

Agenda

Parchment Planning Commission

January 24, 2024 – 6:00 pm

Kent DeBoer, Chairperson
Sandy Bliesener
Caleb Brooks
Nancy Stoddard, City Manager

Cheryl Lyon-Jenness
Sara Dean
Rebecca Harvey, Zoning Administrator

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - a. Minutes from November 29, 2023
- 4. Additions/Changes to the Agenda**
- 5. Citizen Comments** – When called upon by the Chairperson, state your name, address, and you will be allowed up to 5 minutes for your comments.
Reminder: You will be making a statement, without discussion from the Planning Commission.
- 6. Old Business**
 - A. Article 15, Signs
 - B. City Attorney Review of Draft Amendments
 - C. Revised Amendments per PC/City Attorney Review
 - D. Schedule for Public Hearing – February 2024
- 7. New Business**
 - A. Election of Officers
 - B. 2023 Planning Commission Annual Report
 - C. 2024 Planning Commission Work Plan
 - D. 2024 Planning Commission Meeting Schedule
- 8. Next Meeting, Joint Meeting of the City Commission, Planning Commission, and Zoning Board of Appeals – February 28, 2024 at 6pm**
- 9. Adjournment**

Planning Commission Meeting Minutes
November 29, 2023

1. **Call to Order at 6:05pm**
2. **Roll Call** – Chairperson DeBoer, Commissioners Dean, Tecca, Lyon-Jenness, and Bliesener, City Manager Stoddard, and Zoning Administrator (ZA) Harvey.
3. **Approval of Minutes – October 25, 2023**
 - Motion to accept the minutes by Lyon-Jenness and supported by Bliesener. All ayes.
4. **Additions/Changes to the Agenda** – No changes
5. **Citizen Comments**
 - No comments
6. **Old Business**
 - A. **Article 15, Section 15.6 – Signs**
 - Chairperson DeBoer turned the conversation over to ZA Harvey; he commented that he did not see any changes that were needed.
 - Bliesener agreed.
 - DeBoer asked if the Public Hearing for the Article 15 would be held at the January 24, 2024 Planning Commission (PC) meeting. ZA Harvey confirmed.
 - ZA Harvey commented that Section 15.6 is the section that had the most changes – adding standards and a table to the section. She stated that three major changes were made:
 - 1) Matrix added - Changes may be made to the matrix, if needed.
 - 2) Temporary Signs – The PC has a new way to deal with temporary signs.
 - 3) Murals – This new section may be kept or removed by the PC. Murals are not signs but an expression of art as long as there are not products being advertised in them.
 - Bliesener said it would make sense to have the Type 2 Murals reviewed by the PC. Reviewing for commercial advertising.
 - Dean mentioned the wording which used the term “subject to”; did this mean it’s the PC’s right to review it. ZA Harvey confirmed.
 - ZA Harvey said that regulating artwork is best left in a hands off position. As long as it is just artwork, not an advertisement. The PC could render an opinion if desired.
 - Bliesener recalled the example of the candy mural painted on a building as a good example. She has been at meetings where the artwork was questioned.
 - ZA Harvey will remove the G1 section (as no review is required) and reword the G2 section as reviewed by the PC.

- Chairperson DeBoer stated that he liked the use of the graphics
- Dean agreed.
- ZA Harvey stated that if the PC accepts this draft, then it may be pushed to a Public Hearing in January 2024.
- Lyon-Jenness asked that page 15 be explained. Her thoughts were for the sign at City Hall.

7. New Business

A. Updated PC Work Plan

- Chairperson DeBoer asked ZA Harvey for help with the 2024 Work Plan. He noted that the Commercial/Industrial Assessment had not been done from 2023.
- ZA Harvey said that the Commercial/Industrial Assessment was set aside in order for the Short Term Rental ordinance to be explored. The Sign ordinance brought up issues that needed to be addressed so that was prioritized. The Commercial/Industrial Assessment will be added to the 2024 Work Plan.
- ZA Harvey mentioned that a zoning ordinance update was needed for Child Care Facilities, because of an amendment to the State Law. This will be on the PC 2024 Work Plan.
- Chairperson DeBoer asked if they needed to add any more items to the 2024 Work Plan. It appears that the Commercial/Industrial Assessment may take some in-depth review.
- Bliesener stated that the January meeting would include an election of officers, the Public Hearing, and the annual work of the PC.
- ZA Harvey stated that the Child Care Facilities would be scheduled for February. The Commercial/Industrial Assessment would be scheduled for March, April, and May. She will look at the previously presented list of changes needed to add items to the 2024 Work Plan.

8. Comments from Planning Commissioners

- Chairperson DeBoer stated that he would prepare the Annual Report for the City Commission. He also asked about the EPA Work Plan Update from David Stegink, Fishbeck; it will be presented at the Monday, December 4, 2023 City Commission meeting. He asked Commissioner Dean to give an update of the Graphic Packaging odor issue.
- Dean stated the last update was October. The comment window of opportunity was now closed. Graphic Packaging is installing odor monitors to capture additional chemical outputs, per the request of citizens
- Chairperson DeBoer inquired about the mounds of dirt on the north side of Mosel?
- Bliesener had heard that they were being hauled away to a landfill.

- Chairperson DeBoer expressed his thanks to City Manager Stoddard and Zoning Administrator Harvey for keeping the PC on track through this past year. Bliesener echoed the thanks.
- Lyon-Jenness asked what happens when a sale of land is approved by the City Commission. She inquired about the ability of the City to take back the property if the developer was unable to develop it. The City Manager stated that there is a Declaration of Covenants and Restrictions within the purchase agreement to reacquire the property, if necessary.
- Commission members and the City Manager expressed their appreciation to Commissioner Tecca for his work on the PC, as he completes his term.

9. Next Meeting – Wednesday, January 24, 2024 at 6pm

10. Adjournment – Motion by Lyon-Jenness, supported by Tecca. All ayes. Meeting ended at 6:35 pm.

Nancy Stoddard

From: Rebecca Harvey <rebeccaharveya1cp@gmail.com>
Sent: Monday, January 22, 2024 9:31 AM
To: Nancy Stoddard
Subject: Fwd: City of Parchment - proposed amendments to Article 15 - Signs

Per my last email . . this is the written review of Article 15 from Bob that should be included in the PC packet.

I see you received it when I did . . so you may have already copied it for the packet. I'm working on revising the draft amendments to Article 15 per Bob's review and will forward that shortly.

----- Forwarded message -----

From: Robert Soltis <rsoltis@fordkriekard.com>
Date: Thu, Dec 7, 2023 at 11:54 AM
Subject: RE: City of Parchment - proposed amendments to Article 15 - Signs
To: Rebecca Harvey <rebeccaharveya1cp@gmail.com>
Cc: Nancy Stoddard <manager@parchment.org>

Becky:

Thanks for sending me over the proposed sign amendments to our Zoning Ordinance. Please consider the following comments and questions:

- Section 15.2, Definitions, Banner: Forgive my ignorance, but what is a feather banner? Does it need to be defined?
- Section 15.2, Definitions, Billboard: Should we have any regulation of the size of a billboard?
- Section 15.2, Definitions, Electronic Display Sign: Can a video display sign also be a billboard? Should a distinction in the definitions be made?
- Section 15.2, Definitions, Sign Height: Should height be the first word?

- Section 15.2, Definitions, Public Sign: Would you consider changing "public official" to "public entity"? DPW may actually erect the sign, but it's really determined by the City Commission in this case.
- Section 15.4(c), Prohibited Signs, Abandoned Signs: Would it be clearer to change the language to "signs for activities not active" or something along that line?
- Section 15.4(e), Prohibited Signs, Signs Placed on Pole: Does Section 15.4(e) cover posters, flyers, garage sale notices, lost pet signs, etc., which people put on telephone poles? Should we?
- Section 15.5(c), General Sign Regulations, Sign Materials: Typo in second sentence. Should be "by", not "buy."
- Section 15.5(d)(1) and (d)(3), General Sign Regulations, Sign Illumination: Rather than use "Residential Zoning District", should be consider "residential use" which, obviously, may not necessarily be in a residentially zoned District?
- Section 15.5(d)(5), General Sign Regulations, Sign Illumination: Does that mean that Boy Scout Christmas tree sales where they hang up lights around the lot are prohibited?
- Section 15.6(f), District Sign Regulations, Changeable Copy Signs: We don't define "electronic graphic display sign." Should it be defined or somehow separated from "changeable copy signs" or deleted?
- Section 15.6(g), District Sign Regulations, Murals: Could tagging or some other painting on a wall be argued to be a Type 1 Mural?
- Section 15.9(b)(1), Nonconforming Signs, Continuance of Lawful Nonconforming Signs: Could "aggravate" be changed to "enlarge?"

Those are the questions that came to my mind. The Planning Commission and you have

done an excellent job of trying to tack down requirements for signs. Signs are a common source for litigation. As you and the Planning Commission know, signs have to be content neutral or they are subject to strict scrutiny by the Courts. That is a difficult standard to defend.

Please share these thoughts and questions with the Planning Commission. If I can assist in any way, please let me know.

P.S. On a different subject, the Mill is presently zoned PUD/Mixed Uses. I believe that was done with the idea that the Mill property would be sold as a whole to allow a developer to put mixed uses throughout the former Mill. It now appears that the properties will be sold by individual parcel. What are your thoughts on whether PUD or zoning for each particular parcel for the use that the new owner intends would be more desirable? Let me know.

Thanks.

Bob

Robert A. Soltis

Ford, Kriekard, Soltis & Wise, P.C.

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Portage, MI 49024

(269) 323-3400 (phone)

(269) 323-3418 (fax)

From: Rebecca Harvey <rebeccaharveyaicp@gmail.com>

Sent: Monday, November 20, 2023 4:10 PM

To: Robert Soltis <rsoltis@fordkriekard.com>

Cc: Nancy Stoddard <manager@parchment.org>

Subject: City of Parchment - proposed amendments to Article 15 - Signs

Good afternoon Bob,

In June, the PC had a discussion regarding elements of Article 15 - Signs in response to issues/questions I had raised. As a result of that discussion, the PC requested that I review Article 15 in its entirety and provide them with a technical review for their consideration. In July, I presented the PC with a technical review of Article 15 - Signs, as requested. I have attached that review here for your reference.

Following their discussion in July, the PC requested that I develop proposed amendments to Article 15 that respond to the issues/questions raised in the technical review. The PC then completed review of those proposed amendments at their September and October meetings . . . and subsequently requested your review of the draft amendments with an aim toward holding a public hearing on the amendments in January. To that end, please find attached the PC's proposed amendments to Article 15 - Signs for your review. I am forwarding the draft text in both a ~~strikeout~~/bold format and a clean copy format for your convenience.

Let me know if you have any questions or would like to discuss any element of the revised draft text. I think the PC may find it helpful to have your review comments in writing. Please feel free to provide those in the form of a document mark-up or in an email.

Please proceed with preparing the public hearing notice for these amendments as well. That way they will be prepared to move forward as soon as your review is complete.

Thanks.

Becky

2023 Annual Report of the Parchment Planning Commission

Planning Commissions are created by authority given to local units of government (City Commission) by the Michigan Planning Enabling Act.

This Annual Report is required by Parchment Ordinance 34, Article IV, Section 34-51 thru 34-62.

The Planning Commission (PC) meets on the 4th Wednesday of each month at 6pm at Parchment City Hall. During 2023 the PC met 10 times. The February meeting was canceled due to weather. The PC did not meet in December.

One public hearing was held over the course of two consecutive meetings.

The Planning Commission established a 2023 Work Plan.

2023 Work Plan Items

Zoning Ordinance Updates

1) Child Care Facilities.

Status: 2024 Work Plan Item

2) Sign Ordinance.

Status:

Assessment 6.13.23

Technical Review 7.26.23

Draft #1 (Part 1) 9.27.23

Draft#1 (Parts 1&2) 10.25.23

Section 15.6- 11.29.23

Public Hearing 1.24.24

Zoning Ordinance Amendments for Consistency with Master Plan

3) Master Plan, Zoning Ordinance Review-Select/Prioritize Work Items for 2023.

Status: Completed

3.22.23/4.26.23

4) Supplemental Standards- Sidewalks, Bike Racks.

Status: Completed

Draft#1- 7.27.22

Public Hearing 3.22.23

5) Supplemental Standards-Parking Requirements.

Status: Completed

Assessment 8.24.22

Draft#1-9.28.22

Draft#2-10.26.22

Public Hearing 3.22.23

6) Supplemental Standards-Solar Energy Facilities.

Status: Completed

Draft#1-10.26.22

Draft#2-11.30.22

Public Hearing 3.22.23/4.26.23

- 7) Site Plan Review Requirements.
 Status: Completed Draft#1- 6.22.22
 Draft#2- 7.27.23
 Public Hearing 3.22.23
- 8) Commercial/Industrial Districts-Design Standards Overlay.
 Status: In progress Assessment 5.24.23
 2024 Work Item
- 9) Residential Districts.
 Status: On Hold Assessment 5.24.23
 Discussion 6.13.23
 Draft#1-7.26.23
- 10) Planning Commission Training Session.
 Status: 2024 Work Item
- 11) Joint CC/PC/ZBA Meeting.
 Status: Complete 1.25.23

Outline of Planning Commission Activities

January

-Joint meeting between PC, CC and ZBA. Presentation by Zoning Administrator (ZA) Rebecca Harvey, "Coordination Between Zoning and PUD Designation of Mill Property."

February

-Meeting canceled due to weather.

March

-Held public hearing for Zoning Ordinance text amendments.
 -Discussion related to solar panels, solar farms, mill site roadways.
 -Discussed 2023 Work Plan.
 -Determined 2023 PC meeting schedule.
 -Reviewed PC draft of Annual Report.
 -Election of officers.
 -Received status report, by Cheryl Lyon-Jenness, of Park & Recreation Committee activities.

April

-Discussion related to solar panels & solar farms.
 -Re-opened public hearing for text amendments to Zoning Ordinance.
 -Added VRBO zoning issue to 2023 Work Plan.
 -Mayor & PC discussion related to roadways within mill site.
 -Received grant application status related to mill site redevelopment by City Manager.
 -Began discussion about Commercial/Industrial Districts.

May

-Status report on Fishbeck grant application/Land Bank role in process.
 -Review letter of intent from "Flybuzz".
 -Review letter of intent from "Mavcon".
 -Presentation by Rebecca Harvey regarding short term rentals.

June

- Continue discussion related to STR's.
- Review letter of intent from Fidel Coronado. Presentation by Mr. Coronado.
- Began discussion of Sign Ordinance.

July

- PC directed Zoning Administrator to not do any more work on STR's. PC tabled discussion.
- Reviewed memo from ZA Harvey related to signs, Article 15, and suggestions for "cleaning-up" this Article. Article 15 has been causing ZA headaches in trying to apply the Ordinance.
- Joint meeting with CC to review redevelopment schemes prepared by Mike Schwartz.

August

- Joint meeting with CC to review more detailed and refined schemes for mill site redevelopment.

September

- Review letter of intent from Dan Bussema on behalf of Parchment Vegetable Products Inc.
- Continue discussion with ZA Harvey related to Article 15 Sign Ordinance.
- Discussion among PC about reasons for tabling discussion related to STR's in the City.

October

- Reviewed draft of Article 15 "Signs".
- Up-date from City Manager related to "claw-out" clause included in mill property sales agreements.
- Up-date from City Manager related to status of Fishbeck work on mill site property.

November

- Review of Article 15, especially 15.6
- Discussion of items to be included in 2024 Work Plan.
- Discuss when public hearing for Article 15 should be held.

Respectfully Submitted,

Kent R. DeBoer, Planning Commission Chair, 2023



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2024 Work Plan

Work Plan Item	Priority	Status	Schedule
Required 5-Year Review of Master Plan			
MP Adopted 2021			Required Review – 2026
Zoning Ordinance Updates			
Child Care Facilities	1		Draft #1 – 2.28.24
Sign Ordinance			Assessment – 6.13.23 Tech Review – 7.26.23 Draft #1 – 9.27.23/10.25.23 Section 15.6 – 11.29.23 Atty Review – 1.24.24 P.H. – February, 2024
Zoning Amendments for Consistency w/ Master Plan			
MP/ZO Review – Select/Prioritize Work Items for 2024	1		1.24.24
Short Term Rentals (STRs)	2 (2023)	On Hold	Assessment – 5.24.23 Discussion – 6.13.23 Draft #1 – 7.26.23
Commercial/Industrial Design Standard Overlay District	1		Assessment – 5.24.23 March-June, 2024
Select 2-3 Items from Master Plan Work List			
Planning Commission Education/Training			
PC Training Session	1		
Joint CC/PC/ZBA Meeting	1		



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Zoning Amendments for Consistency w/ Master Plan

- Master Plan – Adopted 2021
 - Recommended Planning Studies and/or Zoning Ordinance Amendments
-

1 Z.O. Amendments – Residential Districts (see 2.22.23 Worksheet)

- Allow clustered residential subdivision design (SF – 2F dwellings)
- Provide for alternate, innovative housing types
 - Dwelling units as small as 400 square feet (“micro-housing”)
 - Guest houses
 - Accessory housing (“granny-flats”, “mother-in-law” apartments)
 - Row houses (zero lot line development)
 - ✓ Short-term rentals
 - Duplexes in single-family districts
 - Live-work units
- Allow a mix of housing types in new developments; discourage single-family-only developments
- Use density bonuses to incentivize clustered residential subdivision design and mixed housing developments
- Examine the possibility of dividing the R-M District into two districts based on the scale of the building . . . create one district for lower density multifamily housing such as townhouses, row houses, and duplexes; and another district would be for larger multifamily facilities

2 Z.O. Amendments – Commercial/Industrial Districts

- Reduce the street-front setbacks for commercial uses and all uses in the downtown area



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- Develop a *Design Standard Overlay* ordinance to ensure that new commercial and industrial establishments conform to and complement the aesthetics of existing businesses in Parchment
- Establish design standards that encourage local/small-scale business development
- Ensure businesses that link to the character of downtown Kalamazoo as an arts and entertainment center are allowed
- Allow commercial uses/activities where they serve as a buffer to or support industrial uses/activities

3 Z.O. Amendments - Riverfront

- Allow recreational-type commercial development within the floodplain in accordance with FEMA and NFIP rules
- Require development/redevelopment proposals for the riverfront area to prepare Environmental Impact Statements
- Develop clear guidelines based upon Federal Emergency Management Authority/National Flood Insurance Program rules/regulations that allow development within the floodplain which include flood-proofing requirements for commercial/industrial development

4 Z.O. Amendments – Supplemental Standards

- ✓ Require sidewalks where there are missing links
- ✓ Require bicycle racks
- ✓ Reduce parking requirements and limit parking lots to no more than 125% of the required parking
- ✓ Allow for installations of solar power generating facilities on rooftops

5 Z.O. Amendments – Site Plan Review

- ✓ Include environmental protection-related content requirements and review criteria



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- ✓ Require pollution prevention plans for all new commercial and industrial developments and redevelopment projects
- ✓ Require storm water management designs for all new developments and for redevelopments of existing properties
- ✓ Create a diagram of the development process
- ✓ Review the application/approval process for unnecessary impediments
- ✓ Review development proposals for bike-to-work and walk-to-work from nearby residential areas

6 Zoning Map Amendments

- Rezone the riverfront areas for commercial/recreational development
- The area south of the Central Business District is seen as an area where office/commercial development should be encouraged; the area north of the Central Business District should have its residential character maintained as much as possible, while allowing a limited office/commercial conversions

7 Subarea Plans/Studies

- Develop a riverfront redevelopment plan
- Develop a corridor improvement plan for Riverview Drive with Kalamazoo Township and the City of Kalamazoo
- Develop a corridor improvement plan for G Avenue with Cooper Township, Kalamazoo, Comstock, and Richland Townships
- Prepare a Natural Resources Inventory of the Kalamazoo River floodplain and immediately adjacent upland areas
- Consider coordinating zoning districts with Kalamazoo and Cooper Townships



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WORK PLAN Item #1: Z.O. Amendments – Residential Districts

Work Plan Elements

1. *Allow clustered residential subdivision design (SF – 2F dwellings)*

[This would involve amendment of the R-A, R-T and R-M Districts . . . and is used to offer alternative neighborhood layouts. Such an amendment would not address housing type.]

2. *Provide for alternative, innovative housing types:*

- Row houses (zero lot line development)
- Duplexes in single-family districts
- [Could add 'missing middle' housing options to the R-T District.]
- Dwelling units as small as 400 square feet ("micro-housing")

- Guest houses
- Accessory housing ("granny-flats", "mother-in-law" apartments)
- Live-work units

[Could provide for cottage (or courtyard) development, ADUs, live-work units and duplexes . . . in the R-A, R-T and R-M Districts. They are options that allow for a higher use of land within existing neighborhoods, without changing neighborhood character. This often is attractive to 'built communities' looking to provide additional housing.

- ✓ Short-term rentals – *On Hold*

3. *Allow a mix of housing types in new developments; discourage single-family-only developments*

[This would involve amendments to the R-T and R-M Districts that either incentivize or mandate mixed housing development.]



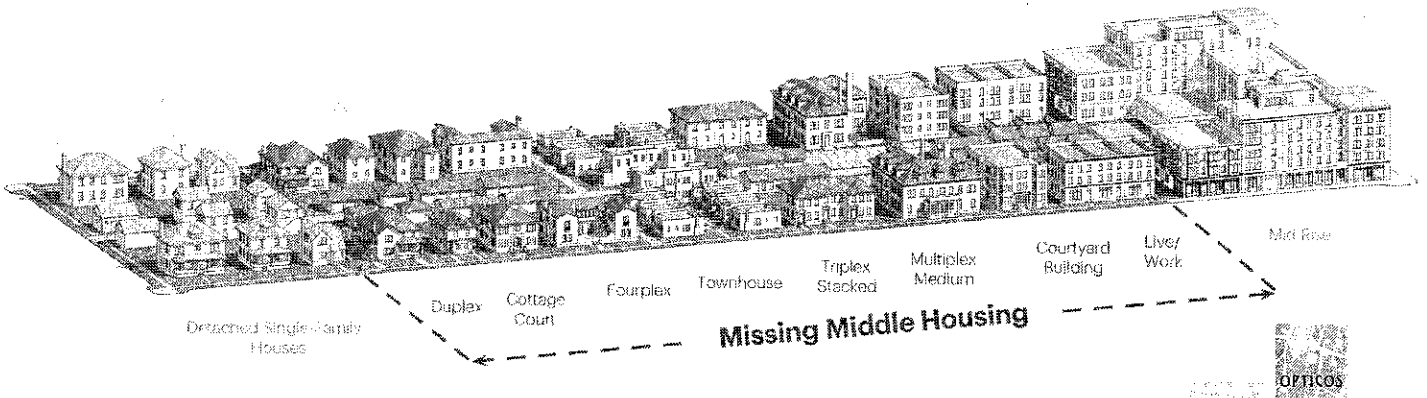
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- 4. Use density bonuses to incentivize clustered residential subdivision design and mixed housing developments

[This is one type of incentive available . . . and could be built in to the amendments under #1 and #3.]

- 5. Examine the possibility of dividing the R-M District into two districts based on the scale of the building, . . . create one district for lower density multifamily housing such as townhouses, row houses, and duplexes; and another district would be for larger multifamily facilities

[This approach may feel like a more comfortable way to 'allow for a greater mix of housing types in the City' than outlined in #2 . . . and would be a great way to start allowing 'missing middle' housing options if there are receiving areas within the City for an 'expanded' R-M District. 'Missing middle' housing is currently only allowed within the R-M District . . . under the use 'multiple-family dwellings'.]



Missing Middle Housing: These building types, such as duplexes, fourplexes, cottage courts, and courtyard buildings, provide diverse housing options and support locally-serving retail and public transportation options. We call them “Missing” because they have typically been illegal to build since the mid-1940s and “Middle” because they sit in the middle of a spectrum between detached single-family homes and mid-rise to high-rise apartment buildings, in terms of form and scale, as well as number of units and often, affordability. In the diagram below, the Missing Middle types are shown in yellow, providing many housing options in between the single-family homes and higher intensity apartment buildings, both shown in white.



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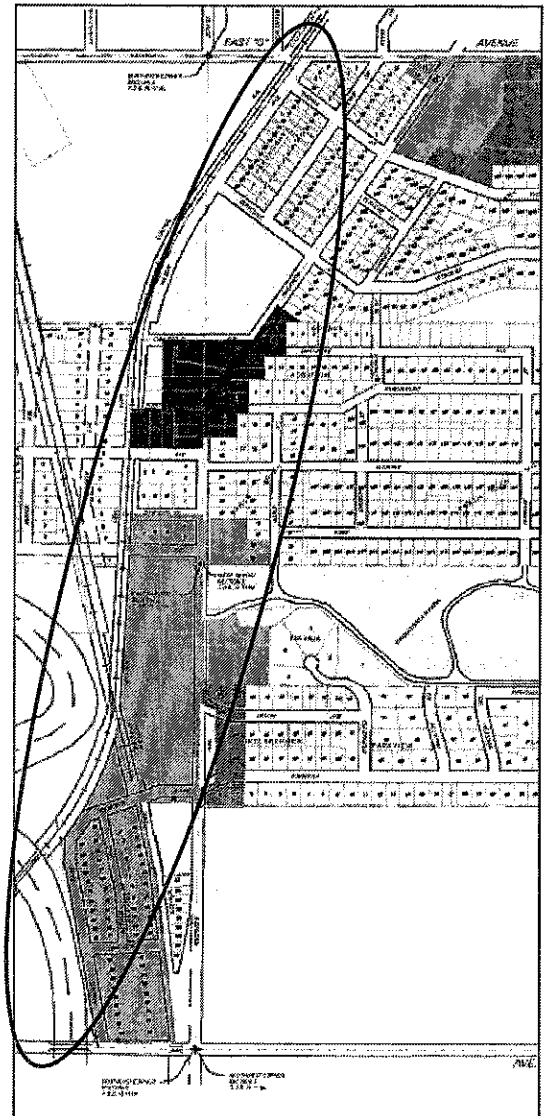
WORK PLAN Item #2: Z.O. Amendments – Commercial/Industrial Districts

Commercial/Industrial Zoning Overview (*master plan*)

- Commercial development is mostly located along Riverview Drive.
- Most properties along Riverview Drive are used for commercial activities.
- Future commercial development should remain along Riverview Drive.
- Additional areas appropriate for commercial development are found along Commerce Lane and generally between Riverview Drive and western boundary of the City.

Work Plan Elements

1. *Reduce the street-front setbacks for commercial uses and all uses in the downtown area.*
 - Commercial uses are allowed within the R-T, C-1, C-2, and C-3 Districts
 - The front (streetside) setback requirement in the R-T, C-2, and C-3 Districts is 25 ft; there is no minimum setback requirement in the C-1 District (downtown)
 - The 25 ft front setback requirement can be decreased to the average setback of buildings within 150 ft on either side of the lot



Step 1 – identify the existing front setbacks of buildings located within the R-T, C-1, C-2 and C-3 Districts



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Step 2 – compare existing front setbacks to setback standard; identify where nonconformities and/or inconsistencies exist

Step 3 – existing circumstances should be used to identify if the standard should be modified in order to achieve building alignment

2. *Develop a Design Standard Overlay ordinance to ensure that new commercial and industrial establishments conform to and complement the aesthetics of existing businesses in Parchment.*

- Develop as an 'overlay district'
- Apply to commercial/industrial zoning along Riverview Drive
- Use form-based standard approach - - max bldg. size; max setback; façade standards; transparency standards; building entrance design; etc.
- This approach could incorporate #1 and #3 for the commercial districts along Riverview Drive
- This approach could align w/ the design standards of the Mill PUD District.
- [Could combine this effort w/ the MP directive to 'conduct an historic architecture survey of the City and publish the results' . . . to provide the foundation for the design standards]

3. *Establish design standards that encourage local/small-scale business development.*

- Establish a maximum building size standard in the commercial districts.
- Amend the commercial districts to allow business incubator developments.

4. *Ensure businesses that link to the character of downtown Kalamazoo as an arts and entertainment center are allowed.*

- Review allowed uses within the R-T, C-1, C-2 and C-3 Districts
- Compare with allowed/existing uses in downtown Kalamazoo for coordination
- [Confirm medical-related offices/clinics are permitted uses in the R-T, C-2 and C-3 Districts, specifically along Riverview Drive]

5. *Allow commercial uses/activities where they serve as a buffer to or support industrial uses/activities.*

- This objective has largely been addressed through the Mill PUD District and the exiting commercial zoning pattern along Riverview Drive.