

NFP Community Wide Meeting (3/21/19, 7:00 PM)

Questions:

1: What is the online address for the NFP project and documents?

[imaginekalamazoo.com/projects/nfp](http://imaginekalamazoo.com/projects/nfp)

2: I am worried about Woods Lake because of runoff pollution from pet fecal matter. Single family homes have an impact on the lake. Maybe we need restrictions on single family homes?

All development can have an impact. We understand that impacts to the environment occur not only from industrial or commercial development, but that single family homes can cause pollution and impacts as well. The overlay does not distinguish between different uses; rather, it addresses the natural features.

A vegetative buffer is required in the draft standards and will create a filter for pollutants before entering into surface waters. Other aspects of the Municipal Code and the County Health Department deal with pets and pet waste.

3: Is there a plan to get a lot of the separate departments, such as those mentioned above, on the same page?

The City will share the draft NFP with the county and other local jurisdictions to help with education and to compare practices.

4: In the power point presentation setbacks were discussed but specific numbers were not given. What are the setbacks?

The setback for wetlands/water resources is 15-25 feet depending on parcel size.

5: Are these setbacks arbitrary?

The setbacks were informed by research of best practices and policies, such as the Michigan DEQ Nonpoint Source BMP Manual and Michigan Low Impact Development Manual. The City has taken into consideration a variety of parcel sizes and adapted the setback to avoid regular variance requests.

6: If I am currently in the setback, can I get grandfathered in?

There are several considerations for existing structures that do not meet the requirements under the NFP Overlay. Generally if an existing structure does not meet a setback, it is permitted to continue and expand as long as it is not increases its non-compliance. There are also more specific standards for existing buildings that are on slopes or near slopes and how they can expand or not.

7: Flood Plains are so complex; did they receive mention in the ordinance as a result of public comment?

Yes. A reserved section was added to Draft 2.

8: I think a lot of people are concerned about Asylum Lake here. There is no talk of animal populations in the ordinance? This will result in animals moving into the neighborhoods. If we allow any construction in preserves, it will cause death, death of animals and death of humans. Why can't animals be a part of NFP Phase 2, Asylum is too precious of a place.

The locations where rare animals and plants have been identified are housed in a database managed by the Michigan Natural Features Inventory. The NFP Overlay requires parcel owners to check their parcel against the database. If rare species are located within a 2-mile radius of the parcel, then an on-site survey must be performed to confirm whether any rare species exist on the parcel. The Overlay also includes standards aimed at protecting areas of contiguous habitat, thinking of habitat corridors. Habitat corridors will also be added as a reserved section in the next draft.

9: Wildlife already goes places that are not included in the NFP Overlay. Can we add wildlife corridors to the ordinance?

Wildlife corridors may be hard to quantify and capture in a map. The hatched areas in the future land use map follow water for the most part, where a lot of wildlife resides. We need more time to determine the best steps forward in identifying wildlife habitat corridors. Habitat corridors will also be added as a reserved section in the next draft in the meantime.

10: Pervious versus impervious, why did the coverage requirements go from 15 to 20%, speaking specifically about waterfront properties?

We heard from residents that use of the waterfront is important. In looking at parcels throughout the Overlay and consulting the literature, 20% should still be protective and allow for more space for recreation and enjoyment of streams and lakes.

11: I really appreciate the city developing an NFP Overlay, but our blessed preserve could go away. Can we get a special designation for the preserve? Is there anything else we can do to protect this property?

The NFP Overlay standards are designed to protect natural features on parcels throughout the City, including on properties with multiple natural features, such as Asylum Lake. The City cannot restrict the development rights of a parcel such that it cannot be used; only an owner can make that decision.

12: How did the Master Plan decide that the zoning of a property near Asylum Lake Preserve should be changed from residential to commercial?

The properties at the corner of Stadium and Drake have two contexts – Stadium Drive is a busy commercial street and Asylum Lake is a natural area. The commercial designation reflects Stadium Drive and the NFP overlay reflects Asylum Lake.

13: Most people assume that the Vermulen property is part of the preserve. We would love to see a line item in the NFP Overlay for parcels around preserves. Also, we need to have an application up online to begin forming the NFP Review Board.

Staff is reviewing the standards as it relates to properties with multiple features and those actively managed for preservation purposes.

Staff is planning to start the application process around the Planning Commission hearing.

14: Half of the people are here because they are concerned with protection Asylum Lake. Are you saying I can just build at the top of the slope, and we will no longer have the nice views for people to enjoy.

The NFP Overlay requires buildings to be setback from the top and toe of a slope.

16: Is this presentation a broad description of each of the features?

Yes, this presentation is a summary of the standards and the features.

17: Is there a literature review?

No. However, in several places within the document we reference federal, state, and local manuals, guides, and policies.

18: A lot of people are concerned about the Asylum Lake Preserve, outline how the preserve will be protected.

Projects and properties will be evaluated by the owner or their architect, engineer, or consultant team when considering a development project.

19: Will citizens be on the NFP Review Board?

The review board must be made up of people who live or work in the Kalamazoo area with specific expertise or experience with Natural Features and/or development and one member who represents the development community (architect, engineer, landscape architect, etc).

20: Shouldn't some places just not be developed?

Please refer to #11.

21: I heard special protections for areas around preserves and parks are coming in NFP Phase 2, is this true or not?

NFP Phase 2 will include analysis that could impact the Overlay Map as well as the Overlay standards, but at this point we cannot state what the results would be specifically.

22: In NFP Phase 2 will there be any distinctions between private and public properties

Zoning does not make a distinction between who owns the property.

23: If the parcel is over an acre, is the setback 25 feet?

Yes, the setback for a water resource and wetland on parcels greater than 1 acre is 25'.

24: Is the setback from the property line or the natural feature?

The setback is from the Natural Feature.

25: Are vegetated buffers required to limit the pollutants or eliminate them?

The vegetated buffer along Water Resources will filter out pollutants, in some cases up to 90%. It also serves to slow runoff and allow some infiltration into the ground before getting into the lake or stream channel. The NFP Overlay also has more stringent storm water standards. This means more runoff coming directly from buildings and parking lots will be captured and treated on-site. It is important to have multiple ways that the runoff can be treated on each site.

26: In regard to prohibiting flashing lights, is there going to be anything in the ordinance about this?

Bright and flashing signs are included in the draft when located within 300' of a preserve. Other lighting restrictions are in place under the regular zoning regulations, such as down cut-off fixtures and limiting the intensity.