



SCHOOLCRAFT TOWNSHIP ZONING BOARD OF APPEALS MEETING

March 7, 2024

Call to Order

Roll call:

Approval of Agenda:

Approval of Meeting Minutes of January 25, 2024

New Business:

1. Application of Midwest V LLC for a variance from parking count and off-street parking

Adjournment

***Public comments will be limited to 3 minutes per individual. Time will not be yielded to another individual.**

MINUTES OF THE SCHOOLCRAFT TOWNSHIP
ZONING BOARD OF APPEALS MEETING
HELD THURSDAY, JANUARY 25, 2024

A meeting of the Schoolcraft Township Zoning Board of Appeals was held on Thursday, January 25, 2024, pursuant to the Open Meetings Act.

Members Present: Terry Blodgett, John Gardner, Ray Hocesvar, Gary Steensma, Jack Westendorp

Members Absent: None.

Also Present: Mike Homier of Foster, Swift, Collins and Smith, attorneys for Schoolcraft Township.

Chairperson Terry Blodgett called the meeting to order at 7:00 p.m.

Approval of Agenda

A motion by Commissioner Gardner supported by Commissioner Westendorp, to approve the agenda. Motion carried 5-0

Review and Approval of Minutes

Members of the Zoning Board of Appeals reviewed the minutes of the November 9, 2023, meeting. A motion by Commissioner Hocesvar, supported by Commissioner Westendorp, to approve the minutes of the November 9, 2023, meeting. Motion carried 5-0-0.

Public Comments: None.

New Business: None.

Old Business

- a. Continued discussion of the application of Geoffrey Clapp for a variance from setbacks (high water line) and side property line. Motion by Commissioner Gardner, supported by Commissioner Westendorp to adopt a resolution granting the variance request regarding 14589 N. Barton Lake Dr. Motion carried 5-0

Commissioner Comments: None.

Adjournment

A motion by Commissioner Gardener Hocesvar, supported by Commissioner Westendorp, to adjourn the meeting. Motion carried 5-0-0.

**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 bufferyard 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:

1/31/24

Deposit Fee Received By:

E Brown

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@schtwp.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

ZONING ADMINISTRATOR’S REPORT

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

APPLICANT/OWER: MIDWEST V LLC
1435 FULTON ST – 2ND 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.

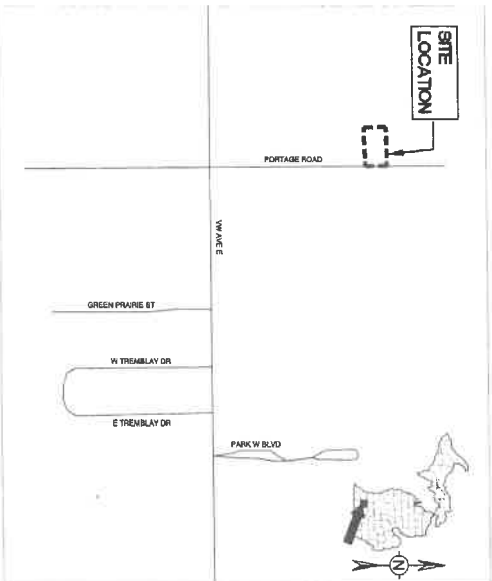
NOTE: IN DISCUSSION WITH THE PROJECT CONTACT, THE ONLY WAY TO GET THE NUMBER OF PARKING SPACES REQUIRED THROUGH THE PARKING VARIATION SECTION, WOULD CREATE A SETBACK ISSUE. THE RIGHT SIDE OF THE PARKING SPACES WOULD BE 7’ FROM THE PROPERTY LINE, NOT THE REQUIRED 10’.

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ZONING ADMINISTRATOR	DATE

1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.

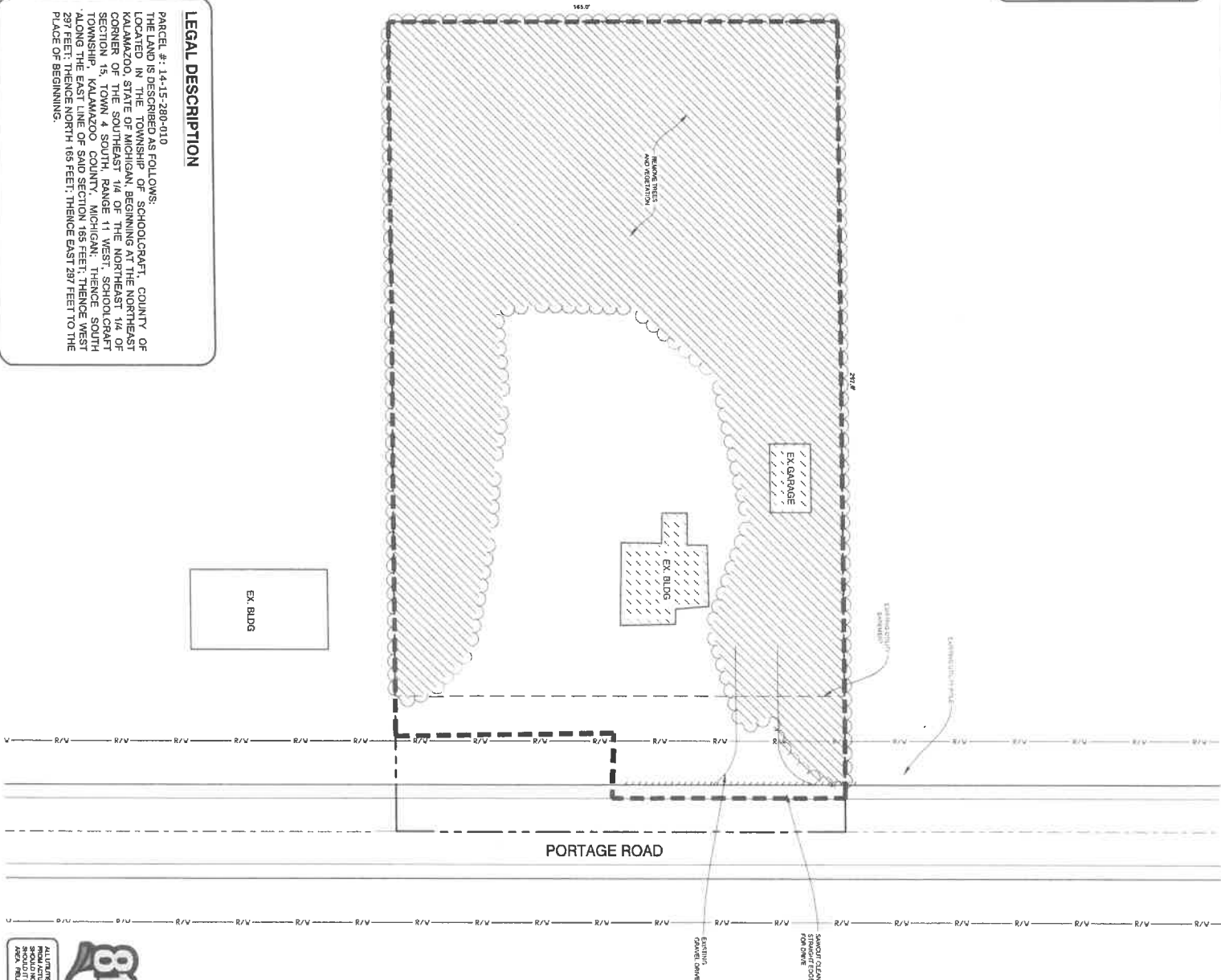
1. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS NECESSARY TO PROCEED WITH THE WORK. SUCH PERMITS, EASEMENTS, AND RIGHTS SHALL NOT BE LIMITED TO THOSE REQUIRED BY THE MILWAUKEE CODES, ORDINANCES, AND REGULATORY COMMISSIONS.
3. CONTRACTS SHALL BE SET BY 1-800-828-1717 FOR LOCATION OF UNDERGROUND UTILITIES. A WARNING SHALL BE PLACED AT THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY OWNERS WHO ARE NOT PART OF THE CITY OF MILWAUKEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE INFORMATION FROM THE UTILITY OWNERS WHO ARE NOT PART OF THE CITY OF MILWAUKEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE INFORMATION FROM THE UTILITY OWNERS WHO ARE NOT PART OF THE CITY OF MILWAUKEE.
4. DRAINAGE 1. REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
5. ALL SOIL REMOVAL CONTROL MEASURES SHALL BE IN PLACE PRIOR TO GRADATION.
6. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOLOGICAL REPORT.
7. ALL EXISTING UTILITIES ARE TO BE REMOVED AND ACCEPTED AS SHOWN PRIOR TO COMPLETION OF WORK.
8. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRUCKING SOIL, AND ADJACENT ROADWAYS. CONTRACTOR SHALL BE IMMEDIATELY INFORMED OF ANY VIOLATIONS OF THE MILWAUKEE CODES, ORDINANCES, AND REGULATORY COMMISSIONS. VIOLATIONS SHALL BE SUBJECT TO ENFORCEMENT BY THE MILWAUKEE POLICE DEPARTMENT. VIOLATIONS SHALL BE SUBJECT TO ENFORCEMENT BY THE MILWAUKEE POLICE DEPARTMENT. VIOLATIONS SHALL BE SUBJECT TO ENFORCEMENT BY THE MILWAUKEE POLICE DEPARTMENT.
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NOT TO SCALE

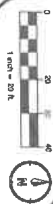


PARCEL #: 14-15-280-010
THE LAND IS DESCRIBED AS FOLLOWS

THE LAND DESCRIBED WAS 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 SOUTHWEST ALONG THE EAST LINE OF SAID SECTION 155 FEET; THENCE WEST 297 FEET; THENCE NORTH 165 FEET; THENCE EAST 287 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



BAR ENGINEERING

DRAWN:	LM
CHECKED:	JPR

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

REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF THE NATIONAL ARCHIVES IS PROHIBITED

VICKSBURG RETAIL
MIDWEST V, LLC
12900 PORTAGE ROAD
SECTION 15 T04S R11W

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

JOB NUMBER
23004221

DATE
12/29/2023

SHEET NUMBER

C1.0

SITE DATA

1. PROPERTY INFORMATION:
PARCEL #S: 14-15-280-010
57TH AVE. 48.008 SF (1.34C)
OWNER: USA RETAIL & MFG PORTFOLIO
12919 PORTAGE RD
VICKSBURG, MS 39077
2. ZONING:
PROPERTY CURRENTLY ZONED: LT - LOCAL COMMERCIAL DISTRICT
ADJUTING PROPERTY CURRENTLY ZONED: LT - LOCAL COMMERCIAL DISTRICT
SOUTH: LT - LOCAL COMMERCIAL DISTRICT
WEST: LT - LOCAL COMMERCIAL DISTRICT
EAST: LT - LOCAL COMMERCIAL DISTRICT
PROPOSED USE: RETAIL STORE
PREVIOUSLY USED: RETAIL STORE
PREVIOUSLY USED IN COMMERCIAL DISTRICT
3. SETBACKS:
FRONT = 40'
SIDES = 10'
REAR = 25'
4. BUILDING HEIGHT: 35'
MAXIMUM BUILDING HEIGHT: 35'
TOTAL AREA OF 10,840 SFT (SEE FLOOR PLAN AND RETAIL SLAB ON GRADE) 224'
MAXIMUM BUILDING COVERAGE: 224'
MAXIMUM BUILDING COVERAGE: N/A
5. PARKING:
REQUIRED = (1) PARKING SPACE PER 2000 SF.
TOTAL PARKING SPACES: 42
PROVIDED - STANDARD 9'X20' SPACES = 30
TOTAL PROVIDED: 30
6. VARIANCE REQUIRED

LEGEND

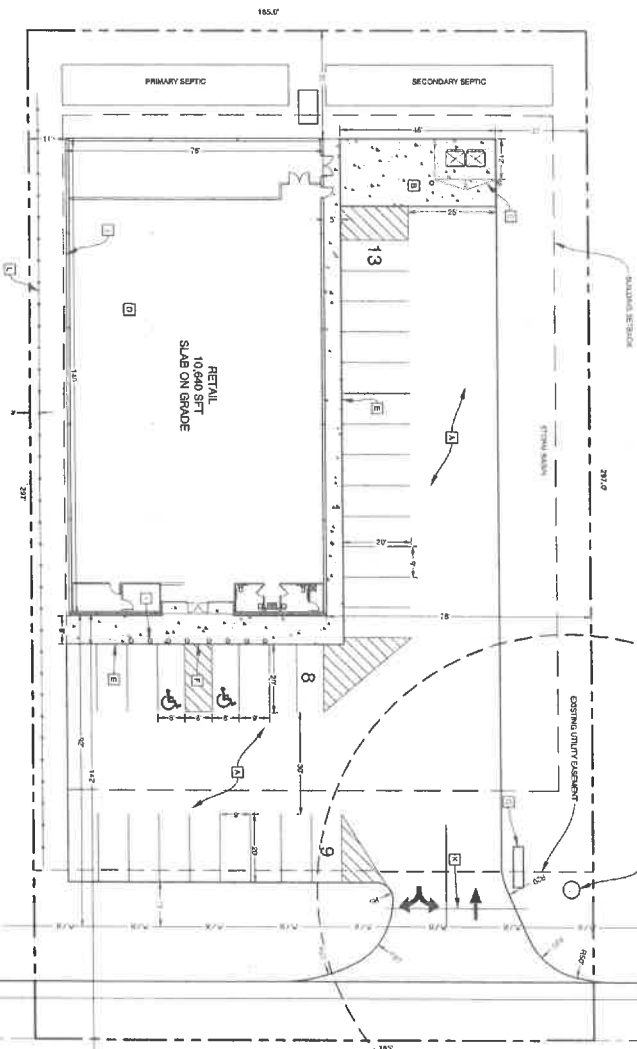


SITE PLAN NOTES

1. CONCRETE PAVEMENT
2. 30'X4' CONCRETE PAVEMENT AREA
3. 10'X10' (MIN) CONCRETE DRAIN-STEEL PROVIDE IF DOWNPOUT (TYP)
4. PROPOSED 10'X10' CONCRETE DRAIN-STEEL PROVIDE IF DOWNPOUT (TYP)
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88. PROPOSED 10'X10' CONCRETE DRAIN-STEEL PROVIDE IF DOWNPOUT (TYP)
89. PROPOSED 10'X10' CONCRETE DRAIN-STEEL PROVIDE IF DOWNPOUT (TYP)
90. PROPOSED 10'X10' CONCRETE DRAIN-STEEL PROVIDE IF DOWNPOUT (TYP)
91. PROPOSED 10'X10' CONCRETE DRAIN-STEEL PROVIDE IF DOWNPOUT (TYP)
92. PROPOSED 10'X10' CONCRETE DRAIN-STEEL PROVIDE IF DOWNPOUT (TYP)
93. PROPOSED 10'X10' CONCRETE DRAIN-STEEL PROVIDE IF DOWNPOUT (TYP)
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99. PROPOSED 10'X10' CONCRETE DRAIN-STEEL PROVIDE IF DOWNPOUT (TYP)
100. PROPOSED 10'X10' CONCRETE DRAIN-STEEL PROVIDE IF DOWNPOUT (TYP)

GENERAL NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS OR DISCREPANCIES ON DRAWINGS BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. NO CONSTRUCTION OF ANY TYPE SHALL BE PERMITTED UNTIL THE DISCREPANCY IS RESOLVED.
3. ALL DIMENSIONS AND TOLERANCES ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE OF CURB SHALL BE SHOWN AND INTERNAL WITH SIDEWALK AT PAVING EDGE.
4. SLOPE GRADES UNIFORMITY BETWEEN ELEVATIONS SHOWN, NORMAL GRADING, SLOPE SIDEWALKS AWAY FROM BUILDING AT 1% PER FOOT ON ENTRY PAVEMENT.



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM UTILITY LOCATIONS AND AVAILABLE RECORDS. THEY ARE NOT TO BE CONSIDERED AS EXISTING UTILITIES IN THE FIELD. FIELD WORK IS REQUIRED TO VERIFY ALL UTILITIES IN THE FIELD.

PLANS PREPARED BY:



DESIGNED BY	LM
CHECKED BY	JR

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

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

SITE LAYOUT
VICKSBURG RETAIL
MIDWEST V, LLC
12900 PORTAGE ROAD
SECTION 15, T04S, R11W

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

JOB NUMBER
23004221
DATE
12/29/2023

SHEET NUMBER
C2.0

