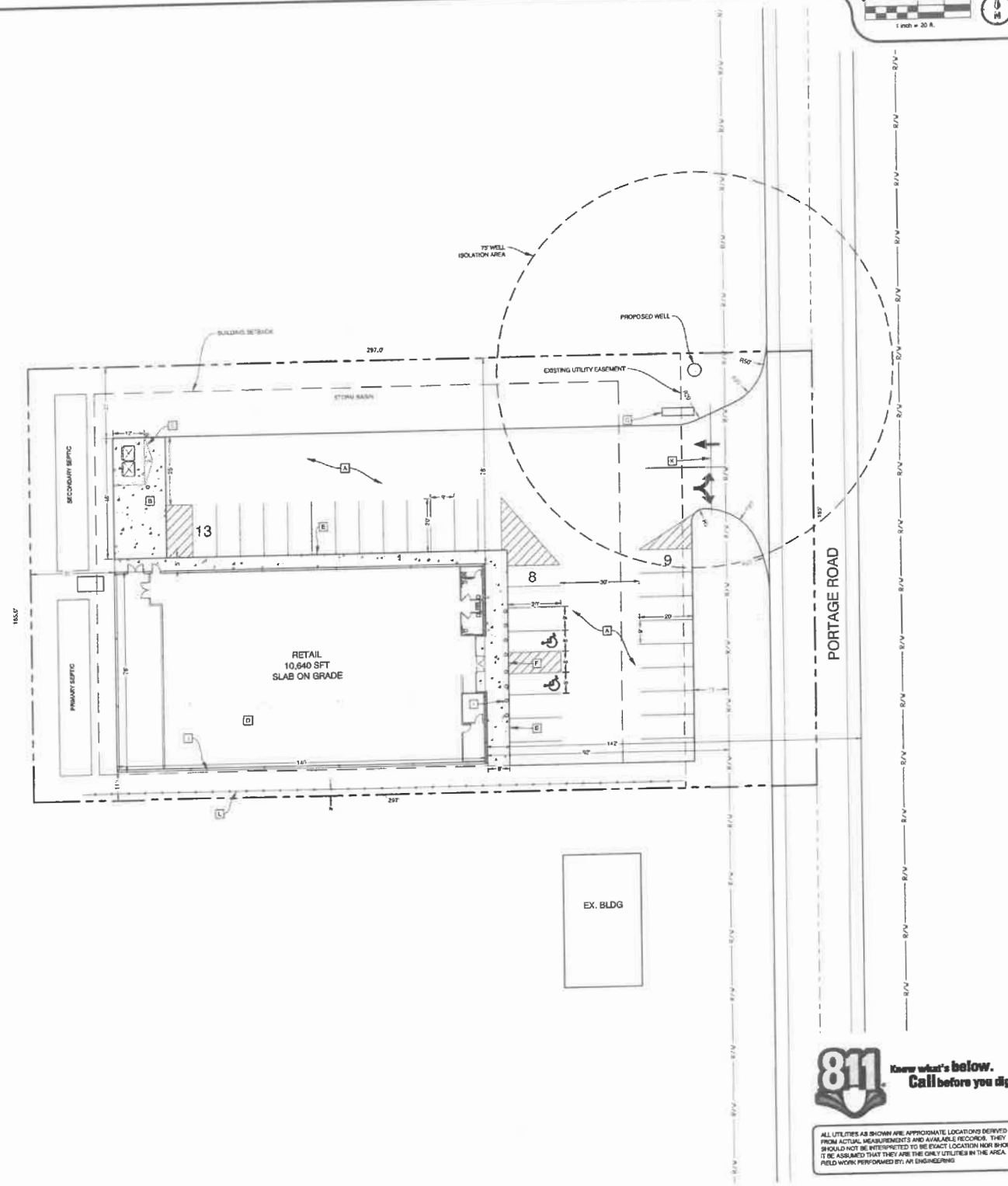
- CONCRETE PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK

## SITE PLAN NOTES

- CONCRETE PAVEMENT.
- 20'X40' CONCRETE PAD/LOADING AREA.
- 18"X18" (MIN.) CONCRETE DUMPSTER PAD (PROVIDE 18" X12" DUMPSTER ENCLOSURE AREA FOR (2) STD DUMPSTERS).
- PROPOSED HVAC CONDENSERS LOCATED ON THE ROOF. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- INTERNAL CURB/WALK.
- AT-GRADE RAMP.
- PROPOSED LIGHTED PYLON SIGN W/ UNDERGROUND ELECTRICAL.
- PROPOSED BUILDING SIGN.
- BOLLARDS - (8) TOTAL.
- DOWNSPOUT (TYP).
- 3" PVC CONDUIT FOR IRRIGATION LINE.
- 6" TALL SCREENING FENCE.

## GENERAL NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDIRECTION MAY OCCUR.
- ALL CURB RADI AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
- SLOPE GRADER UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING. SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.



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PLANS PREPARED BY:



DRAWN: LM  
CHECKED: JPR

No.	DATE	BY
0	1/22/23	JR
1		
2		
3		
4		

SITE LAYOUT  
VICKSBURG RETAIL  
MIDWEST V. LLC  
12900 PORTAGE ROAD  
SECTION 15, T4AS, R11W

SHEET TITLE:  
PROJECT:  
CLIENT:  
SITE ADDRESS:  
SITE SECTION:

JOB NUMBER  
23004221  
DATE  
12/29/2023

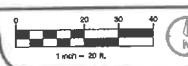
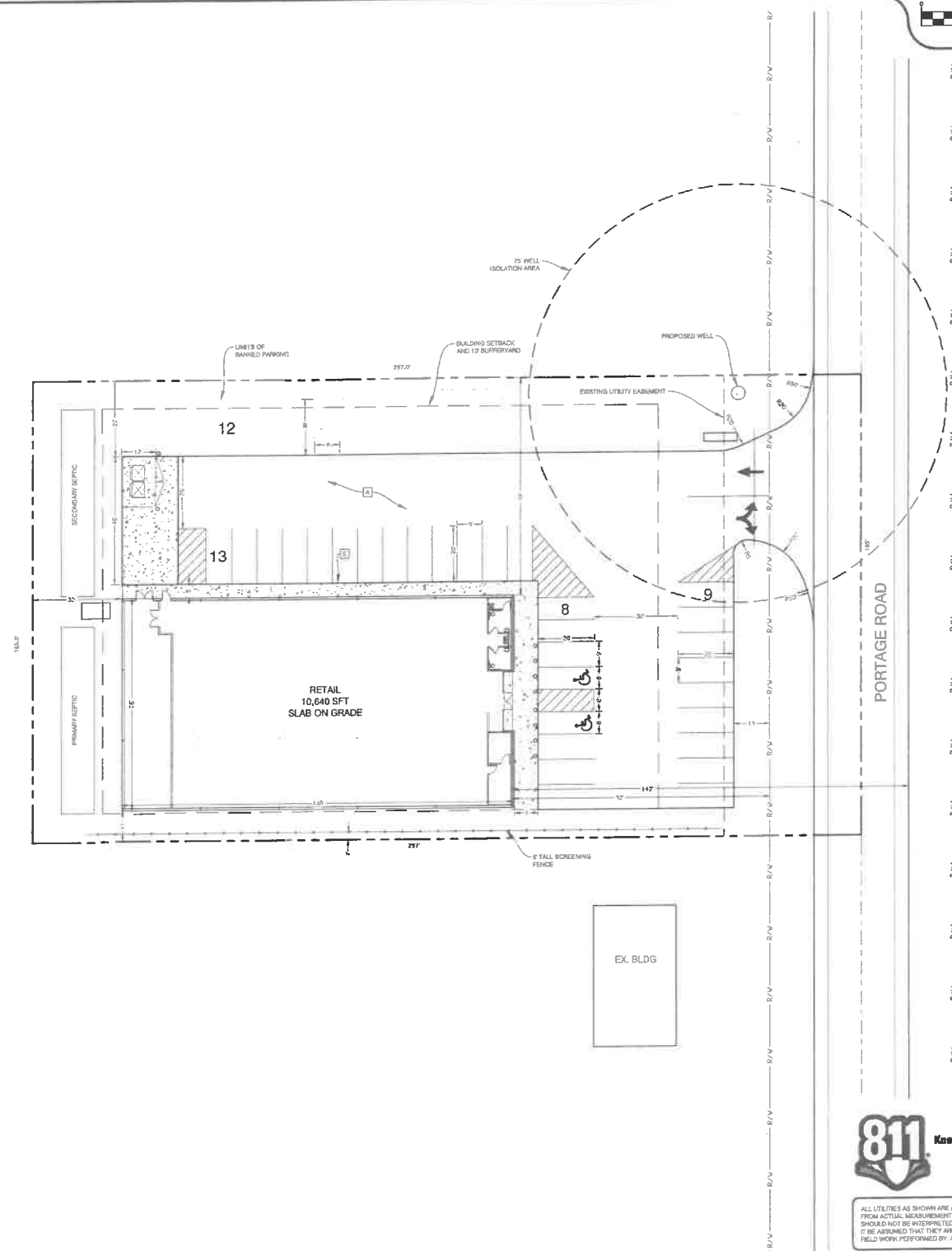
SHEET NUMBER  
C2.0

# SITE DATA

- PROPERTY INFORMATION:**  
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 SITE AREA: 49.005 SF (1.13 AC)  
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 129 S PORTAGE RD  
 VICKSBURG, MI 49097  
 DEVELOPER: MIDWEST V, LLC  
 PETER OLESZCZUK, MANAGER  
 1408 FULTON ST. 2ND FLOOR  
 GRAND HAVEN, MI 49417  
 PHONE: (616) 842-2030  
 FAX: (616) 842-1950  
 E-MAIL: PETER@WESTWINDCONSTRUCTION.NET
- ZONING:**  
 PROPERTY CURRENTLY ZONED:  
 LG-1 LOCAL COMMERCIAL DISTRICT  
 ADJUTING PROPERTY CURRENTLY ZONED:  
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 SOUTH: LG-1 LOCAL COMMERCIAL DISTRICT  
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 PROPOSED LAND USE = RETAIL STORE  
 \*PERMITTED USE IN COMMERCIAL DISTRICT
- PARKING:**  
 REQUIRED = (1) PARKING SPACE PER (200) SF OF GROSS FLOOR AREA  
 8,463 SF / 200 = 42  
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 BANKED 8'X20' SPACES = 12  
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- BUILDING:**  
 MAXIMUM HEIGHT: 35'  
 TOTAL AREA OF 10,640 SFT, (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL)  
 PROPOSED BUILDING COVERAGE: 22%  
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- LOT:**  
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 MINIMUM LOT WIDTH: 200'  
 LOT SIZE: 49,005 SFT / 1.13 ACRES  
 LOT DIMENSIONS: IRREGULAR
- LANDSCAPING:**  
 SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.
- STORM WATER DETENTION REQUIRED:**  
 STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY STORM WATER GUIDELINES

## LEGEND

- CONCRETE PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK



PLANS PREPARED BY:

**AR ENGINEERING**  
 ARCHITECTURAL & ENGINEERING  
 12000 PORTAGE ROAD  
 SECTION 15, TOWNSHIP 44S, RANGE 11W  
 VICKSBURG, MI 49097  
 PHONE: (616) 842-2030  
 FAX: (616) 842-1950  
 E-MAIL: PETER@WESTWINDCONSTRUCTION.NET

DRAWN: LM  
 CHECKED: JPR

No.	DATE	BY
0	12/28/23	JR
1		
2		
3		
4		

**ALT BANKED PARKING SITE LAYOUT OPTION**  
 VICKSBURG RETAIL  
 MIDWEST V, LLC  
 12900 PORTAGE ROAD  
 SECTION 15, TOWNSHIP 44S, RANGE 11W

SHEET TITLE  
 PROJECT  
 CLIENT  
 SITE ADDRESS  
 SITE SECTION

JOB NUMBER  
**23004221**

DATE  
**01/19/2024**

EXHIBIT  
**A**



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