

Planners to face controversial dwelling plans

By JAMES SHAMP
Gazette Staff Writer

Two controversial dwelling projects will be considered Thursday night by the Kalamazoo City Planning Commission.

Commissioners will meet at 7:30 p.m. in the City Commission chamber on the second floor of City Hall to consider the proposed development of a \$4 million apartment complex at the west end of Winchell Avenue and a 108-unit development of a complex on 17 3/4 acres on Inkster Avenue adjacent to the Kleinstuck Preserve.

Residents of the Winchell area turned out in force Sept. 7 to oppose the proposed development of the Winchell Way planned unit development during the last session of the city's planning commission. But commissioners voted to delay any recommendation to the Kalamazoo City Commission on the project until Thursday.

That controversy involves a 2.28-acre parcel of hilly, wooded land near the west terminus of Winchell Avenue. The land, owned by Wilhelmina and Abram DeDoe, overlooks Asylum Lake.

The Lansing-based Altman Development Corp. is seeking city approval to build a 168-unit apartment complex at the site. But residents of the Winchell area have expressed strong opposition to the proposal, partly because of the added traffic on their streets.

City staff members have also

recommended denial of the request to build the complex, saying the city's comprehensive plan calls for the property to be used for low-density residential dwellings of no more than one to four units per acre.

The staff recommendation also is that the project "will have a negative impact on the environment, as the developer has not taken into consideration the natural features of the site."

City staff members, however, have recommended approval of a preliminary request from developers Robert and Adrian DeDoe and Richard Young for the planned unit development at 1040

Inkster — land owned by Mrs. Virginia Mellis.

The land is sometimes mistaken by area residents as part of the Kleinstuck Preserve because of its proximity to the wooded area owned by Western Michigan University. It's located at the east side of the preserve, bounded on the north by the YMCA and apartments; on the south by single-family dwellings; on the east by an office building, single-family homes and vacant land; and on the west by the preserve.

The proposed project would consist of 110 dwelling units, including two single-family homes, two duplexes, 36 two- and three-bedroom

townhouse dwellings and 68 two-bedroom apartments.

The DeDoe brothers, who recently developed the Oak Forest apartment complex on Green Avenue, plan to use architect services of F.L. Randall & Associates of Kalamazoo.

One of the single-family homes in the complex is the existing dwelling owned by Mrs. Mellis, according to Gary Neimick, of the city's planning division.

City staff members have recommended approval of the preliminary site plan, saying "the developer has taken into careful consideration the natural features of the site in locating build-

and parking areas which will have a minimal effect on the existing topography and natural vegetation of the site.

"The developer has also taken into consideration the location of the proposed residential uses in relationship to the existing uses within the neighborhood," the staff report says. The comprehensive plan and zoning also provide for this type of use for the land at the site, the report concludes.

But residents of the area have already expressed concern over the potential negative impact of the development on the Kleinstuck Preserve and the surrounding area.

Also to be considered at Thurs-

day night's meeting is a new city zoning ordinance to regulate certain "adult type" business establishments, including adult bookstores, cabarets, movie theaters and massage establishments.

The proposed ordinance would limit such establishments to Zone 4 (shopping district) areas, located at least 500 feet from any residential zoning district, church, school or playground.

Seven establishments in the city were noted in the staff report as meeting the definitions of "adult type businesses."

They include the Portage Street Bookstore, 1311 Portage, currently in a Zone 4 designated area; Club Zorba at 202 N. Rose and Big Daddy's at 1336 Ravine, both in Zone 2 areas; Cinema X, at 134 1/2 Portage, in a Zone 4 area; and three massage establishments.

The massage establishments include the Eslon-Swedish Massage Workshop, at 433 S. Rose; the Kalamazoo Center Health Club at 100 W. Michigan; and Peg's Massage at 803 Lake.

The staff report asks that the Kalamazoo City Planning Commission schedule a public hearing on the proposed "regulated-use" ordinance. The ordinance was originally requested by the Kalamazoo City Commission at a July 24 meeting.

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By James Shamp

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