

City of Buchanan Planning & Zoning
302 North Redbud Trail,
Buchanan, Michigan 49107
Phone (269) 695-3844 x 19 Fax (269)695-4330

General Information Application
For Land Development
(Complete application must be filed with the Zoning Administrator)

1. Applicant and Owner Information

Applicant(s)

Principle Contact:

Name _____ Jennifer Tabor _____

Address _____ 413 E Front Street _____

City _____ Buchanan _____

State _____ MI _____ Zip _____ 49107 _____

Telephone _____ 773-931-1994 _____

Secondary Contact:

Name _____

Address _____

City _____

State _____ Zip _____

Agent or Attorney:

Name _____ John Colip/Kotz Sangster _____

Address _____ 12 Longmeadow Village, Ste 100 _____

City _____ Niles _____

State _____ MI _____ Zip _____ 49120 _____

Is this property held in a trust? No

Name of trust _____

Address _____ City _____

Property Owner(s)

Principal Contact:

Name _____ Jennifer Tabor _____

Address _____ 413 E Front Street _____

City _____ Buchanan _____

State _____ MI _____ Zip _____ 49107 _____

Telephone _____ 773-931-1994 _____

Architect (if applicable):

Name _____

Address _____

City _____

State _____ Zip _____

Engineer (if applicable):

Name _____

Address _____

City _____

State _____ Zip _____

Yes Note -- for all trusts--Provide, as an attachment, a statement from the trustee verifying the names of all owners

Address _____ City _____ State _____ Zip _____

2. Applicant and Purpose of Application

a. Applicant is (check one)

Property Owner Attorney Agent

Other (specify) Intended property owner with a signed purchase agreement.

b. This application is a request for the following City of Buchanan action (check the appropriate action(s) requested.

<input type="checkbox"/> Rezone of Property	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Land Division Approval	<input checked="" type="checkbox"/> Zoning Variance(s)
<input type="checkbox"/> Condominium Approval	<input type="checkbox"/> Plan Review with Plan Commission
<input type="checkbox"/> Other Action (please specify) _____	

c. The reason for the requested action(s) are as follows:

 The former Stark School building is obsolete and was abandoned in 2012, citing the size, lack of student population, and extensive repairs and maintenance as the reasons for the closure. For the same reasons, the building has a hardship returning to becoming a contributing asset to the community. A multi-use zoning variance is required to breathe economic vitality into the building and achieve the best and highest use of the space. The zoning variance will allow the entirety of the building to become a contributing economic, social, and cultural asset to the City of Buchanan, MI and surrounding Berrien County.

d. The specific section(s) of the Zoning Ordinance or other City ordinance(s) which address the amendment, variance, or other action which is being requested: _____

Section 24-03

e. The following questions must be answered only if the application contains a request for a zoning variance:

- (1) Are the conditions which prevent the development of the property the result of action by an individual who has or had the property interest in the subject property?
 Yes No
- (2) If the conditions were self – imposed (not hardship), please explain why the variance should be granted?

5. Site and Surrounding Property Information

a. Common address or property location of subject property:

_____ 502 Claremont Street _____

_____ Buchanan, MI 49107 _____

b. Legal Description (Attach additional sheet if necessary):

_____ See Addendum A _____

c. Permanent Real Estate Tax Identification Number: 11-58- 6210-0025-006

_____ This property has 2 Tax ID numbers. _____ 11-58-6200-0013-00-1

d. Parcel Size: _____ 65,341 _____ square feet

_____ 1.5 _____ acres

_____ 361 _____ dimension of lot frontage

_____ 181 _____ dimension of lot depth

e. What are the current land uses and zoning on the land and adjoining parcels of land surrounding the site?

	Current Zoning	Current Use of Land
On Site	_____ Residential _____	_____ Storage _____
Property Abutting – North of Site	_____ Residential _____	_____ Residential _____
Property Abutting – South of Site	_____ Residential _____	_____ Recreation _____
Property Abutting – East of Site	_____ Residential _____	_____ Residential _____
Property Abutting – West of Site	_____ Residential _____	_____ Residential _____

f. Describe any existing structures and the physical attributes of the site:

_____ Split-level brick building, built into a hill with 17,865 sq. ft. of livable space, adjoining parking lot, fenced grass area, and mature landscaping. Former home of Stark Elementary school that was an actively used from 1958 to 2012.

Description of the Proposed Development

a. Please describe the proposed use of the land and/or buildings assuming approval of the request:
See Addendum B

b. What is the proposed time frame for the build – out of the proposed development? 1-2 years

c. Please describe the number of buildings, square footage of each building and the total square footage of the development along with the required number of parking spaces for each intended use:

Building Use	Number of Buildings	Building Area (sq. ft.)	Total Building (sq. ft.)	Req. Parking
Single Family	_____	_____	_____	_____
Multi Family	_____	_____	_____	_____
Retail	_____	_____	_____	_____
Office	_____	_____	_____	_____
Industrial	_____	_____	_____	_____
Other	<u>1</u>	_____	<u>17,865</u>	_____

Other please specify type of use See Addendum C for sq. footage by use.

Totals 17,865

d. Please describe the number of water and sewer connections this development will require:

Building Use	Water Connections & Size	Sewer Connection
Single Family	_____	_____
Multi – Family	_____	_____
Retail	_____	_____
Office	_____	_____
Industrial	_____	_____
Other	<u>NA – No additional required</u>	_____

Other please specify type of use _____

Totals 0

- e. Will the building within this proposed development house any hazardous materials at occupancy?
 No
 Yes – Please continue by describing the type and quantity of materials:

4. Fire Department Approval of Site and Building Plans: See Richard Murphy

The City requires that the Fire Department must approve all site and building plans. This application and associated documentation must be approved by the Fire Chief or his designee. This approval can be arranged by calling the Fire Chief's office.

Approval Date: _____

Conditions Attached

By: _____

Yes

No

Title: _____

5. Required and Requested Attachments

- a. Add. D Plat of survey with legal description. See Attached
- b. All Existing Site plan of proposed use or project showing traffic patterns, parking locations and count, drainage patterns including detention areas, landscape plans, landscaping plans, exterior lighting locations and illumination pattern, building façade portrait and building size and location dimensions.
- c. Latest EPA Review Attached Floodplain / hazard map (engineers drawing or FEMA map showing location of subject project).
- d. Please include any additional comments or pertinent information below or on separate attachment to this application.

 1. Including the EPA Review fo Electrovoice from June 2020.

 2. Outline of room usage

6. Signature and Declaratory Statement

a. Please describe the reason that this petition should be granted:

_____The building has been vacant and presents an ongoing hardship for the community and future use. Since it will no longer serve the purpose it was designed for, a creative solution is required to maximize it's full potential, benefiting the community, City of Buchanan and Berrien County. The BAM Center is a positive and inclusive environment that will job train, educate, culture and provide much needed childcare and services to residents of every age in Buchanan and Berrien County.

b. **Required Attendance at Public Hearing and / or Plan Commission Meeting(s):** The Plan Commission and the Board of Appeals have established a policy requiring the applicant or a designed representative of the applicant shall be present at any meeting or public hearing at which the matter will be considered. Failure of the applicant or designee of the applicant to appear before the Plan Commission or Board of Appeals is ground to postpone consideration of the application.

a. Declaratory Statement: I _____ Jennifer Tabor _____, hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge and further, I acknowledge the attendance responsibilities of the applicant as set forth in paragraph b above.

b. Date: _____ 08/10/2021 _____

c. Applicant Signature: _____ *Jennifer Tabor* _____

d. Notary Public Certification Statement

I _____ *Jack White* _____, Notary Public in and for the State of Michigan hereby state that on the _____ *9th* _____ day of _____ *August* _____, 200*21*, the above captioned Applicant appeared before me and, under oath, stated that all matters contained in this

Jack White
Notary Public Berrien County Michigan
Acting in Berrien County Michigan
My commission expires September 24, 2024

Application for Land Development are true.

Notary Public

My commission expires _____ *09/24/24* _____

The following signature is required, for verification that this is a valid and complete application to be considered by the Plan Commission or Zoning Board of Appeals.

Date _____
Zoning Administrator

CITY OF BUCHANAN, MICHIGAN
SITE PLAN CHECKLIST
ITEMS REQUIRED ON SITE PLAN

1. Site Plan Drawn to scale – 1" = 100" or larger (example: 1" = 60", 1" = 50', 1" = 40' etc.)

2. Name of Project Noted.

- **BAM** – Bucktown Arts and Music Center
- **Skill** Sewing School
- Caring Hearts Daycare

3. Owner's and/or Developer's Name and Address Noted

Jen Tabor
413 E Front Street
Buchanan, MI 49107

4. Architect and or Engineer's Name and Address Noted

TBD

5. Date 08/20/2021

6. Scales of Drawing Noted on Plan

7. Existing Topography Shown at Intervals Not Less than Two (2) Feet

8. Building Coverage Noted (percentage of total size and total square footage to be shown)

9. Total Number of Parking Spaces Noted and Shown on Drawing

10. Building Dimensions Shown

11. Indicate Height of Buildings

12. Street Names Indicated (Existing and Proposed)

13. Indicate Existing and Proposed Right-of-Ways

14. North Arrow Shown

15. Locate Existing and Proposed Sanitary Sewers, Storm Sewers and Water Mains (Note for purposes of site plan review the proposed utilities need only be shown roughly)

16. Locate any Existing and Proposed Storm Water Detention / Retention Areas

17. Locate Existing Trees and Plantings

18. Note Location of Proposed Plantings

19. Note Location of all Sidewalks

20. Rough Sketches Showing Architectural intent.

BAM – Bucktown Arts & Music Center
Addendum A

EXHIBIT A

Legal Description of Property

Real property located at 502 Claremont Street, within the City of Buchanan, Berrien County, Michigan and legally described as follows:

Lots 25, 26, 27 and 28 in Parkridge No. 1, according to the plat thereof recorded in the office of the Register of Deeds for Berrien County, Michigan, on September 15, 1955, in Volume 14 of Plats, page 24, being in the City of Buchanan, Berrien County, Michigan.

Also Lot 13, Parkridge, according to the plat thereof recorded September 17, 1953, in Volume 13 of Plats, page 31, being in the City of Buchanan, Berrien County, Michigan.

Parcel No. 11-58-6200-0013-00-1 and 11-58-6210-0025-006 (the "Property")

BAM – Bucktown Arts & Music Center
Addendum B

The school building will be used for the following purposes:

- Art instruction
- Childcare Facility
- Community Center
- Dance instruction
- Instrument repair
- Leatherwork
- Martial Arts
- Music instruction
- Office
- Photography
- Recreation
- Residential
- Retail
- Sewing
- Storage
- Youth & Teen Activities

BAM – Bucktown Arts & Music Center
Addendum C

Usage by Square Feet (Greatest to Smallest)

Classroom

- Studio A	784
- Studio B	784
- Studio C	784
- Art Studio	784
- Sewing Studio	784
- Rehearsal A	840
- Rehearsal B	840
Total	5600

Childcare

- Childcare Room	1440
- Childcare Storage	288.75
- Childcare Coat	157.5
- Childcare Bath	48
- Childcare Office	162.75
- Recreation Area	2139
- Kitchen	450
Total	4688

Community

- 110 Event/Teen	784
- 108 Event/Teen	784
- Recreation Area	2139
- Kitchen	450
Total	4157

Residential

- Residential A	784
- Residential B	784
Total	1568

Office

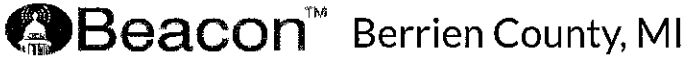
- Admin Office	840
- Office A	132
- Office B	165
- Childcare Office	162.75
Total	1299.75

Storage/Supply

- Storage A	490
- Storage B	490
- Childcare Storage	288.75
Total	1268.75

Retail

- Retail A	420
- Retail B(1)	208
- Retail B(2)	124
Total	752



Summary

Parcel Number 58-6210-0025-00-6
 Property Address CLAREMONT AVE
 BUCHANAN MI 49107
 Brief Tax Description LOTS 25, 26, 27 & 28 PARKRIDGE NO 1
 (Note: Not to be used on legal documents)
 Class 201
 School District 11310
 Map # 036-1
 Acres 0.00
 Liber/Page 0583 0153
 Plate Number F1THRU4Z2

Owners

Owner	Tax Payer
BUCHANAN COMMUNITY SCHOOLS	
NO 1	
400 W CHICAGO	
BUCHANAN, MI 49107	

Valuation

Year	Assessed Value	State Equalized Value	Taxable Value
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0

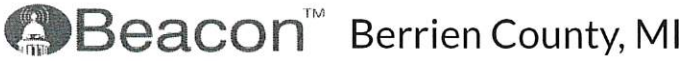
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Summary

Parcel Number 58-6200-0013-00-1
 Property Address 502 CLARMONT ST
 BUCHANAN MI 49107
 Brief Tax Description LOT 13 PARKRIDGE CITY OF BUCHANAN
 (Note: Not to be used on legal documents)
 Class 201
 School District 11310
 Map # 036-1
 Acres 0.00
 Liber/Page 0583 0153
 Plate Number F13Z2

Owners

Owner Tax Payer
 BUCHANAN COMMUNITY SCHOOLS
 NO 61
 400 W CHICAGO
 BUCHANAN, MI 49107

Valuation

Year	Assessed Value	State Equalized Value	Taxable Value
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0

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Version 2.3.136

No drain
 Commission
 drains @
 Property

SKETCH/AREA TABLE ADDENDUM

Parcel No 58-6210-0025-00-6

Property Address CLAREMONT AVE

City BUCHANAN

County BERRIEN

State MI

Zip 49107

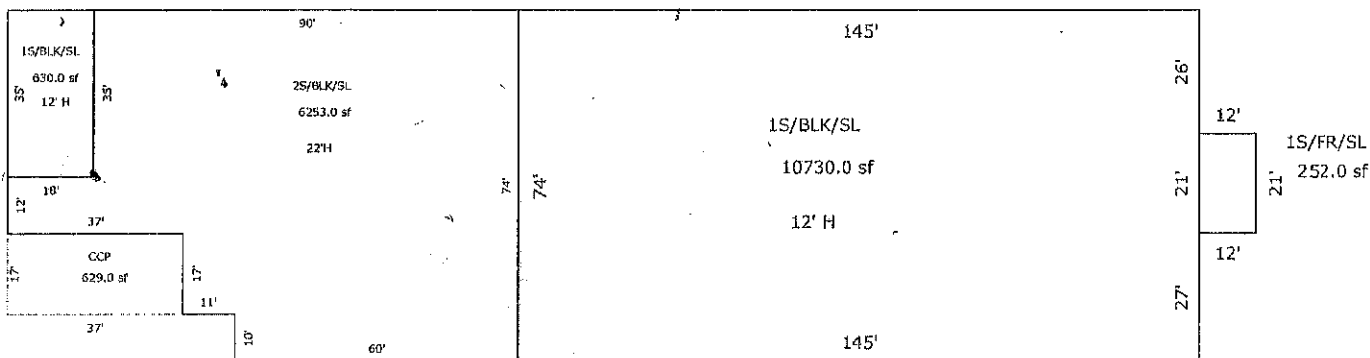
Owner BUCHANAN COMMUNITY SCHOOLS

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	1S/BLK/SL	1.00	10730.00	438.0	
	1S/FR/SL	1.00	252.00	66.0	
	2S/BLK/SL	1.00	6253.00	364.0	
	1S/BLK/SL	1.00	630.00	106.0	17865.00
P/P	CCP	1.00	629.00	108.0	629.00
Net LIVABLE Area (rounded w/ factors)					17865

Comment Table 1	
Comment Table 2	Comment Table 3

Pat
Dyrczyk

7-7-2020 stark school

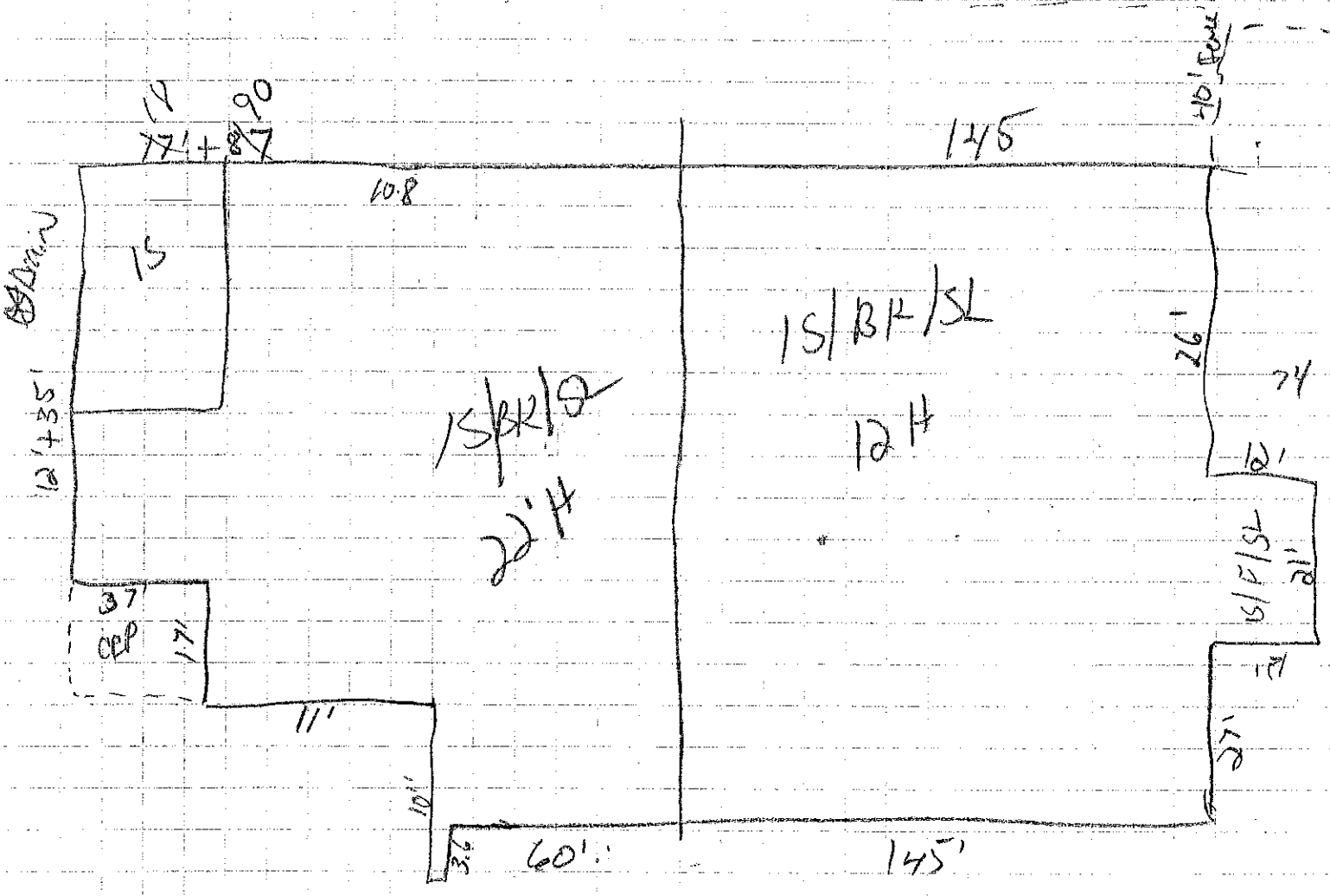
concrete - Berrow

FROM BERRIEN COUNTY
FILES.

ONLY EXISTING INFO.

OL fence 5' H
40' Berrow

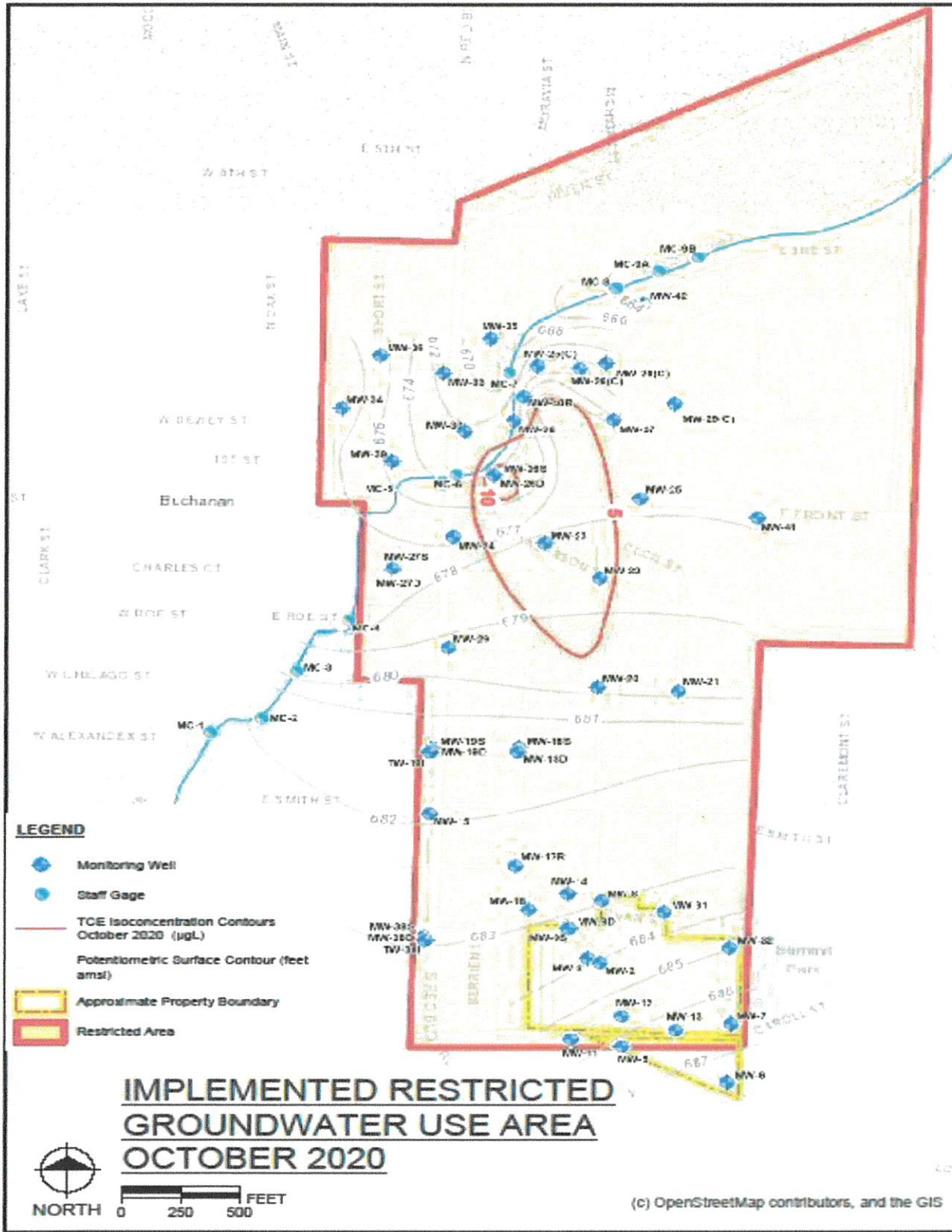
pc #s 4466 -
4477



Hard copy is intended to be 8.5"x11" unless noted. Scale(s) indicated and graphic quality may not be accurate for any other size.

Electro-Voice Site
 Buchanan, Michigan
 2020 Annual Monitoring Report

PROJECT NO.
170032
 FIGURE NO.
5-2
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PLOT INFO: D:\DATA\170032\CA\0309\map\restricted\GWS_USE_MAP_OCT2020.mxd Date: 10/20/20 2:28:40 PM User: rmc

the fenced, vacant, open field.

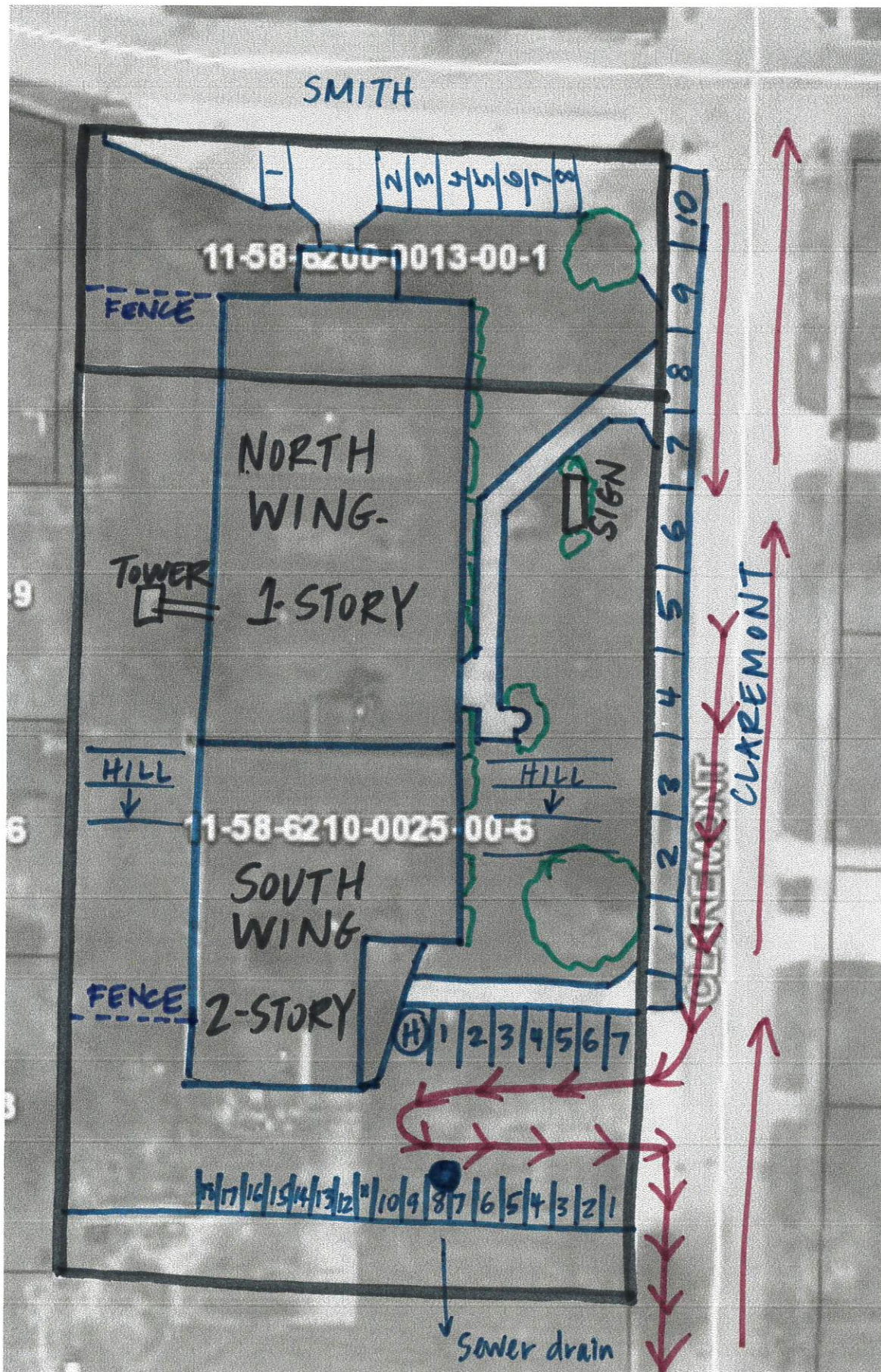
The EV Site is surrounded by residential homes, a few commercial properties, and a park. Smith Park is recreational property located east of the Site, across Liberty Street. North of Smith Park is an elementary school, but it has been closed for several years. All residents are connected to the City water supply. The City wells are located about 4,000 feet west of the EV Site. Groundwater flow is to the north; thus the City wells are not impacted by the EV contaminant plume because they are located hydraulically upgradient from the plume. The Site is currently zoned for industrial use. Future land uses at the Site are expected to stay the same. Future land uses around the off-property groundwater contamination will remain primarily residential, with commercial and industrial uses near McCoy Creek.

McCoy Creek is the nearest surface water body and is located approximately 2,000 feet north of the EV Site. McCoy Creek discharges into the St. Joseph River. Other surface water bodies in the vicinity of the EV Site consist of ponds associated with gravel-pit operations, and several small unnamed lakes and ponds southeast of the Site.

The Site was placed on the National Priority List (NPL) in September 1984.

Appendix B shows the Site Chronology and Existing Site Information.

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