

7:00 p.m. Call to Order.

Invocation.

Pledge of Allegiance.

Roll Call.

Proclamations:

1. National Step-Family Month
2. National Senior Center Month
3. Pro Services of Michigan Recognition
4. National Suicide Prevention Month

A. Consent Agenda:

1. Approve the City Council Meeting Minutes of the:
 - a. Committee of the Whole on August 23, 2022
 - b. Regular Meeting on August 23, 2022
2. Approve the Accounts Payable Register of September 6, 2022 as presented.
3. Approve a one-year contract renewal, with the option for two additional one-year renewals, with Blue Care Network for the Blue Care Network Advantage Plan for retiree health insurance and authorize the City Manager to execute all documents related to the contract renewal on behalf of the city.
4. Authorize the purchase of two 2023 GMC Sierra 2500 HD pickup trucks through the State of Michigan MiDEAL extended purchasing program for \$76,136.00, and authorize the City Manager to execute all documents on behalf of the city.
5. Approve the Final Plan for the previously-approved Tentative Plan amendment for Phase VII of Greenspire (Tall Timbers) Residential Planned Development, at 3413 West Centre Avenue, subject to the approval of a public utility plan by the City of Portage prior to construction of the public water and sewer mains.
6. Minutes of Boards & Commissions:
 - a. Human Services Board of May 5, 2022.
 - b. Planning Commission of August 18, 2022.
7. Materials Transmitted of August 11 and August 23, 2022.
8. Calendar of Meetings:
 - Human Services Board at 8:30 a.m. on September 7, 2022 at City Hall.
 - Park Board at 6:30 p.m. on September 7, 2022 at Millennium Park.
 - Zoning Board of Appeals at 7:00 p.m. on September 12, 2022 at City Hall.
 - Environmental Board at 7:00 p.m. on September 14, 2022 at City Hall.
 - Planning Commission at 7:00 p.m. on September 15, 2022 at City Hall.

NOTE: All above meetings are subject to cancellation or inclusion/transition of a "virtual" aspect due to the on-going health crisis. Please monitor the City of Portage website at www.portagemi.gov for additional information. Major meetings may be viewed live on Charter channel 995 and AT&T channel 99 or live streaming at portagemi.gov/205.

B. Petitions and Statements of Citizens:

C. Communications:

1. Receive the Annual Planning Commission Work Plan.
2. Discussion with Brett Garson and Kristian Chin of Smith Dawson & Andrews.

D. Public Hearings:

1. Subsequent to the public hearing, consider approving rezoning application No. 22/23-1 for Streamsong Phase 3, 715 West Osterhout Avenue, to rezone 1.4 acres of land from Planned Development to R-1C One-Family Residential District to facilitate a future single-family detached house.

E. Regular Business Agenda:

F. Unfinished Business:

G. Council Committee Reports:

H. New Business:

I. Statements of Citizens:

J. Statements of City Council and City Manager.

Adjournment.



CITY OF PORTAGE PROCLAMATION

National Stepfamily Day

- WHEREAS,** According to the American Association for Marriage and Family Therapy, a stepfamily forms when one or both adults in a new couple bring children from a previous relationship and although stepfamilies look like first-time families on the outside, they are very different on the inside; and
- WHEREAS,** Per the U.S. Census, 1300 new stepfamilies are formed each day; 40 percent of families in the U.S. are blended with at least one partner having a child from a previous relationship before marriage; and
- WHEREAS,** National Stepfamily Day was created to enhance the strong commitment to support the stepfamilies of our nation in their mission to raise their children, create strong family structures to support the individual members of the family, instill in them a sense of responsibility to all extended family members; and
- WHEREAS,** It is the vision of the Stepfamily Foundation that all stepfamilies in the United States be accepted, supported and successful; and
- WHEREAS,** Michigan has been blessed by thousands upon thousands of loving stepparents and stepchildren who are daily reminders of the joy, trials, and triumphs of the stepfamily experience and of the boundless love contained in the bond between all types of parents and children; and
- WHEREAS,** National Stepfamily Day is annually celebrated on September 16th as a day to celebrate the many invaluable contributions stepfamilies have made to enriching the lives and life experience of the children and parents of America and to strengthening the fabric of American families and society.

NOW, THEREFORE, BE IT RESOLVED THAT I, Patricia M. Randall, as Mayor of Portage, do hereby proclaim and dedicate September 16, 2022 as National Stepfamily Day in the City of Portage and invite all citizens to observe this day, supporting the blended families in our community.

Signed this 6th day of September 2022.

Patricia M. Randall, Mayor



CITY OF PORTAGE PROCLAMATION

National Senior Center Month Proclamation 2022

- WHEREAS,** older Americans are significant members of our society, investing their wisdom and experience to help enrich and better the lives of younger generations; and
- WHEREAS,** Kalamazoo County has a senior population of 35,000, with more than 7,200 seniors residing in Portage; The American Association of Retired Persons estimates that 10,000 “Baby Boomers” reach retirement age (65) every day - a trend that will continue into 2030 and beyond; and
- WHEREAS,** the Charles & Lynn Zhang Portage Community Senior Center opened in May 2022 to provide an updated and modernized destination for programs and services for older adults in the community - programs and services that reach over 2,000 individuals per year; and
- WHEREAS,** the Zhang Portage Community Senior Center continues to act as a catalyst for mobilizing the creativity, energy, vitality, and commitment of the older residents of the City of Portage and beyond; and
- WHEREAS,** through the wide array of services, programs, and activities, the Zhang Portage Community Senior Center empowers older citizens of Kalamazoo County to contribute to their own health and well-being and the health and well-being of their fellow citizens of all ages; and
- WHEREAS,** the Zhang Portage Community Senior Center serves as a community partner in ensuring that our most vulnerable citizens – people ages 65 and older, many with underlying medical conditions – are cared for and able to stay safe and healthy; and
- WHEREAS,** the Zhang Portage Community Senior Center affirms the dignity, self-worth, and independence of older persons by facilitating their decisions and actions; tapping their diverse experiences, skills, and knowledge; and enabling their continued contributions to the community; and
- WHEREAS,** the Zhang Portage Community Senior Center has annually achieved national recognition and was the first Senior Center in Michigan to be accredited by the National Council on Aging and the National Institute of Senior Centers, and continues to work to meet the highest standards set for senior center operations.

NOW, THEREFORE, BE IT RESOLVED THAT I, Patricia M. Randall, do hereby proclaim September 2022 as National Senior Center Month in Portage and call on all citizens to recognize the special contributions of the senior center participants, volunteers and staff who work every day to enhance the well-being of the older citizens of our community.

Signed this 6th day of September, 2022.

Patricia M. Randall, Mayor



CITY OF PORTAGE PROCLAMATION

Pro Services of Michigan Recognition

- WHEREAS,** Pro Services has been headquartered in Portage, Michigan since 1987, and has been an honorable community partner for 35 years; and
- WHEREAS,** Pro Services provides a wide range of contract mechanical services, including pipefitters and welders, plumbers, millwrights, ironworkers, and multi-crafted industrial reliability technicians to industrial, commercial, and residential customers, which supports the economic engine in Portage; and
- WHEREAS,** Pro Services founder, Mike VandeMaele, looking for a long-term solution to the need for skilled trades professionals, developed an apprenticeship program, Pro FMT, to educate technicians to handle a full complement of industrial maintenance needs, and
- WHEREAS,** the Pro FMT United States D.O.L. Journeyman Maintenance Apprenticeship offers local individuals the opportunity to complete a two-year apprenticeship with in-house classroom, laboratory, and hands-on experience, followed by on-the-job training, and to receive a Maintenance Mechanic Journeyman Card; and
- WHEREAS,** Pro Services is a licensed State of Michigan Proprietary Training Institution; and
- WHEREAS,** the Core Values of Pro Services are Safety, Integrity, Pride, and Teamwork.
- NOW, THEREFORE, BE IT RESOLVED THAT** I, Patricia M. Randall, do hereby recognize and applaud Pro Services for its 35 years of outstanding service in the City of Portage, Michigan, benefitting the community of Portage and Pro Services customers nationwide.

Signed this 6th day of September.

Patricia M. Randall, Mayor



CITY OF PORTAGE PROCLAMATION

National Suicide Prevention Awareness Month 2022

- WHEREAS,** September is known around the United States as National Suicide Prevention Awareness Month and is intended to help promote awareness surrounding each of the Suicide Prevention resources available in our community; and
- WHEREAS,** Suicidal thoughts can affect anyone regardless of age, gender, race, orientation, income level, religion, or background; and
- WHEREAS,** According to the CDC, more than 45,979 people died by suicide in 2020 and 90% of those who died by suicide had a diagnosable mental health condition; and
- WHEREAS,** Suicide remains the 12th leading cause of death among adults in the U.S. and the 2nd leading cause of death among people aged 10-34 for 2020; and
- WHEREAS,** Portage, Michigan, is no different than any other community in the country, but chooses to publicly state and place our full support behind local educators, mental health professionals, athletic coaches, pack leaders, police officers, and parents, as partners in supporting our community in simply being available to one another; and
- WHEREAS,** Local organizations like Gryphon Place and national organizations like the National Alliance on Mental Illness (NAMI) are on the front lines of a battle that many still refuse to discuss in public, as suicide and mental illness remain too taboo a topic to speak on; and
- WHEREAS,** Fifty-four percent (54%) of Americans have been affected by suicide and raising awareness of suicide and the impact it has can lead to increased discussion and learning, as well as reducing the related stigma; and
- WHEREAS,** All residents are encouraged to take the time to inquire as to the wellbeing of their family, friends, and neighbors over the next few days and to genuinely convey their appreciation for their existence. This can result in individuals who feel suicidal being more comfortable opening up to others, and ultimately help lead to increased efforts to reduce underlying causes (such as depression) and incidents of suicide through receiving help and caring support.

NOW, THEREFORE, BE IT RESOLVED THAT I, Patricia M. Randall, do hereby proclaim the month of September 2022, as National Suicide Prevention Awareness Month in the City of Portage.

Signed this 6th day of September 2022.

Patricia M. Randall, Mayor

**MINUTES OF THE PORTAGE CITY COUNCIL
COMMITTEE OF THE WHOLE MEETING
AUGUST 23, 2022**

Mayor Patricia Randall called the Committee of the Whole Meeting to order at 5:30 PM. Mayor Patricia M. Randall, Mayor Pro Tem Jim Pearson, and Councilmembers Chris Burns, Lori Knapp, Vic Ledbetter, and Terry Urban were present. Councilmember Lisa Brayton was absent from the meeting. Also in attendance were City Manager Patrick McGinnis, Deputy City Manager Adam Herringa, Deputy City Manager Mike Carroll, and Deputy City Clerk Tammy Durian.

Mayor Randall asked City Manager Patrick McGinnis to introduce the purpose of the meeting. City Manager McGinnis relayed that the City of Portage is currently working to elevate attainable housing and working with other entities to address the housing deficiency and shortage.

City Manager McGinnis invited Emily Petz and Lee Adams from the W.E. Upjohn Institute to present the Kalamazoo County Housing Plan. The Upjohn Institute created a housing plan for Kalamazoo County. Ms. Petz provided information about the planning process and plan format, key findings, survey results, as well as goals, objectives, and strategies. Mr. Adams discussed population, construction, and the need for more units.

Mayor Randall introduced Kalamazoo County Housing Director Mary Balkema. Ms. Balkema gave a brief overview of the Countywide housing efforts, noting the amount of funds allocated for multifamily, single family new builds, preservation of existing units, single-family rehab, and supportive services. She also commented on upcoming goals and the target number of units. The County will work closely with local government to obtain actionable items such as the need for more units, continue to fund supportive services, more affordable housing, encourage the construction of diverse type of housing, ensure housing at all price points, increase housing supply for those with physical disabilities, prioritize projects utilizing multiple funding sources, and continue rehab of existing housing stock. Mayor Randall asked if there was additional information the Upjohn Institute survey provided. Ms. Balkema replied to the shortage of affordable housing, as well as the amount of income needed to make fair market rent. She shared the County's initiative to raise wages to help with the affordable housing problem.

After opening the meeting to City Council questions, Councilmember Burns asked if the target number of units needed is to prevent the problem from getting worse or to solve the problem. Mr. Adams answered it is to maintain the current housing situation. Councilmember Urban inquired about accessory dwelling units, rental units, and rental unit registration. Ms. Petz provided information reference accessory dwelling units in other communities, and Mr. Adams shared the City of Kalamazoo's registration system for rental units. Mayor Randall inquired about rehab housing, assistance, and the price to renovate versus building new. Discussion ensued, noting the affordability of renovation due to the cost of construction. Councilmember Burns commented on market-rate housing developments, and Mr. Adams referenced a study indicating favorable results. Mayor Randal asked about large cooperations,

their search for employees, and the need for housing. Discussion including the need for collaboration and attainable income took place.

Deputy City Manager Herringa discussed workforce housing in the City of Portage. He shared that the City Council Neighborhood Subcommittee met to discuss possibilities of property located on Portage Road, noting a deadline to submit for Kalamazoo County Housing Millage and American Rescue Plan Act (ARPA) funds. Through efforts of the City Council Neighborhood Subcommittee and volunteers, a conceptual plan for a property on Portage Road was introduced. Councilmember Knapp inquired about the plan and asked about income levels. Deputy Manager Herringa replied this will be determined as development proceeds. Mayor Randall noted the efforts from volunteers and staff educating the subcommittee and commented on funding. City Manager McGinnis shared the urgency to move forward and next steps for a citywide Portage Housing Plan. Mayor Pro Tem Pearson asked about next steps and receiving funds from the County for infrastructure. Discussion regarding strategy, time sensitivity, and infrastructure, as well as reaching out to County Commissioners followed.

ADJOURNMENT: Mayor Randall adjourned the meeting at 06:51 PM.

Tammy Durian, Deputy City Clerk

CITY COUNCIL MEETING MINUTES FROM AUGUST 23, 2022

Mayor Patricia Randall called the Regular Meeting to order at 07:00 PM in the Council Chambers at Portage City Hall.

ROLL CALL: Councilmembers Chris Burns, Lori Knapp, Victor Ledbetter, Terry Urban, Mayor Pro Tem Jim Pearson and Mayor Patricia Randall were present.

ABSENT: Councilmember Lisa Brayton.

ALSO PRESENT: City Manager Pat McGinnis, Deputy City Manager Adam Herringa, Deputy City Manager Michael Carroll, City Attorney Catherine Kaufman, and Deputy City Clerk Tammy Durian.

At the request of Mayor Randall, the audience observed a moment of silence to reflect on efforts to create more affordable housing in the community. Following the moment of silence, the City Council recited the Pledge of Allegiance.

CONSENT AGENDA: Mayor Randall shared where the public can access the meeting agenda and asked if any Councilmember or anyone in the audience would like an item removed from the Consent Agenda. Motion by Burns, seconded by Knapp, to approve the Consent Agenda as presented. Upon a roll call vote, motion carried 6 to 0.

Approval of Minutes: Motion by Burns, seconded by Knapp, to approve the City Council Meeting Minutes of the Regular Meeting of August 9, 2022. Upon a roll call vote, motion carried 6 to 0.

Accounts Payable Register: Motion by Burns, seconded by Knapp, to approve the Accounts Payable Register of August 23, 2022, as presented. Upon a roll call vote, motion carried 6 to 0.

Rezoning Application No. 22/23-2: Motion by Burns, seconded by Knapp, to receive rezoning application No. 22/23-2 and set a public hearing for September 20, 2022, to rezone property located at 377, 387, and 397 West Kilgore Road from OS-1 Office Service District to B-1 Local Business District to facilitate future commercial development. Upon a roll call vote, motion carried 6 to 0.

Minutes of Boards & Commissions: Motion by Burns, seconded by Knapp, to receive the minutes of the Zoning Board of Appeals of June 13, 2022; Brownfield Redevelopment Authority of July 11, 2022; and Planning Commission of August 4, 2022. Upon a roll call vote, motion carried 6 to 0.

Materials Transmitted: Motion by Burns, seconded by Knapp, to receive the Materials Transmitted of August 11, 2022. Upon a roll call vote, motion carried 6 to 0.

Calendar of Meetings: Motion by Burns, seconded by Knapp, to receive the Calendar of Meetings as presented. Upon a roll call vote, motion carried 6 to 0.

PETITIONS AND STATEMENTS OF CITIZENS: Alan Loveridge (23965 88th Avenue, Marcellus) read a prepared statement regarding senior citizen housing options.

Thomas Space (1909 Winters Drive) expressed concerns about traffic on Winters Drive, especially as a result of adjacent Portage Road work. Mayor Randall asked the City Manager to review the traffic near Mr. Space's house for potential solutions.

Conner Kesler (1422 Hammond) spoke regarding a deer-processing business he and his brother are hoping to open on East Centre Avenue, after noting they both own such seasonal businesses as landscaping and the Rolling Soul food truck. He explained recent hurdles he has encountered in launching the business and implored the Council for assistance in this endeavor. Councilmembers, City

Manager McGinnis and Community Development Peterson further discussed potential aspects of the City Code in relation to Mr. Kesler's proposal.

Rick Frieman (3218 Benington Court), Planning Commissioner, read a statement in support of the Environmental Board's communication on the agenda regarding a transition of city systems and equipment to environmentally sustainable models.

Mike Quinn (7025 Rockford Street), Kalamazoo County Commissioner, thanked the City Council for its efforts with affordable housing in Kalamazoo County, as discussed during the earlier Committee of the Whole Meeting.

COMMUNICATIONS:

Environmental Board Report Request: At the request of the Mayor, City Manager McGinnis summarized the request from the Environmental Board regarding evaluating city buildings and city equipment for potential alternative energy options. He noted the request was being presented to the City Council as a matter of procedure to gain direction from the Council as opposed to an advisory board.

Councilmember Burns commended the Environmental Board's recommendation, noting it was timely with recent federal opportunities for such measures. Mayor Pro Tem Pearson supported the request and asked for an update from the City Administration at the upcoming City Council Goal Retreat. Councilmember Urban also expressed support for the proposals while citing the importance of the City Manager to best manage staff time, resources, and options as part of the research and reporting efforts.

Motion by Knapp, seconded by Burns, to receive the Communication from the Environmental Board, and have the City Administration research and report back to the Council. Upon a roll call vote, motion carried 6 to 0.

REGULAR BUSINESS AGENDA:

Fire Station No. 1 Window Replacement - Bid Tabulation: City Manager McGinnis explained the rationale for proposing this purchase as part of Regular Business, noting the single bid received and pricing. He relayed that the City Administration originally budgeted \$90,000 for the project; however, the city's energy efficiency contractor subsequently quoted \$180,000 for the project, causing the City Administration to advertise the project for bid. City Manager McGinnis stated the result was a single bid received in the amount of \$145,940, which proved to be commensurate based on industry research by the Purchasing Manager. Councilmember Burns asked whether the City Administration checked with other vendors why they had not bid. City Manager McGinnis responded that the bid had been posted on BidNet and there had been staff efforts to get a local vendor, but nothing came to fruition. Motion by Burns, seconded by Urban, to award a contract to Forman Glass of Galesburg for the replacement of windows at Fire Station No. 1 in the amount of \$145,940 and authorize the City Manager to execute all documents related to the contracts on behalf of the city. Upon a roll call vote, motion carried 6 to 0.

COUNCIL COMMITTEE REPORTS: None.

STATEMENTS OF CITIZENS: Connor Kesler (1422 Hammond) spoke again regarding his proposed deer processing facility. He noted the customer-facing location would be separate, located at the former Youz Guyz Sausage storefront on Portage Road.

STATEMENTS OF CITY COUNCIL AND CITY MANAGER: Councilmember Urban expressed concerns with Mr. Kesler's deer processing proposal and recognized staff for their efforts.

Councilmember Ledbetter issued a reminder regarding the start of the new school year and to take care when driving.

Councilmember Knapp began by echoing Councilmember Ledbetter's warning regarding student travel resuming in the community. She also noted the seasonal transition of the city's recreation programs.

Councilmember Burns thanked the representatives in attendance for the evening's earlier Committee of the Whole Meeting about affordable housing. He then issued a reminder regarding the September 10th Portage Community Center Peacock Strut event.

City Manager McGinnis issued a reminder regarding the last few summer recreation events that week. He then invited the City Council to tour the Kalamazoo County Consolidated Dispatch facility with him on September 6. Mr. McGinnis closed with recognition of a recent groundbreaking event for Clark Logic.

Mayor Pro Tem Pearson had no comment.

Mayor Randall thanked the City Council and staff for the earlier Committee of the Whole meeting regarding affordable housing. In addition, she recognized County Commission Chair, Michael Quinn, and shared her excitement for increasing the housing in the City of Portage and for continued support from the County. Mayor Randall also issued a reminder regarding the start of school on August 29, along with road construction project completions, and noted the remaining summer recreation events, including the Friday at the Flats food event.

ADJOURNMENT: Mayor Randall adjourned the meeting at 07:46 PM.

Tammy K. Durian, Deputy City Clerk

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Accounts Payable Register

SUPPORTING PERSONNEL: Lauren VanderVeen, Finance Director

ACTION RECOMMENDED: Approve the Accounts Payable Register of September 6, 2022 as presented.

The City Council reviews and approves the bi-weekly Accounts Payable Register which includes automated clearing house payments, paper checks, auto-pay payments and electronic payments. The attached Accounts Payable Register covers the period August 14, 2022, through August 27, 2022, and notes \$757,110.78 in automated clearing house payments, \$988,277.54 in paper checks, \$15,465.69 in auto-pay payments and \$3,044,338.72 in electronic payments for a grand total of \$4,805,192.73.

FUNDING: Not Applicable

Attachments: 1. Accounts Payable Register of September 6, 2022

ACCOUNTS PAYABLE REGISTER
Check Dates From: 8/14/22 to 8/27/2022

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Check Type: ACH Transaction

Check Date	Check	Vendor Name	Description	Amount
08/18/2022	17706(A)	C T S TELECOM, INC.	TELEPHONE SERVICE	2,306.88
08/18/2022	17707(A)	C T S TELECOM, INC.	MONTHLY CABLE ACCESS STREAM FIBER	999.00
08/18/2022	17708(A)	C T S TELECOM, INC.	INTERNET SERVICES	918.90
08/18/2022	17709(A)	MCGINNIS, PATRICK	RELOCATION EXPENSES	8,726.57
08/19/2022	17710(A)	A NEW LEAF	CITY HALL PLANT CARE	98.50
08/19/2022	17711(A)	ABONMARCHE CONSULTANTS, INC	ENGINEERING SERVICES-MULT LOCS	66,697.25
08/19/2022	17712(A)	AIRGAS USA LLC	WELDING SUPPLIES	75.17
08/19/2022	17713(A)	AMAZON.COM SALES, INC.	SHELVING-PK;PRESENTATION BD-CC;UNIFORMS-FD	1,764.33
08/19/2022	17714(A)	AMERICAN HYDROGEOLOGY CORP.	S WESTNEDGE PARK - PFAS	50,769.99
08/19/2022	17715(A)	AMERICAN SAFETY & FIRST AID	FIRST AID SUPPLIES	283.18
08/19/2022	17716(A)	ANIMAL REMOVAL SERVICE, LLC	ANIMAL REMOVAL SERVICES	710.00
08/19/2022	17717(A)	ARCHIVESOCIAL, INC.	SOCIAL MEDIA ARCHIVING	5,988.00
08/19/2022	17718(A)	AUMACK, MICHAEL	2022 SUMMER UMPIRE PAYROLL	50.00
08/19/2022	17719(A)	AUNALYTICS INC	MONTHLY DISASTER RECOVERY SERVICES	1,757.70
08/19/2022	17720(A)	B L HARROUN & SON INC.	ANNUAL SPRINKLER INSPEC-FIRE DEPT	990.00
08/19/2022	17721(A)	B S & A SOFTWARE	BS&A ONLINE SERVICE FEE	132.00
08/19/2022	17722(A)	BAUCKHAM, SPARKS, THALL, SEEGER AND	FILING FEE-PETITION REMOVAL UNPD PER PROP TX	186.00
08/19/2022	17723(A)	BEEBE, RONALD E.	2022 SUMMER UMPIRE PAYROLL	200.00
08/19/2022	17724(A)	BLUE CARE NETWORK-GREAT LAKES	BCNA HEALTH INSURANCE	164,407.15
08/19/2022	17725(A)	CAPITAL ADVANTAGE FUNDING LLC	LEASED COMPUTER PMT, COPIER LEASE	8,801.15
08/19/2022	17726(A)	CARDINAL BUS, INC.	TRIP VENDOR PAYMENT	3,230.50
08/19/2022	17727(A)	CHARTER COMMUNICATIONS	CABLE TV	691.17
08/19/2022	17728(A)	CLARK, RONALD	REIMB TR EXP - POLICE K9 SELECTION PROCESS	337.81
08/19/2022	17729(A)	CLEARNETWORK, INC.	UNIFIED SECURITY MONITORING SVCS	1,950.00
08/19/2022	17730(A)	COMPLETE LANDSCAPING SOLUTIONS	CONTRACT MOWING FOR TALL GRASS & WEEDS	132.09
08/19/2022	17731(A)	CONSOLIDATED ELECTRICAL DIST INC	PARKS REPAIR/MAINT SUP	340.60
08/19/2022	17732(A)	D. WOOD PLUMBING LLC	BACKFLOW PREVENTER REPAIRS	648.00
08/19/2022	17733(A)	DEER CONTRACTING & LANDSCAPE	SIDEWALK REPAIRS - MULT LOCS	33,969.52
08/19/2022	17734(A)	DEPATIE FLUID POWER CO., INC.	HYDRAULIC REPAIRS	316.07
08/19/2022	17735(A)	E J USA, INC.	ADA SIDEWALK PLATES	4,195.89
08/19/2022	17736(A)	EARLE, SHELIA L	FITNESS INSTRUCTION	660.00
08/19/2022	17737(A)	EKLOV, ERICA	REIMB FOR ELECTION AVCB WORKER DINNER	363.74

ACCOUNTS PAYABLE REGISTER
Check Dates From: 8/14/22 to 8/27/2022

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Check Date	Check	Vendor Name	Description	Amount
08/19/2022	17738(A)	ENGINEERED PROTECTION SYSTEMS, INC.	FIRE STATION ALARM MONITORING	537.00
08/19/2022	17739(A)	FERGUSON WATERWORKS #3386	BUILDING MAINTENANCE/REPAIR	239.00
08/19/2022	17740(A)	FORSHEE, MARK	2022 SUMMER UMPIRE PAYROLL	275.00
08/19/2022	17741(A)	FULL CIRCLE FARM	SNAP, DUF, WIC, SPF REIMBURSEMENTS	81.00
08/19/2022	17742(A)	GORDON WATER SYSTEMS	WATER SERVICES	325.67
08/19/2022	17743(A)	GRAINGER INC	BABY CHANGING STATIONS	1,547.16
08/19/2022	17744(A)	GRIFFIN PEST SOLUTIONS	PEST CONTROL SVCS	129.00
08/19/2022	17745(A)	HOTRUM, ROBERT	2022 SUMMER UMPIRE PAYROLL	250.00
08/19/2022	17746(A)	INCREDIBLE KETTLE	SNAP REIMBURSEMENT	77.00
08/19/2022	17747(A)	INDUSCO SUPPLY CO., INC.	MISC PAPER & CLEANING SUP	753.35
08/19/2022	17748(A)	INSIGHT PUBLIC SECTOR, INC.	MICROSOFT CLOUD SOL, MERAKI SWITCH	8,594.63
08/19/2022	17749(A)	IRISH AYRES ENTERPRISES, LLC	LANDSCAPE BED MAINTENANCE	6,029.39
08/19/2022	17750(A)	J + H OIL CO.	BULK FUEL DELIVERY	34,915.10
08/19/2022	17751(A)	JB PRINTING	AUGUST PORTAGER	2,994.66
08/19/2022	17752(A)	KENNEDY INDUSTRIES, INC.	LIFT STATION MAINTENANCE	6,995.00
08/19/2022	17753(A)	LAWSON PRODUCTS, INC	REPAIR AND MAINTENANCE	1,603.29
08/19/2022	17754(A)	LRE	ENGINEERING SERVICES-HAMPTON CREEK BOG	420.00
08/19/2022	17755(A)	MACQUEEN EQUIPMENT LLC	PELICAN SWEEPER BROOM	440.00
08/19/2022	17756(A)	MAIL MANAGEMENT, INC.	INK CARTRIDGE	304.02
08/19/2022	17757(A)	MAPLE HILL SPRINKLING, INC.	BOULEVARD REPAIRS & START UP	4,158.00
08/19/2022	17758(A)	MCNALLY ELEVATOR CO.	ANNUAL ELEVATOR LOAD SAFETY TEST	762.32
08/19/2022	17759(A)	MEJEUR ELECTRIC LLC	MISC ELECTRICAL SERVICES	1,043.00
08/19/2022	17760(A)	MICHIGAN OFFICE ENVIRONMENTS	MONITOR ARM MOUNT	286.52
08/19/2022	17761(A)	MUNICIPAL EMERGENCY SERVICES INC	FIRE PPE GEAR	3,770.00
08/19/2022	17762(A)	NYE UNIFORMS	FIRE UNIFORMS	258.99
08/19/2022	17763(A)	OFF THE CUFF CATERING	CATERING FOR ANNUAL LABOR DAY TRAINING	1,285.00
08/19/2022	17764(A)	ONE WAY PRODUCTS	JANITORIAL SUPPLIES	187.44
08/19/2022	17765(A)	ONSTAFF USA INC	TEMP EMPLOYEE SVCS	5,716.35
08/19/2022	17766(A)	OPENGOV, INC	OPENGOV TRAINING	7,000.00
08/19/2022	17767(A)	PARIS CLEANERS	LAUNDRY SERVICES	880.83
08/19/2022	17768(A)	PEOPLEFACTS, LLC	MOTOR VEHICLE REPORT	63.69
08/19/2022	17769(A)	PERCEPTIVE CONTROLS, INC.	FLOW METER REPL, BLOCK ST MAINT	11,980.50
08/19/2022	17770(A)	PHELPS, MICHAEL	SMEMSIC MEMBERSHIP REIMB	75.00

ACCOUNTS PAYABLE REGISTER
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Check Date	Check	Vendor Name	Description	Amount
08/19/2022	17771(A)	PORTAGE COMMUNITY CENTER	COVID EMERGENCY ASSISTANCE	13,608.68
08/19/2022	17772(A)	PRECISION PRINTER SERVICES INC	PRINTER SERVICES	1,157.68
08/19/2022	17773(A)	PRINTING SERVICES INC	MISC PRINTING SERVICES	156.75
08/19/2022	17774(A)	R W LAPINE INC.	HVAC MAINTENANCE SERVICES	227.50
08/19/2022	17775(A)	RHODES, KEVIN	2022 SUMMER UMPIRE PAYROLL	200.00
08/19/2022	17776(A)	RIDGE AUTO NAPA	EQUIP REPAIR/MAINT SUPPLIES	586.73
08/19/2022	17777(A)	RIETH-RILEY CONSTRUCTION CO., INC	HOT MIX ASPHALT FOR POTHOLES	1,067.34
08/19/2022	17778(A)	ROAD EQUIPMENT PARTS CENTER	MAINTENANCE SUPPLIES	260.53
08/19/2022	17779(A)	ROBERT LAMSON, LLC	PRE-COE SCREENINGS	715.00
08/19/2022	17780(A)	ROE-COMM, INC.	ANTENNAS FOR PORTABLE RADIOS	112.00
08/19/2022	17781(A)	S B F ENTERPRISES, INC.	PRINTING/PROCESSING WATER & SEWER BILLS	591.34
08/19/2022	17782(A)	SEVERANCE ELECTRIC COMPANY, INC	TRAFFIC SIGNAL MAINT/SIGNAL CHANGES	13,763.97
08/19/2022	17783(A)	SHALLOW CREEK KENNELS INC	POLICE CANINE	9,020.00
08/19/2022	17784(A)	SIMPLIFILE LLC	DEED RECORDING SERVICE	166.25
08/19/2022	17785(A)	SMITH DAWSON & ANDREWS, INC.	FEDERAL ADVOCACY SERVICES	5,000.00
08/19/2022	17786(A)	SNELL, DEBRA	FITNESS INSTRUCTION BODY REBOUND	360.00
08/19/2022	17787(A)	STOUT, MELISSA JOY	FITNESS INSTRUCTION BARRE	385.00
08/19/2022	17788(A)	TMK WORLWIDE, LLC	METER SERVICE	273.00
08/19/2022	17789(A)	VEOLIA WATER CONTRACT OPERATIONS	UTILITY OPERATION SYSTEM	185,237.60
08/19/2022	17790(A)	VIRIDIS DESIGN GROUP	DR MARTIN LUTHER KING JR PARK A&E	9,000.00
08/19/2022	17791(A)	WEST MICHIGAN STAMP & SEAL, INC	NAME PLATES-ASSISTANT CITY ATT	25.00
08/19/2022	17792(A)	WIGHTMAN	ENGINEERING SERVICES - ROMENCE ROAD	43,705.00
08/19/2022	17793(A)	XEROX CORPORATION	XEROX COPIER FEE	202.60
08/26/2022	17794(A)	CHARTER COMMUNICATIONS	INTERNET/VOICE	134.77
08/26/2022	17795(A)	MCGINNIS, PATRICK	REIMB MOVING EXPENSES & PER DIEM	4,478.97
Total ACH				757,110.78

Check Type: Paper

08/19/2022	321309	ADELA SARATOGA, LLC	REFUND OVERPAID FINAL WATER BILL	192.11
08/19/2022	321310	ALLEGRA PRINT & IMAGING	PRINTING SERVICES	577.00
08/19/2022	321311	AMERICAN ARBOR LLC	ARBORIST SERVICES	1,080.00
08/19/2022	321312	ARROWHEAD SCIENTIFIC, INC.	MISC LAB SUPPLIES	1,047.31
08/19/2022	321313	ASCENSION MICH OCCUPATIONAL HEALTH	PRE-EMPLOYMENT PHYSICAL	484.00

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08/19/2022	321314	AT&T	ELECTRONIC COMMUNICATIONS	2,230.32
08/19/2022	321315	B & H PHOTO & ELECTRONICS CORP.	DJI PHANTOM PRO+ BATTERIES	555.00
08/19/2022	321316	BAILEY TERRA NOVA FARMS	SNAP REIMBURSEMENT	63.00
08/19/2022	321317	BAREITHER, CHAD	STRATEGIC PLANNING	2,905.00
08/19/2022	321318	BAY AREA TOUCHLESS CARWASH LLC	CAR WASHES	322.00
08/19/2022	321319	BEAR CREEK FARM AND MARKET LLC	ESLS REIMBURSEMENT	14.00
08/19/2022	321320	BELL, DAVID L	PIPE ANCHORS	107.70
08/19/2022	321321	BERTOLDI, PAUL	PICKLEBALL SESSION 2 REFUND	50.00
08/19/2022	321322	BLUE CROSS/BLUE SHIELD OF MICH	HEALTH INSURANCE	23,393.57
08/19/2022	321323	BOSS HEATING AND AIR CONDITIONING I	CDBG - AIR CONDITIONER REPLACEMENT	4,689.00
08/19/2022	321324	BOUMA-BETTEN CONSTRUCTION INC.	BUILDING PREP - DRYWALL	2,684.00
08/19/2022	321325	BRILLIANT GENERAL MAINTENANCE INC	OVERPAYMENT STAX22 FOR PARCEL 00010-335-O	393.11
08/19/2022	321326	BRONSON HEALTHCARE GROUP	LEGAL BLOOD DRAWS	400.00
08/19/2022	321327	BRUSH, BENJAMIN	SNAP REIMBURSEMENT	31.00
08/19/2022	321328	BUELL, BRIDGET	STUART MANOR DEPOSIT REFUND	150.00
08/19/2022	321329	BUNCA INC.	INTERIOR CAR WASHES	27.00
08/19/2022	321330	CALHOUN, MARK & MARCELLA	OVERPAYMENT TAXES AND WATER/SEWER BILL	722.70
08/19/2022	321331	CAPITOL STRATEGIES, LLC	CONSULTING FOR JULY 2022	6,000.00
08/19/2022	321332	CHEESE PEOPLE OF GRAND RAPIDS	SNAP REIMBURSEMENT	56.00
08/19/2022	321333	CHICAGO TITLE OF MICHIGAN, INC.	CDBG TITLE SEARCH	150.00
08/19/2022	321334	CHICAGO TITLE OF MICHIGAN, INC.	CDBG TITLE SEARCH	150.00
08/19/2022	321335	CINTAS CORP.	UNIFORM RENTAL FOR INSPECTORS	15.00
08/19/2022	321336	CITY OF KALAMAZOO TREASURER	SANITARY SEWER CHARGES	415,415.24
08/19/2022	321337	COFFEE RESCUE, LLC	RESPECT FOR LAW EVENT - YAC MEMBER DINNER	126.14
08/19/2022	321338	CONSUMERS ENERGY	ENERGY CHARGES	2,909.67
08/19/2022	321339	CRUMP OSBORN LLC	PERMANENT EASEMENT	200.00
08/19/2022	321340	CUNNINGHAM, DOLORES	OVERPAID FINAL WATER BILL REFUND	14.09
08/19/2022	321341	D C PLUMBING	PLUMBING REPAIRS	158.98
08/19/2022	321342	DECKER, DEAN	SCHRIER PARK DEPOSIT REFUND	150.00
08/19/2022	321343	DENOYER, JACQUELINE	HAYLOFT THEATRE DEPOSIT REFUND	150.00
08/19/2022	321344	DEVON TITLE AGENCY	TITLE SEARCH FEES - ROMENCE ROAD	250.00
08/19/2022	321345	DEY, MARY	REISSUE 8/11/22 PR CHECK TO ELECTION WORK	162.77
08/19/2022	321346	DUSSEL, NANCY	ESLS REIMBURSEMENT	37.00

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08/19/2022	321347	DYNAMIC BICYCLES, INC.	BIKE SHARE REPLACEMENT PARTS	110.00
08/19/2022	321348	EMERGENCY VEHICLE PRODUCTS	POLICE VEHICLE REPAIR/MAINTENANCE	1,114.82
08/19/2022	321349	EMPSON, MINDY JO	ESLS REIMBURSEMENT	144.00
08/19/2022	321350	ESPISCITO, CLAUDIA	HAYLOFT THEATRE DEPOSIT REFUND	150.00
08/19/2022	321351	FAWLEY OVERHEAD DOOR, INC.	OVERHEAD DOOR REPAIRS	3,998.93
08/19/2022	321352	IORE, KRISTIN	SUP YOGA INSTRUCTOR FEES	300.00
08/19/2022	321353	FIRST AMERICAN TITLE INSURANCE CO.	INFORMATIONAL TITLE	550.00
08/19/2022	321354	FLEIS & VANDENBRINK ENGINEERING	ENGINEERING SVCS - MICROSURFACING PROJ	22,173.50
08/19/2022	321355	FLETCHER ENTERPRISES	PAINT OVER GRAFFITI-OAKLAND DR PARK	350.00
08/19/2022	321356	FOUNDATION BUILDING MATERIALS LLC	CEILING TILES FOR CITY HALL	223.20
08/19/2022	321357	FRY, BETTON	CENTRAL PARK PAVILION REFUND	100.00
08/19/2022	321358	GORDON FOOD SERVICE	RAMONA PARK CONESSIONS	241.06
08/19/2022	321359	GREENLEAF, SHANNON	REFUND FOR CEMETERY PLOT	650.00
08/19/2022	321360	GUDAH, DENICE	REIMBURSE FOR IRRIGATION DAMAGES	297.18
08/19/2022	321361	GUTH ILLUSTRATION & DESIGN	GRAPHIC DESIGN-MADE IN PORTAGE LOGO	500.00
08/19/2022	321362	HACKLEY WORKPLACE HEALTH	PRE-EMPLOYMENT PHYSICAL AND DRUG SCREEN	104.00
08/19/2022	321363	HAVERDINK, DEBBIE	GRAIN ELEVATOR DEPOSIT REFUND	150.00
08/19/2022	321364	HEALTHSOURCE SOLUTIONS, LLC	PEEP PLATFORM	1,850.45
08/19/2022	321365	HOME DEPOT	REPAIR/MAINT SUPPLIES	3,420.55
08/19/2022	321366	VOID		0.00
08/19/2022	321367	HUNDEN STRATEGIC PARTNERS, INC.	AMPHITHEATRE FEASIBILITY STUDY	7,000.00
08/19/2022	321368	IAFC	FIRE MEMBERSHIP	240.00
08/19/2022	321369	IMAGETREND, INC.	FIRE RMS SOFTWARE ANNUAL FEE	10,177.06
08/19/2022	321370	J J KELLER & ASSOCIATES, INC.	FED & STATE LABOR LAWS POSTERS/3 YR SUB	134.25
08/19/2022	321371	JORGENSEN, MISTY	ANNUAL PHOTO CONTEST WINNER	220.00
08/19/2022	321372	JULIEN, WAYNE F.	EMBROIDERED POLO SHIRTS	380.00
08/19/2022	321373	KALAMAZOO COUNTY TREASURER	COLONIAL ACRES MOBILE HOME TAXES - JULY	452.50
08/19/2022	321374	KALAMAZOO FIRST ASSEMBLY OF GOD	PRECINCT(S) RENTAL FOR 08/02/2022	200.00
08/19/2022	321375	KENNEDY, SCOTT	RAMONA PARK VOUCHERS REFUND	15.00
08/19/2022	321376	KLOK, BRIAN	FIRE INSPECTION SUPPLIES-REIMB	147.21
08/19/2022	321377	KONICA MINOLTA BUSINESS SOLUTIONS	COPIER - COMMUNICATION SERVICES	364.00
08/19/2022	321378	KSS ENTERPRISES	CLEANING SUPPLIES	203.03
08/19/2022	321379	KZOO TIRE COMPANY	POLICE VEHICLE REPAIR/MAINTENANCE	1,577.60

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08/19/2022	321380	LOCEY SWIM POOL CO.	FOUNTAIN SUPPLIES/REPAIRS	244.40
08/19/2022	321381	LORD OF LIFE LUTHERAN CHURCH	PRECINCT(S) RENTAL FOR 08/02/2022	200.00
08/19/2022	321382	MACKAY, JENNIFER	OVERPAID FINAL WATER BILL REFUND	56.37
08/19/2022	321383	MARTIN, DENNIS	FARMER'S MARKET MUSICIAN	100.00
08/19/2022	321384	MCDA	MCDA 2022 ANNUAL FALL CONFERENCE	275.00
08/19/2022	321385	MCDONALD'S TOWING & RESCUE, INC.	POLICE TOWING SERVICES	234.00
08/19/2022	321386	MERCHANT, TATIANA	OVERPAID FINAL WATER BILL	27.00
08/19/2022	321387	MESSER, LEIGH ANN	SNAP REIMBURSEMENT	35.00
08/19/2022	321388	MICH MUNICIPAL POLICE & FIRE REPAIR	POLICE VEHICLE REPAIR & MAINT	3,053.35
08/19/2022	321389	MICHIGAN ASSOC. OF PLANNING	JOB ADVERTISEMENTS	1,380.00
08/19/2022	321390	MICHIGAN PAVEMENT MARKINGS LLC	MAJOR STREETS SPECIALTY PAVEMENT MARKING	86,815.80
08/19/2022	321391	MIDWEST ELECTRIC MOTORS, INC	MOTOR REPLACEMENT FOR FOUNTAIN PUMP	561.27
08/19/2022	321392	MILLER ROAD TRANSFER STATION	TRASH REMOVAL OLD SR CENTER	197.48
08/19/2022	321393	MLIVE MEDIA GROUP	LEGAL NOTICES AND AFFADAVITS	1,084.61
08/19/2022	321394	MOORS BRIDGE CONDOMINIUM ASSOC	PERMANENT EASEMENT	200.00
08/19/2022	321395	MOSQUITO BEATERS LLC	MOSQUITO SPRAY - EVENTS	468.00
08/19/2022	321396	MULDER'S MOVING AND STORAGE	TRANSPORTATION OF ELECTION EQUIPMENT	2,716.00
08/19/2022	321397	NAVIGATE 360	ALICE INSTRUCTOR CERTIFICATION TRAINING	1,498.00
08/19/2022	321398	O'BRIEN, TYJON	OVERPAID FINAL WATER BILL REFUND	68.09
08/19/2022	321399	O'REILLY AUTO PARTS	FIRE APPARATUS MAINT	65.97
08/19/2022	321400	OFFICE DEPOT, INC.	OFFICE SUPPLIES	753.66
08/19/2022	321401	VOID		0.00
08/19/2022	321402	PAPPAS, LYNN M	ESLS REIMBURSEMENT	257.00
08/19/2022	321403	PATHFINDER CHURCH	PRECINCT(S) RENTAL FOR 08/02/2022	100.00
08/19/2022	321404	PAW PAW VETERINARY CLINIC, P.C.	K9 HEALTH EXAM	335.59
08/19/2022	321405	PETERMAN CONCRETE CO.	U-CART CONCRETE-CEMETERY COLUMNS	367.93
08/19/2022	321406	PETTY CASH-JANET GATES	REPLENISHMENT CHECK	610.88
08/19/2022	321407	PINES OF PORTAGE ASSOCIATION	PERMANENT EASEMENT	1,200.00
08/19/2022	321408	PIPELINE MANAGEMENT COMPANY, LLC	SANITARY SEWER TRUNK PIPELINE ASSESSMENT	99,235.67
08/19/2022	321409	POLICE TECHNICAL	CRYPTOCURRENCY INVESTIGATIONS REGISTRATION	375.00
08/19/2022	321410	PORTAGE CHAPEL HILL UMC	PRECINCT(S) RENTAL FOR 08/02/2022	200.00
08/19/2022	321411	PRINCE OF PEACE LUTHERAN CHURCH	PRECINCT(S) RENTAL FOR 08/02/2022	200.00
08/19/2022	321412	RATHCO SAFETY SUPPLY, INC.	TRAFFIC SIGN SUPPLIES	3,771.01

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08/19/2022	321413	RAY ALLEN MANUFACTURING, LLC	CANINE EQUIPMENT	666.84
08/19/2022	321414	REHAGEN, TAMIKO	KIDS FIX IT BIKE WORKSHOP REFUND	5.00
08/19/2022	321415	REID, CLAUDETTE	OVERPAID FINAL WATER BILL REFUND	51.96
08/19/2022	321416	RMUS LLC	AIRDATA SUBSCRIPTIONS 1YR	960.00
08/19/2022	321417	ROAD COMMISSION OF KALAMAZOO COUNTY	TRAFFIC SIGNAL ENERGY & MAINT CHARGES	2,092.99
08/19/2022	321418	ROBINSON, JOANNIE C	SNAP REIMBURSEMENT	12.00
08/19/2022	321419	ROSE STREET ADVISORS, LLC	MARKET ANALYSIS AND RANGE DEVELOPMENT	9,000.00
08/19/2022	321420	ROWERDINK, INC.	EQUIPMENT REPAIR/MAINTENANCE SUP	202.76
08/19/2022	321421	RUIMVELD, EMILY	STUART MANOR DEPOSIT REFUND	150.00
08/19/2022	321422	SAFEBUILT MICHIGAN, LLC	FILL IN INSPECTIONS FOR BUILDING SVCS	23,974.50
08/19/2022	321423	SANDERSON DEHAAN IRRIGATION	FIRE FACILITY MAINT	15.00
08/19/2022	321424	SANDIN, AUSTIN	OVERPAID FINAL WATER BILL	55.40
08/19/2022	321425	SCHUPAN & SONS, INC.	ELECTION PRECINCT SNEEZE GUARD	200.00
08/19/2022	321426	SCOTHORN, WILLIAM	UB REFUND FOR ACCOUNT	30.07
08/19/2022	321427	SEAVER TITLE COMPANY	OVERPAYMENT 2401 E MILHAM AVE	60.00
08/19/2022	321428	SHI INTERNATIONAL CORP.	VARONIS SOFTWARE RENEWAL 1YR	35,835.02
08/19/2022	321429	SITEONE LANDSCAPE SUPPLY LLC	PARKS IRRIGATION REPAIR SUPPLIES	598.79
08/19/2022	321430	SPARTAN DISTRIBUTORS INC.	MOWER REPAIR & MAINTENANCE	3,877.80
08/19/2022	321431	SPIRIT SHOPPE, INC.	FIRE UNIFORMS	92.00
08/19/2022	321432	ST. CATHERINE OF SIENA CHURCH	PRECINCT(S) RENTAL FOR 08/02/2022	200.00
08/19/2022	321433	STAFFORD-SMITH, INC.	COMMUNITY SR CENTER APPLIANCES	80,593.24
08/19/2022	321434	STATE OF MICHIGAN	SOR REGISTRATIONS	90.00
08/19/2022	321435	STATE OF MICHIGAN (DEPT LABOR)	ELEVATOR MAINTENANCE AT CITY HALL	180.00
08/19/2022	321436	STATE SYSTEMS RADIO, INC	ANNUAL TOWER LEASE CONTRACT, EQUIP	5,009.84
08/19/2022	321437	STEENSMA LAWN & POWER EQUIPMENT	SMALL EQUIP REPAIR/MAINT	131.61
08/19/2022	321438	STONEGATE MANAGEMENT, INC.	PRECINCT RENTAL FOR 08/02/2022	100.00
08/19/2022	321439	STOP SIGNS AND MORE COMPANY	PICKLEBALL COURT SIGN	159.95
08/19/2022	321440	SUZUKI MUSIC ACADEMY OF KALAMAZOO	FRI AT FLATS AUG SOUND ORCHESTRA	400.00
08/19/2022	321441	SWAN ALPHA FIRST LLC	OVERPAYMENT STAX22 PARCEL 05990-018-O	9.00
08/19/2022	321442	T-MOBILE USA INC	MISC T-MOBILE SERVICE	100.00
08/19/2022	321443	THAD REEDER AUTOMOTIVE LLC	VEHICLE REPAIR SERVICE	1,303.53
08/19/2022	321444	THE BRIDGE	PRECINCT(S) RENTAL FOR 08/02/2022	200.00
08/19/2022	321445	THE POSTMAN AND CONCRETE DESIGNS	TREE DAMAGE REPAIRS	440.00

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08/19/2022	321446	TRIFECTA NETWORKS, LLC	FIRE ECC EQUIPMENT	145.00
08/19/2022	321447	TRUGREEN AND ACTION PEST CONTROL	LAWN CARE SVCS-MULT LOC	628.51
08/19/2022	321448	UNDERGROUND SECURITY COMPANY	YEARLY RECORDS STORAGE	3,005.70
08/19/2022	321449	UNITED DISTRIBUTION GROUP	RAMONA CONCESSIONS	630.96
08/19/2022	321450	UNITED KENNEL CLUB	REFUND OF OVERPAYMENT	592.21
08/19/2022	321451	UNITED PARCEL SERVICE	UPS WEEKLY	16.97
08/19/2022	321452	USPS	PORTAGE PERMIT FEE 2761000	275.00
08/19/2022	321453	USPS	PORTAGE PERMIT FEE #58	275.00
08/19/2022	321454	USPS	PORTAGE PERMIT FEE #33	275.00
08/19/2022	321455	VANGUARD FIRE & SUPPLY CO., INC.	FIRE EXTINGUISHER INSPECTION VEHICLES	5.00
08/19/2022	321456	VERIZON WIRELESS	CELL PHONE/WIRELESS CARD SVC	3,553.31
08/19/2022	321457	VK ENDEAVOURS LLC	CITY HALL PARKING LOT AND LANDSCAPE	1,555.00
08/19/2022	321458	W MICH CRIMINAL JUSTICE TRAINING CO	SPRING DISTRIBUTION FOR TRAINING	1,131.56
08/19/2022	321459	WADE, MARK	RENTAL DEPOSIT RETURN	150.00
08/19/2022	321460	WALKER, JEAN	REIMBURSE FOR VETERAN LUNCH SUPPLIES	193.55
08/19/2022	321461	WASSON, ELLEN	SCHRIER PARK DEPOSIT REFUND	150.00
08/19/2022	321462	WAYNE COUNTY APPRAISAL LLC	ASSESSING SERVICES	37,835.83
08/19/2022	321463	WESTERN MICHIGAN UNIVERSITY	CTC LICENSES TO OPERATE LEIN ANNUAL FEE	2,400.00
08/19/2022	321464	WESTMINSTER PRESBYTERIAN CHURCH	PRECINCT RENTAL FOR 08/02/22	100.00
08/19/2022	321465	WILLIAMS & WORKS	ENGINEERING SERVICES-LOVERS LANE	26,833.75
08/19/2022	321466	WRAPS N SIGNS	MISC VEHICLE GRAPHICS INSTALL & REPAIR	2,791.66
08/26/2022	321467	BLUE CROSS/BLUE SHIELD OF MICH	HEALTH INSURANCE	577.20
08/26/2022	321468	DEPARTMENT OF TREASURY	REFUND OF INTEREST DISTRIBUTED	220.90
08/26/2022	321469	MICHIGAN FIRE INSPECTOR'S SOCIETY	MFIS FALL CONFERENCE REGISTRATION	850.00
08/26/2022	321470	USPS	REFILL POSTAGE METER	5,000.00
Total Paper Checks				988,277.54

Check Type: Auto-Pay Payments

08/12/2022	CONSUMERS AUTOPAY	GAS-ELECTRIC	10,514.74
08/15/2022	CONSUMERS AUTOPAY	GAS-ELECTRIC	300.84
08/19/2022	CONSUMERS AUTOPAY	GAS-ELECTRIC	4,650.11
Total Auto-Pay Payments			15,465.69

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Check Type: Electronic Payments				
08/15/2022		MULTIPLE	IAFF, PPCOA, PPOA PENSION PAYMENTS	73,844.78
08/15/2022		ATTORNEY	LEGAL & ARBITRATION	18,808.00
08/19/2022		MULTIPLE	WEEKLY TAX DISBURSEMENT 8/12/22	2,152,025.88
08/19/2022		COMERICA	INVESTMENT PURCHASE	250,337.50
08/25/2022		FIFTH THIRD	INVESTMENT PURCHASE	506,938.19
08/26/2022		ICMA	PENSION WITHHOLDINGS	42,384.37
			Total Electronic Payments	3,044,338.72
			Grand Total	4,805,192.73

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Blue Care Network Advantage Plan

SUPPORTING PERSONNEL: Shannon Hertz, Director of Human Resources

ACTION RECOMMENDED: Approve a one-year contract renewal, with the option for two additional one-year renewals, with Blue Care Network for the Blue Care Network Advantage Plan for retiree health insurance and authorize the City Manager to execute all documents related to the contract renewal on behalf of the city.

The Blue Care Network Advantage Plan provides supplemental retiree health insurance coverage to Portage Police Officers' Association (PPOA) retirees and spouses with Medicare coverage. The supplemental insurance coverage is based upon retirees and spouses enrolling in the plan with qualifications based upon the PPOA Retiree Health Plan document.

In 2012, the collective bargaining agreement between the city and the PPOA resulted in a change in supplemental retiree health insurance coverage for PPOA retirees and spouses eligible for Medicare coverage. The Blue Care Network Advantage Plan provides a less expensive alternative to the former PPOA retiree health coverage, Blue Care Network-HMO.

The Blue Care Network Advantage Plan contract expires on December 31, 2022. The city has received a premium decrease of 10.92%, including taxes. Premiums associated with Blue Care Network Advantage Plan are non-negotiable and plan coverage levels are defined in the PPOA labor agreement. The PPOA reimburses the city for all retiree health benefits. For reference, the 2022 calendar year cost is estimated to total \$97,531.84; the 2023 calendar year cost is estimated to be \$90,644.40 with the premium decrease.

City Council approval of a one-year contract renewal for the Blue Care Network Advantage Plan is recommended for the period of January 1, 2023 – December 31, 2023, with the option for two, one-year renewals.

FUNDING: Premiums are paid by the City of Portage to Blue Care Network on a monthly basis, however, reimbursement is made in full to the city on a monthly basis by the PPOA Retiree Health Plan which is administered by the PPOA.

Attachments: None

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Fire Division Vehicle Replacements

SUPPORTING PERSONNEL: Nicholas Arnold, Director of Public Safety - Police / Fire Chief

ACTION RECOMMENDED: Authorize the purchase of two 2023 GMC Sierra 2500 HD pickup trucks through the State of Michigan MiDEAL extended purchasing program for \$76,136.00, and authorize the City Manager to execute all documents on behalf of the city.

The Fiscal Year 2022-23 Fire Apparatus and Vehicle Replacement budget within the 2022-2028 Capital Improvement Program includes the replacement of two pickup trucks currently assigned to a Battalion Chief and the Fire Administration which have reached the end of serviceable life. Replacing the two older vehicles, which are 10 and 9 years old respectively, will decrease maintenance costs and increase the reliability of the essential emergency vehicles.

MiDEAL is the State of Michigan's extended purchasing program that allows Michigan cities, townships, villages, counties, school districts, universities, colleges, and nonprofit hospitals to buy goods and services using state contracts. The program is authorized by Michigan legislation and has been in existence since 1984. Local governments benefit directly from the reduced cost of goods and services and indirectly by eliminating the time needed to process bids. There are approximately 400 contracts available to MiDEAL members.

Utilizing MiDEAL pricing (Contract #071B7700184 and MiDeal Spec# 0086-LDT) will save the city \$16,000 off the Manufacturer's Suggested Retail Price (MSRP) per truck. Amid a nationwide inventory shortage, Todd Wentzel Buick-GMC and Chevrolet of Westland, Michigan, was identified as the only MiDEAL dealership in Michigan capable of securing this type of equipment and is limited to the purchase of just two pickup trucks. Ford Motor Company will not allow orders to be placed at this time. The Department of Public Safety - Fire Division has confirmed that the pricing is in line with the cooperative agreement. In addition, the quote provided by Todd Wentzel was reviewed by the Director of Public Works and the Deputy Director of Fleet & Facilities, each confirming the specs and pricing are in line with the cooperative agreement.

It is recommended that the City Council authorize the purchase of two 2023 GMC Sierra 2500 HD pickup trucks through the State of Michigan MiDEAL extended purchasing program for \$76,136.00, and authorize the City Manager to execute all documents on behalf of the city.

FUNDING: Funds are available in the Fiscal Year 2022-23 Capital Improvement Program budget (400-3302-732.9518-23FD03).

Attachments: 1. Todd Wentzel Quote TK20743

TODD WENZEL BUICK GMC of WESTLAND

35100 FORD RD
WESTLAND, MI 48185

ALBERT LI

Fleet / Municipal Sales

Ph (734) 713-1065 Fax (734) 467-7181

ali@toddwenzel.com

State of Michigan MiDeal Contract # 071B7700184

MiDeal Spec # 0086-LDT

City of Portage DPS Pricing (MiDeal Pricing)

2023 GMC Sierra 2500HD Crew Cab 4x4 Pickup

10450# GVWR Gas / Auto Trans Crew Cab Short Box

Spec 0086 - 2022 GMC Sierra 2500HD Crew Cab 2wd \$ 29,165.00

ADJ – 2023MY GM Price Adj for Contract Pricing - Stock \$ 1,654.00

4WD – Four Wheel Drive Option \$ 2,648.80

PYQ – 17" Aluminum Wheels \$ 318.50

QXT – LT265/70R17E All-Terrain Tires \$ 182.00

G7C – Cardinal Red Paint \$ 450.50

PCI – Pwr Htd Trlr Mirrors/Keyless Entry/Tint/Rr Defog \$ 1,192.10

VYU – Snow Plow Prep Package \$ 273.00

JL1 – Integrated Trailer Brake Controller \$ 250.25

K4B – Auxiliary 730CCA Battery \$ 122.85

9L7 – Upfitter Switches (Upfitter Installed) \$ 136.50

Sub-Total \$ 36,393.50

6SB – 6" Rectangular Step Bars (Black, GM Accessory) \$ 845.50

SBL – Spray-On Bedliner (UTR, Rhino Lining) \$ 589.00

DEL – Delivery per MiDeal (FOB Portage, MI) \$ 240.00

Total \$ 38,068.00

Options:

REM – Remote Engine Starter (GM Accessory) + \$ 487.00

Prices Quoted are for an Incoming MiDeal Dealer Stock Order.
FOB Portage, MI



Todd Wenzel Buick-GMC and Chevrolet

Albert Li | (734) 713-1065 | ali@toddwenzel.com

Vehicle: [Fleet] 2023 GMC Sierra 2500HD (TK20743) 4WD Crew Cab 159" Pro ( Complete)

Price Summary

PRICE SUMMARY	
	MSRP
Base Price	\$48,400.00
Total Options	\$4,110.00
Vehicle Subtotal	\$52,510.00
Destination Charge	\$1,795.00
Grand Total	\$54,305.00

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Vehicle: [Fleet] 2023 GMC Sierra 2500HD (TK20743) 4WD Crew Cab 159" Pro ( Complete)

Selected Model and Options

MODEL

CODE	MODEL
TK20743	2023 GMC Sierra 2500HD 4WD Crew Cab 159" Pro

COLORS

CODE	DESCRIPTION
G7C	Cardinal Red

OPTIONS

CODE	DESCRIPTION
FE9	Emissions, Federal requirements
L8T	Engine, 6.6L V8
MYD	Transmission, 6-speed automatic, heavy-duty
JGD	GVWR, 10,450 lbs. (4740 kg)
GT4	Rear axle, 3.73 ratio
1SA	Pro Preferred Equipment Group
PYQ	Wheels, 17" (43.2 cm) machined aluminum
QXT	Tires, LT265/70R17E all-terrain, blackwall
ZXT	Tire, spare LT265/70R17E all-terrain, blackwall
G7C	Cardinal Red
AE7	Seats, front 40/20/40 split-bench
H2G	Jet Black, Vinyl seat trim
IOR	Audio system, GMC Infotainment System with 7" diagonal color touch-screen
PCI	Convenience Package
VYU	Snow Plow Prep/Camper Package
FHS	E85 FlexFuel capable
K4B	Battery, auxiliary, 730 cold-cranking amps/70 Amp-hr
KW5	Alternator, 220 amps
JL1	Trailer brake controller, integrated
NZZ	Skid Plates
RVQ	LPO, Black tubular assist steps, 6" rectangular
UF2	LED Cargo Area Lighting

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Vehicle: [Fleet] 2023 GMC Sierra 2500HD (TK20743) 4WD Crew Cab 159" Pro ( Complete)

OPTIONS	
CODE	DESCRIPTION
DBG	Mirrors, outside power-adjustable vertical trailing
AKO	Glass, deep-tinted
QT5	Tailgate, gate function manual with EZ Lift
9L7	Upfitter switch kit, (5)
AQQ	Remote Keyless Entry
K34	Cruise control, steering wheel-mounted
C49	Defogger, rear-window electric
VQ1	Fleet Processing Option
Options Total	

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Vehicle: [Fleet] 2023 GMC Sierra 2500HD (TK20743) 4WD Crew Cab 159" Pro (✔ Complete)

Standard Equipment

Package	Trailering Package includes trailer hitch, 7-pin and 4-pin connectors and (CTT) Hitch Guidance
Mechanical	Pickup bed includes bed assist step Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline, (401 hp [299 kW] @ 5200 rpm, 464 lb -ft of torque [629 N-m] @ 4000 rpm) (STD) Transmission, 6-speed automatic, heavy-duty (STD) Rear axle, 3.73 ratio (Requires (L8T) 6.6L V8 gas engine.) GVWR, 10,450 lbs. (4740 kg) (STD) (Included and only available with TK20743 model and (L8T) 6.6L V8 gas engine with 17" wheels or TK20903 model and (L8T) 6.6L V8 gas engine with 18" or 20" wheels.) Transfer case, two-speed, electronic shift with push button controls (Requires 4WD models.) Auto-locking rear differential Four wheel drive Cooling, external engine oil cooler Cooling, auxiliary external transmission oil cooler Air filter, heavy-duty Air filtration monitoring Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr, maintenance-free with rundown protection and retained accessory power (Included and only available with (L8T) 6.6L V8 gas engine.) Alternator, 170 amps (Requires (L8T) 6.6L V8 gas engine.) Recovery hooks, front, frame-mounted, Black Frame, fully-boxed, hydroformed front section and a fully-boxed stamped rear section Suspension Package (Not available with (X31) Off-Road Package.) Steering, Recirculating Ball with smart flow power steering system Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors Brake lining wear indicator Capless Fuel Fill (Requires (L8T) 6.6L gas V8 engine. Not included with (ZW9) pickup bed delete.)
Exterior	Wheels, 17" (43.2 cm) painted steel, Silver (STD) Tires, LT245/75R17E all-season, blackwall (STD)

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Todd Wenzel Buick-GMC and Chevrolet

Albert Li | (734) 713-1065 | ali@toddwenzel.com

Vehicle: [Fleet] 2023 GMC Sierra 2500HD (TK20743) 4WD Crew Cab 159" Pro (✔ Complete)

Exterior

- Tire, spare LT245/75R17E all-season, blackwall (STD) (Included and only available with (QHJ) LT245/75R17E all-season, blackwall tires with (E63) pickup bed models. Available to order when (ZW9) pickup bed delete and (QHJ) LT245/75R17E all-season, blackwall tires are ordered.)
- Tire carrier lock keyed cylinder lock that utilizes same key as ignition and door
- Bumper, front chrome lower
- Bumper, rear chrome with bumper CornerSteps
- CornerStep, rear bumper
- Bed Step, Black integrated on forward portion of bed on driver and passenger side
- Cargo tie downs (12), fixed rated at 500 lbs per corner
- Moldings, beltline, Black
- Grille (Chrome surround with Black mesh.)
- Headlamps, LED reflector with incandescent turn signals and LED signature Daytime Running Lamps
- Lamps, cargo area cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel
- LED tail and incandescent stop, turn and reverse light
- Mirrors, outside high-visibility vertical trailering lower convex mirrors, manual-folding/extending (extends 3.31" [84.25mm]), molded in Black
- Glass, solar absorbing, tinted
- Door handles, Black grained
- Tailgate, locking utilizes same key as ignition and door (Included and only available with (QK1) standard tailgate. Deleted with (ZW9) pickup bed delete.)
- Tailgate, standard
- Tailgate, gate function manual, no lift assist
- Tailgate and bed rail protection caps, top

Entertainment

- Audio system, GMC Infotainment System with 7" diagonal color touch-screen AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; featuring wired Android Auto and Apple CarPlay capability for compatible phones (STD)
- Audio system feature, 6-speaker system (Requires Crew Cab or Double Cab model.)
- Bluetooth for phone, connectivity to vehicle infotainment system

Interior

- Seats, front 40/20/40 split-bench with upper covered armrest storage with fixed lumbar (STD)
- Seat trim, Vinyl

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Vehicle: [Fleet] 2023 GMC Sierra 2500HD (TK20743) 4WD Crew Cab 159" Pro ( Complete)

Interior

- Seat adjuster, driver 4-way manual
- Seat adjuster, passenger 4-way manual
- Seat, rear 60/40 folding bench (folds up), 3-passenger (includes child seat top tether anchor) (Not available with Regular Cab model.)
- Floor covering, rubberized-vinyl (Not available with LPO floor liners.)
- Steering wheel, urethane
- Steering column, Tilt-Wheel, manual with wheel locking security feature
- Instrument cluster, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
- Driver Information Center, 3.5" diagonal monochromatic display
- Exterior Temperature Display, located in radio display
- Rear Seat Reminder (Requires Crew Cab or Double Cab model.)
- Windows, power front, drivers express up/down (Standard on Crew Cab and Double Cab. On Regular Cab, included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)
- Window, power front, passenger express down (Standard on Crew Cab and Double Cab. On Regular Cab, included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)
- Windows, power rear, express down (Not available on Regular Cab models.)
- Door locks, power (Standard on Crew Cab and Double Cab. On Regular Cab, included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)
- USB ports, 2 (first row) located on instrument panel
- Power outlet, front auxiliary, 12-volt
- Air conditioning, single-zone
- Air vents, rear (Not available with Regular Cab model.)
- Mirror, inside rearview, manual tilt
- Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted

Safety-Mechanical

- StabiliTrak, stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist

Safety-Exterior

- Daytime Running Lamps, LED signature lighting

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Todd Wenzel Buick-GMC and Chevrolet

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Vehicle: [Fleet] 2023 GMC Sierra 2500HD (TK20743) 4WD Crew Cab 159" Pro (Complete)

Safety-Interior

- Airbags, Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
- Rear Vision Camera
- Hitch Guidance dynamic single line to aid in truck trailer alignment for hitching
- Seat Belt Adjustable Guide Loops, front row only (Included and only available on Crew Cab or Double Cab models. Not available with (ZW9) pickup bed delete.)
- Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver
- Tire Pressure Monitoring System with Tire Fill Alert (does not apply to spare tire)

Processing-Other

- Trailer Information Label provides max trailer ratings for tongue weight, conventional, gooseneck and 5th wheel trailering

WARRANTY

- Warranty Note: <<< Preliminary 2023 Warranty >>>
- Basic Years: 3
- Basic Miles/km: 36,000
- Drivetrain Years: 5
- Drivetrain Miles/km: 60,000
- Drivetrain Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles
- Corrosion Years (Rust-Through): 6
- Corrosion Years: 3
- Corrosion Miles/km (Rust-Through): 100,000
- Corrosion Miles/km: 36,000
- Roadside Assistance Years: 5
- Roadside Assistance Miles/km: 60,000
- Roadside Assistance Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles
- Maintenance Note: 1 Year/1 Visit

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TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Tall Timbers Portage, LLC (Phase VII) Final Plan Approval

SUPPORTING PERSONNEL: Kelly Peterson, Director of Community Development

ACTION RECOMMENDED: Approve the Final Plan for the previously-approved Tentative Plan amendment for Phase VII of Greenspire (Tall Timbers) Residential Planned Development, at 3413 West Centre Avenue, subject to the approval of a public utility plan by the City of Portage prior to construction of the public water and sewer mains.

OVERVIEW

The applicant (Tall Timbers Portage, LLC) seeks Final Plan approval for the previously-approved Tentative Plan amendment for Phase VII of Greenspire (Tall Timbers) Residential Planned Development at 3413 West Centre Avenue consisting of a 180-unit multifamily development. The proposed Phase VII, called 'Tall Timbers', will be constructed at the northwestern corner of the Greenspire Planned Development on 16.96 acres with a density of 10.62 units/acre. The project consists of three, five-story apartment buildings, each connected by two-story community rooms. Parking includes both exterior surface parking, and a ground floor level parking garage in all buildings. Access to the proposed Phase VII development will be from Shirley Ct. (internal drive within the Greenspire Planned Development). The property owner, Lakewood Management Company, is expected to maintain the building, parking areas, and other site conditions, the same as all built phases of the Greenspire Planned Development. The Tentative Plan Amendment was approved by the Planning Commission unanimously on April 7, 2022, and by City Council unanimously on May 24, 2022. The City of Portage Brownfield Redevelopment Plan with Brownfield Redevelopment Plan Amendment No. 10, Tall Timbers, 3413 West Centre Avenue, as an exception to the current City of Portage Brownfield Redevelopment Incentive Policy, was approved by City Council on August 9, 2022.

The overall Greenspire Planned Development is comprised of multiple parcels totaling 102.67 acres. The Greenspire Planned Development (PD) rezoning/tentative plan application was approved in 2010, followed by amendments approved in 2017 and 2020. As a result, the development has been revised from 692 to 1,020 multiple-family residential units (700 apartment units already built through Phase I-VI) within the interior of the property. The commercial component of Greenspire Planned Development includes the existing 13,000 square feet of retail/office on 2.47 acres and up to 45,000 square feet of retail/office proposed on 4.10 acres. The allowable non-residential acreage is 20.58 acres at 20% of 102.67 acres.

Details of the Greenspire Planned Development, including the Tentative Plan of the subject proposal, are attached. Interior private streets have been constructed to provide access throughout these phases of development and provide a connection to West Centre Avenue. The subject Final Plan represents Phase

VII; two additional phases remain and are expected to be proposed in the future.

The developer anticipates the following construction timeline for Phases VII-IX:

- 2022: Phase VII - 180 multifamily apartments
- 2024: Phase VIII - 116 multifamily apartments + up to 45,000 square feet of retail/office
- 2026: Phase IX - 24 multifamily apartments

ANALYSIS

The applicant has submitted a Final Plan application seeking approval of a previously-approved tentative plan for developing a 180-unit multifamily complex. The Planned Development review process involves the following two steps as per [Sec. 42-375](#):

Step 1) Tentative Plan review (Items A-G, Sec 42-375) identifies part(s) or whole project features; analyzes the impact on neighborhoods, streets, utilities, and the natural environment; and determines consistency with adopted local plans. *This step has been completed.*

Step 2) Final Plan review (Items H-M, Sec 42-375), identifies and analyzes detailed drawings of project improvements (streets, utilities, lot dimensions, etc.). *The Final Plan application is currently at this step.*

Sec 42-375 Plan review and approved (Planned Development); Items H-M Final Plan

The applicant has submitted an application and drawings addressing items H - M Standards for the final plan. The application and drawings have been reviewed by the Development Review Team (DRT) for consistency with the city's infrastructure, engineering, and other requirements including streets, sewers, water mains, storm water, parking, landscaping, and others. The DRT is comprised of representatives from the Department of Transportation and Utilities, Fire Department, Department of Parks and Recreation, Office of the City Assessor, and Department of Community Development. DRT recommends that prior to construction of the public water and sewer mains, a public utility plan be submitted and approved by the City of Portage.

No substantive changes were made between the approved Tentative Plan amendment and the submitted Final Plan site drawings for Phase VII (Tall Timbers).

After careful consideration, the Planning Commission voted unanimously (6-0) to recommend to the City Council the approval of the Final Plan for the previously-approved Tentative Plan amendment for Phase VII of Greenspire (Tall Timbers) Residential Planned Development, at 3413 West Centre Avenue, with the condition that prior to construction of the public water and sewer mains, a public utility plan be submitted and approved by the City of Portage.

RECOMMENDATION

It is therefore recommended that City Council approve the Final Plan for the previously-approved Tentative Plan amendment for Phase VII of Greenspire (Tall Timbers) Residential Planned Development, at 3413 West Centre Avenue, subject to the approval of a public utility plan by the City of Portage prior to construction of the public water and sewer mains.

FUNDING: Not Applicable

- Attachments:**
1. Commercial Development Application
 2. Final Plan Drawings
 3. Approved Tentative Plan PD Amendment Documents
 4. Minutes dated August 18, 2022
 5. Planning Commission Transmittal dated September 1, 2022



COMMERCIAL DEVELOPMENT APPLICATION

Department of Community Development
7900 South Westnedge Avenue – Portage, Michigan 49002 – (269) 329-4477

Applicant must complete all items in sections 1-9 (if applicable).

Please note: Separate applications must be submitted for Plumbing, Mechanical and Electrical Work Permits

No Work is to Start Prior to the Issuance of Building Permit

1) PROJECT INFORMATION

Project Description Greenspire Phase VII - Portage, MI	Address 8380 Greenspire Dr. Portage, MI 49024
---	--

2) IDENTIFICATION (OWNER)

Name H&G II, Inc.	Address 750 Trade Centre Way, Suite 100		
City Portage	State MI	Zip 49002	Phone

3) ARCHITECT OR ENGINEER

Name Todd Hurley, P.E.	Address 2800 S. 11th Street	City Kalamazoo
State MI	Zip 49009	Phone (269)492-3777
License Number 43221	Expiration Date 10/2023	Email thurley@hurleystewart.com

4) BUILDING CONTRACTOR

Company name AVB Construction, Inc.	Address 4200 W. Centre Ave.	City Portage
State MI	Zip 49024	Phone 269-329-2022
Email	Federal Employer ID	
Builder License Number	Expiration Date	
Workers Comp Insurance Carrier	MESC Employer Number	

5) TYPE OF DEVELOPMENT PROJECT

- ☒ Site Plan ☐ Building Plan ☐ Final Plan in Planned Development
☐ Subdivision ☐ Condominium ☐ Land Division Requiring Public Improvements
☐ Landscape Plans ☐ Public Water Main ☐ Public Sanitary Sewer Main

☐ Other: _____

(Note: Please provide a Portable Document Format (PDF) of the plans for the project at time of document submittal. The submitted format shall be CD/DVD or USB. If a PDF is not submitted, an additional \$25 fee plus \$1 for each plan sheet after 20 sheets will apply.)

6) TYPE OF IMPROVEMENT

- ☒ New Building ☐ Alteration ☐ Addition ☐ Repair ☐ Demolition ☐ Foundation Only
☐ Relocation ☐ Special Inspection ☐ Solar ☐ Other: _____

7) DESCRIPTION OF WORK

A) Phase 7 of Greenspire Apartments. Construction includes five story building with 180 units.
One underground parking Garage and a surface lot

B) Valuation of Project: \$ _____

8) CHARACTERISTICS OF THE BUILDING

A) Water Meter Size

- ☐ 5/8" ☐ 3/4" ☐ 1" ☐ 1 1/2"
☐ Other _____ ☐ Irrigation Size _____ ☒ Fire Sprinkler Size 6"

B) Electric Service Size

- ☒ 200 AMP ☐ 400 AMP ☐ 600 AMP ☐ 800 AMP ☐ 1000 AMP ☐ Other _____

C) Type of Mechanical

- Air Conditioning? ☒ Yes ☐ No Fire Suppression? ☒ Yes ☐ No Hood System? ☐ Yes ☒ No

9) CONSTRUCTION PLANS SUBMITTED

Required submittals for plan review:

- Plans shall be signed and sealed when required in accordance with State of Michigan Act No.299 of Public Acts of 1980.
- All plans shall be drawn on uniform sheets no greater than 30"X42".
- All plans shall be drawn to an architectural scale.
- All plans shall be clear, legible and accurate.
- Plans shall be stapled along the left margin.

Type of Plan Submitted:

- ☐ Building ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Energy

Building Code: Site plan, foundation plan, soil bearing capacity, floor plans, building elevations, building sections, framing plan, details, roof plan, roof finish schedule, roof live and dead loads.

Electric Code: Lighting layout, circuiting, switching, conductor and raceway sizes, wattage schedule, service location and riser diagram, load calculations, and appropriate plans showing standard symbols of all electrical equipment.

Plumbing Code: Site plan, floor plans, DWV riser diagrams and water distribution system and roof plan, Show direction of flow, pipe sizes, grade of horizontal piping, elevations, drainage fixture unit loading of both stacks and drains in the DWV system, supply fixture unit load for the water system, branch supplies serving more than one plumbing fixture, appliance or hose outlet, meter locations.

Mechanical Code: Plans indicating heating equipment, air conditioning equipment, ductwork material and layout, fire dampers, ventilation of rooms and areas, location of chimneys and vents, piping layouts, kitchen equipment layout, and combustion air. (Plans for fire suppression systems may be submitted after permit issuance, but are required prior to installation.)

Energy Code: Floor plans, building sections, details, average annual degree days, exterior envelope components materials, "U" values of elements, "R" values of insulating materials, size and type of apparatus and equipment, energy calculations.

Note: Additional plan review fee(s) required of all non-concurrent plan submittals

APPLICANT INFORMATION

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

Name	Todd Hurley, P.E.	Phone	(269)492-3777
Address	2800 S. 11th Street	City	Kalamazoo
State	MI	Zip	49008

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and I agree to conform to all applicable laws of the State of Michigan and ordinances of the City of Portage. All information submitted on the application is accurate to the best of my knowledge.

Signature of Applicant: _____ Date: 9/7/21

FOR DEPARTMENTAL USE ONLY

- | | | |
|---|--|--|
| ☐ Vacant | ☐ F-2: Factory (Low Hazard) | ☐ I-4: Institutional (Day Cares, ETC.) |
| ☐ A-1: Assembly (Theaters) | ☐ H-1: High Hazard (Detonation) | ☐ M: Mercantile |
| ☐ A-2: Assembly (Restaurants) | ☐ H-2: High Hazard (Deflagration) | ☐ R-1: Residential (Hotels, Motels, ETC.) |
| ☐ A-3: Assembly (Library, ETC.) | ☐ H-3: High Hazard (Physical) | ☐ R-2: Residential (Multi Family, ETC.) |
| ☐ A-4: Assembly (Indoor Sports) | ☐ H-4: High Hazard (Health) | ☐ R-3: Residential (1 & 2 Fam. Townhomes) |
| ☐ A-5: Assembly (Outdoor Sports) | ☐ H-5: High Hazard (HPM) | ☐ R-4: Residential (Assisted living) |
| ☐ B: Business | ☐ I-1: Institutional (Supervised) | ☐ S-1: Storage (Moderate hazard) |
| ☐ E: Educational | ☐ I-2: Institutional (Hospital) | ☐ S-2: Storage (Low hazard) |
| ☐ F-1: Factory (Moderate hazard) | ☐ I-3: institutional (Prisons) | ☐ U: Utility (Garage, Shed) |

CHARACTERISTICS OF BUILDING

Frame:

- ☐ Masonry ☐ Wood Frame ☐ Structural Steel ☐ Reinforced Concrete ☐ Other

Heating System:

- ☐ Gas ☐ Electricity ☐ Solar ☐ Other _____

New Sewer Connection:

- ☐ Yes ☐ No

New Water Connection:

- ☐ Yes ☐ No

Type of Mechanical:

- ☐ (Y) Air Conditioning ☐ (Y) Fire Suppression

DIMENSIONS / DATA

Number of Stories _____ Use groups _____ Construction Type _____

Number of Occupants _____

Floor Area	Existing	Alterations	New
Basement			
1 st Floor			
2 nd Floor			
3 rd Floor			
4 th Floor			
5 th Floor			
Total			

DRAWING LOCATION: H:\15-0100 (Greenspire 31) - FINAL DRAWINGS\31 Greenspire Tall Timbers Final Drawing\Title Sheet.dwg LAST SAVED BY: USER3102 ON: 7/15/2022

GREENSPIRE TALL TIMBERS, ISSUED FOR CITY OF PORTAGE, 7/15/22

Final Site Plan Review

GREENSPIRE TALL TIMBERS

PORTAGE
KALAMAZOO COUNTY, MICHIGAN
7/15/22

OWNER

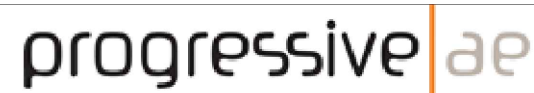
H & G II, LLC
750 TRADE CENTRE WAY, SUITE 100
PORTAGE, MI 49002
(269) 342-8600

CONSTRUCTION MANAGER



AVB CONSTRUCTION, INC.
4200 W. CENTRE AVENUE
PORTAGE, MI 49024
269.329.2022

ARCHITECT

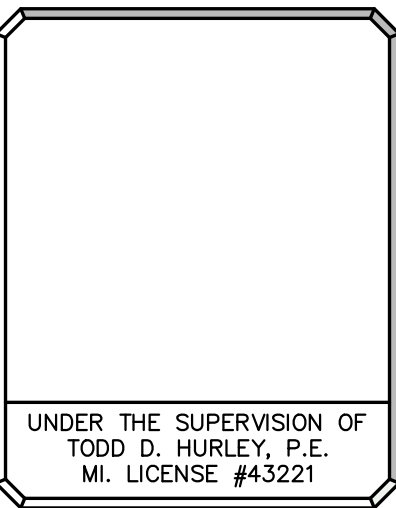


Progressive AE
1811 4 Mile Rd NE
Grand Rapids, MI 49525
(616) 361-2664

PLANS PREPARED BY:

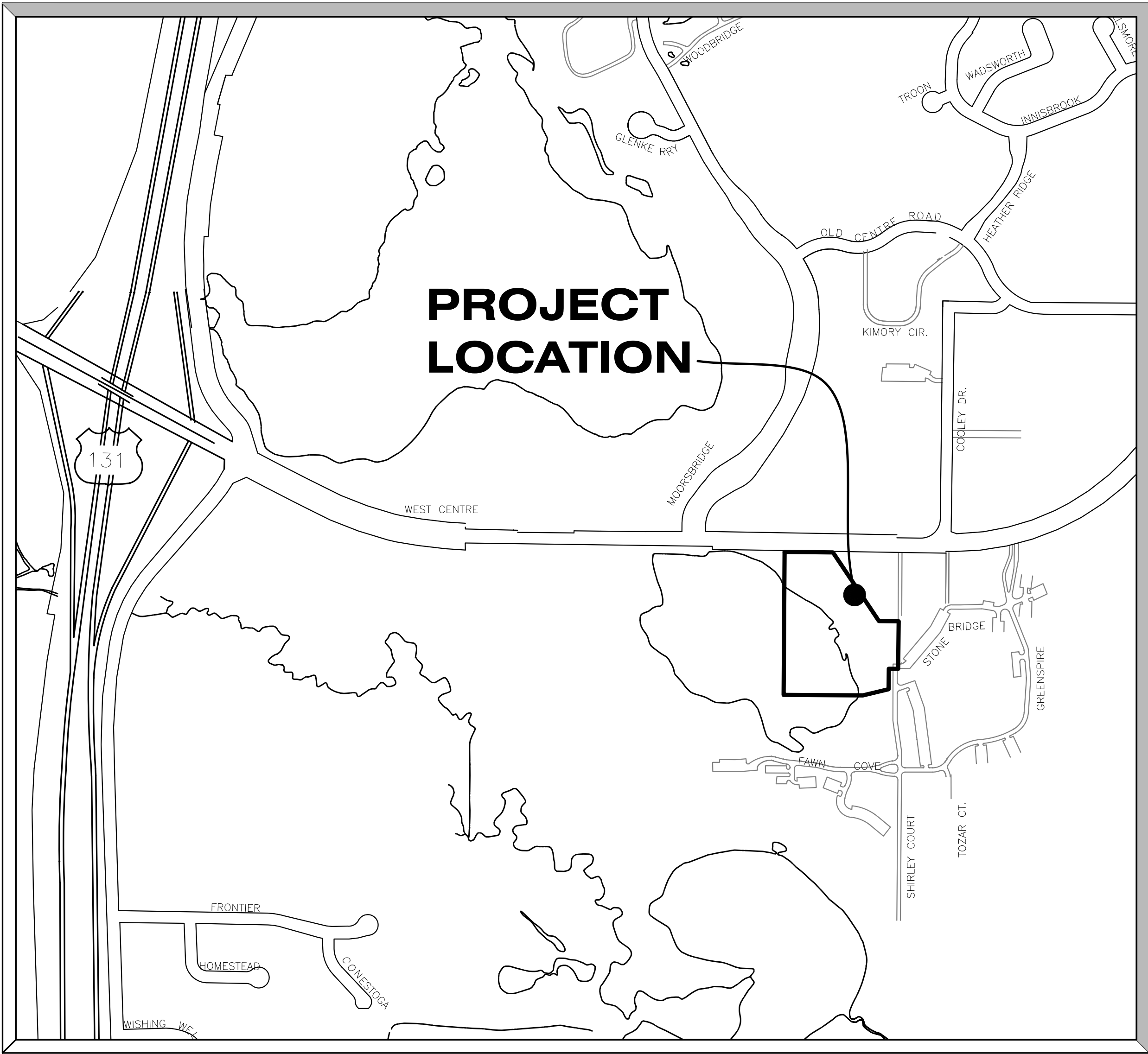


hurley & stewart, llc
2800 south 11th street
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269.552.4960 fax 552.4961
www.hurleystewart.com



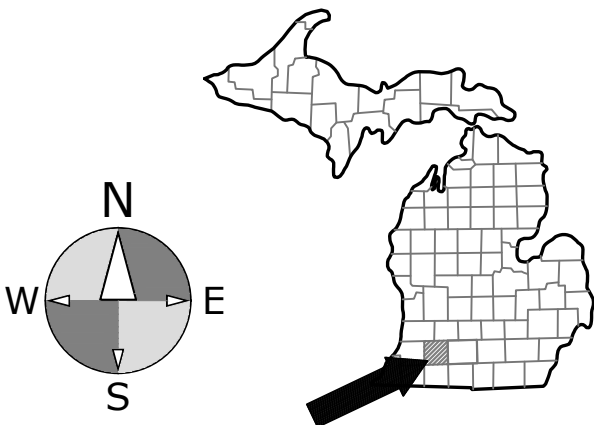
UTILITY CONTACTS:

CONSUMERS ENERGY CO. MIKE SOKOLOV 2500 E. CORK STREET KALAMAZOO, MI 49001 269.337.2246	ELECTRIC
CONSUMERS ENERGY CO. KYLE OAK 2500 E. CORK STREET KALAMAZOO, MI 49001 269.337.2366	GAS
CHARTER COMMUNICATIONS MARK BURKE 4176 COMMERCIAL AVE. PORTAGE, MI 49002 269.217.8152	CABLE TELEVISION
AT&T TODD SHIBAYAMA 2919 MILLCORK ST. KALAMAZOO, MI 49001 269.384.4436	TELEPHONE
CITY OF PORTAGE BOB MILLER-SUEZ 7719 S. WESTNEDGE AVENUE PORTAGE, MI 49024 269.324.9235	WATER/SANITARY



SITE LOCATION MAP

SCALE: 1" = 500'



DRAWING INDEX

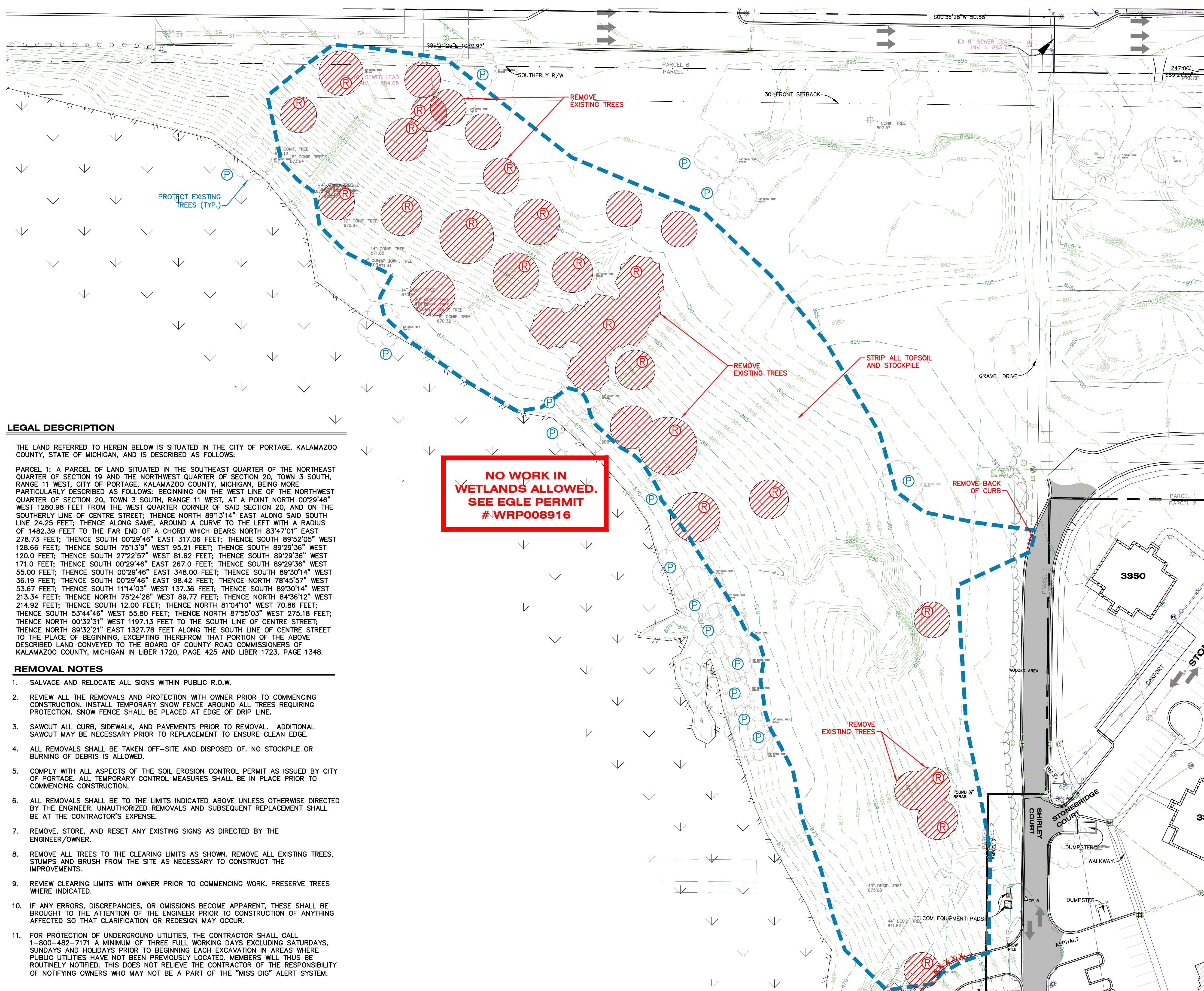
SHT #	DESCRIPTION
C-1	EXISTING CONDITIONS AND DEMO PLAN
C-2	LAYOUT PLAN
C-3	GRADING PLAN
C-4	SESC PLAN
C-5	UTILITY PLAN
C-6	UTILITY PROFILES
C-7	SITE DETAILS
C-8	SITE DETAILS
C-9	STORM WATER DETAILS
C-10	GRADING DETAILS
C-11	EASEMENT PLAN
L-1	LANDSCAPE PLAN



Know what's below.
Call before you dig.

EXISTING TOPOGRAPHY PROVIDED BY CARR AND ASSOCIATES LAND SURVEYING. 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.

ISSUED FOR:
CITY OF PORTAGE
7/15/22



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PORTAGE, KALAMAZOO COUNTY, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWN 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWN 3 SOUTH, RANGE 11 WEST, AT A POINT NORTH 00°29'46" WEST 1280.98 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 20, AND ON THE SOUTHERLY LINE OF CENTRE STREET; THENCE NORTH 89°13'14" EAST ALONG SAID SOUTH LINE 24.25 FEET; THENCE ALONG SAME, AROUND A CURVE TO THE LEFT WITH A RADIUS OF 1482.39 FEET TO THE FAR END OF A CHORD WHICH BEARS NORTH 83°47'01" EAST 278.73 FEET; THENCE SOUTH 00°29'46" EAST 317.06 FEET; THENCE SOUTH 89°52'05" WEST 128.66 FEET; THENCE SOUTH 75°13'9" WEST 95.21 FEET; THENCE SOUTH 89°29'36" WEST 120.0 FEET; THENCE SOUTH 27°22'57" WEST 81.62 FEET; THENCE SOUTH 89°29'36" WEST 171.0 FEET; THENCE SOUTH 00°29'46" EAST 267.0 FEET; THENCE SOUTH 89°29'36" WEST 55.00 FEET; THENCE SOUTH 00°29'46" EAST 348.00 FEET; THENCE SOUTH 89°30'14" WEST 36.19 FEET; THENCE SOUTH 00°29'46" EAST 98.42 FEET; THENCE NORTH 78°45'57" WEST 53.67 FEET; THENCE SOUTH 11°14'03" WEST 137.36 FEET; THENCE SOUTH 89°30'14" WEST 213.34 FEET; THENCE NORTH 75°24'28" WEST 89.77 FEET; THENCE NORTH 84°36'12" WEST 214.92 FEET; THENCE SOUTH 12.00 FEET; THENCE NORTH 81°04'10" WEST 70.86 FEET; THENCE SOUTH 53°44'46" WEST 55.80 FEET; THENCE NORTH 87°55'03" WEST 275.18 FEET; THENCE NORTH 00°32'31" WEST 1197.13 FEET TO THE SOUTH LINE OF CENTRE STREET; THENCE NORTH 89°32'21" EAST 1327.78 FEET ALONG THE SOUTH LINE OF CENTRE STREET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED LAND CONVEYED TO THE BOARD OF COUNTY ROAD COMMISSIONERS OF KALAMAZOO COUNTY, MICHIGAN IN LIBER 1720, PAGE 425 AND LIBER 1723, PAGE 1348.

REMOVAL NOTES

1. SALVAGE AND RELOCATE ALL SIGNS WITHIN PUBLIC R.O.W.
2. REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
3. SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
4. ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
5. COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY CITY OF PORTAGE. ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
6. ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
8. REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
9. REVIEW CLEARING LIMITS WITH OWNER PRIOR TO COMMENCING WORK. PRESERVE TREES WHERE INDICATED.
10. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
11. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

REMOVALS LEGEND

- XXXXXX CURB/ WALL REMOVAL
- //// SAWCUT
- XXXX PAVEMENT/SIDEWALK REMOVAL
- XXXX BUILDING DEMOLITION
- XXXXXX UTILITY LINE REMOVAL
- (R) TREE REMOVAL
- (P) REMOVE
- (S) PROTECT
- (S) SALVAGE
- LIMITS OF CONSTRUCTION

BENCHMARKS

BM # 3 ELEVATION = 893.12
HYDRANT NE CORNER OF SHIRLEY
AND STONEBRIDGE NW BOLT



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FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

EXISTING CONDITIONS AND DEMO PLAN GREENSPIRE TALL TIMBERS H&G II, LLC

Sheet Title:
Project:
Client:

7/15/22
Sheet

C-1

hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



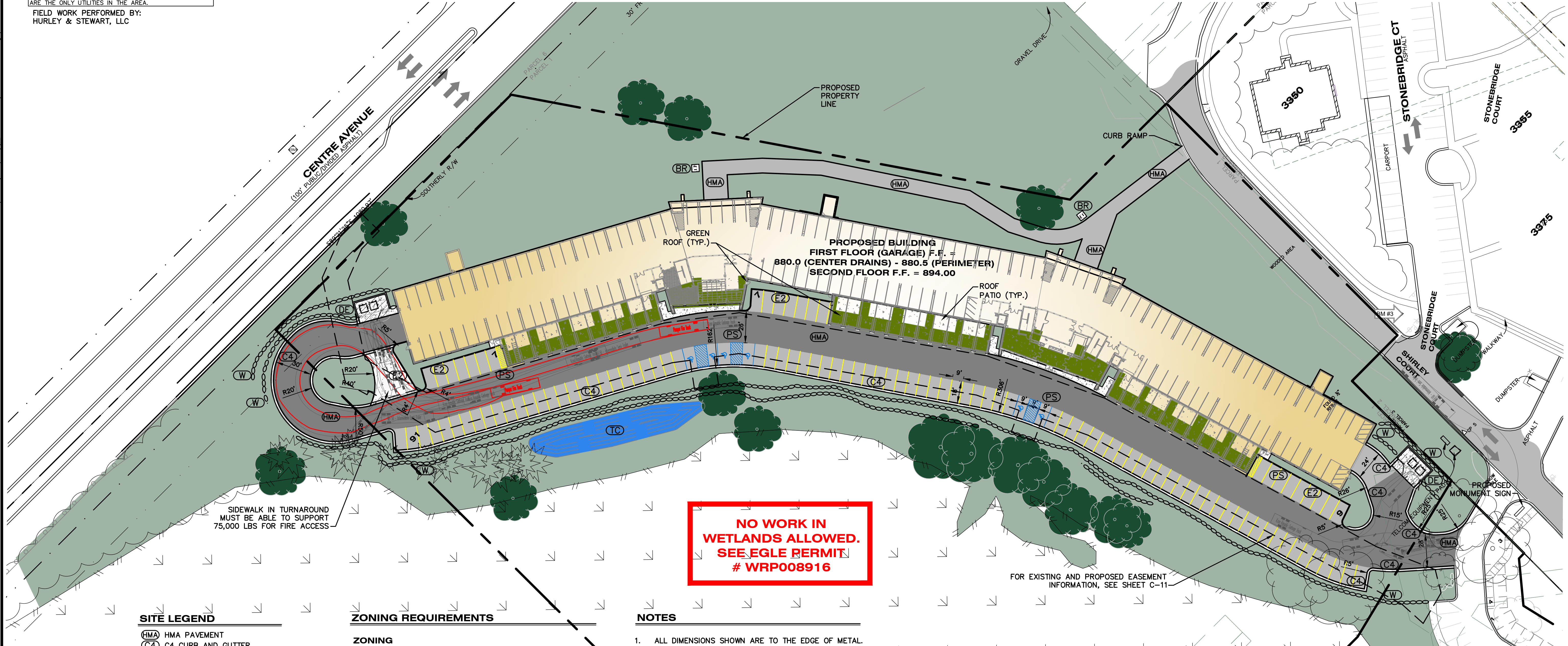
Job No. 19-018D	P.M./T.D.H.	Drft. BSC	QA/QC	7/15/22
ISSUED FOR REVISIONS:				
4	CITY OF PORTAGE	2/28/22		
5	CITY OF PORTAGE	4/14/22		
6	CITY OF PORTAGE	7/14/22		
7	CITY OF PORTAGE	7/15/22		
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FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

DRAWING LOCATION: H-19-018D (Example 7) FINAL DRAINAGE/Utilities/Proposed/Drawings/Sheet 2 LAYOUT PLAN.dwg LAST SAVED BY: ASSEIGNED ON: 7/14/2022



SITE LEGEND

- HMA HMA PAVEMENT
- C4 C4 CURB AND GUTTER
- E2 E2 CURB AND GUTTER
- PS PARKING STRIPING (9'x18')
- W WALL STONE
- DE DUMPSTER ENCLOSURE
- TC TREATMENT CELL
- G GRAVEL
- BR BICYCLE RACK

LEGEND

- LIGHT DUTY HMA PAVEMENT
- HEAVY DUTY HMA PAVEMENT
- PROPOSED BUILDING
- GREEN ROOF
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE CURB AND GUTTER TYPE VARIES
- BOULDER RETAINING WALL DETERMINED IN FIELD

ZONING REQUIREMENTS

ZONING

THE SITE IS ZONED PD (PLANNED DEVELOPMENT)
SETBACKS: FRONT - 30'
SIDES - 30'
REAR - NA

PROPOSED USE

MULTI-FAMILY APARTMENTS

PARKING

TOTAL PARKING SPACES REQUIRED:
2 SPACES PER PROPOSED UNIT 180 X 2 = 360 SPACES

TOTAL PARKING PROVIDED = 112 SURFACE LOT SPACES
142 UNDER BUILDING
33 GARAGE SPACES
287 SPACES TOTAL

BARRIER FREE SPACES REQUIRED SURFACE LOT = 5
BARRIER FREE SPACES SURFACE LOT = 6 PROVIDED
ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 9'x18'

BUILDING INFORMATION

THE PROPOSED BUILDING HAS FIVE STORIES
FIRST FLOOR: 63,804 SF
SECOND FLOOR: 58,471 SF
THIRD-FIFTH FLOOR: 46,284 SF
SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.

BUILDING HEIGHT = 52' (REAR SIDE)
BUILDING HEIGHT = 66' (PARKING SIDE)

CONSTRUCTION TYPE:
PARKING LEVEL: STORAGE S2, CONSTRUCTION TYPE 1A
RESIDENTIAL LEVELS: RESIDENTIAL R2, CONSTRUCTION TYPE 5A

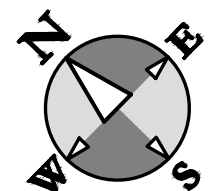
INTERIOR LANDSCAPING

LANDSCAPING AREA REQUIRED = 1,298 SFT
LANDSCAPING AREA PROVIDED = 2,542 SFT

NOTES

- ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
- PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
- PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
- MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM.
- EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2012 EDITION, AND CITY OF PORTAGE STANDARDS SPECIFICATIONS.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE P1 (3500PSI), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
- ANY BITUMINOUS OR CONCRETE PAVEMENT, SANITARY SEWER, SANITARY SEWER SERVICE LEADS, OR STORM SEWER, WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. REGULATORY SIGNAGE (IF SPECIFIED) SHALL BE PER MDOT.
- ALL LIGHTING SHALL BE UPDATED TO MEET CURRENT PORTAGE STANDARDS. FIXTURES TO BE SHIELDED CUT-OFF STYLE. ANY ADDITIONAL FIXTURES TO BE NO GREATER THAN 25' HIGH.
- A RIGHT OF WAY PERMIT SHALL BE REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. COORDINATE PERMIT WITH CITY OF PORTAGE.
- A SIGN PERMIT SHALL BE REQUIRED FOR ALL NEW SIGNAGE. COORDINATE PERMIT WITH CITY OF PORTAGE.

0 20 40 80
1 inch = 40 ft.



hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



ISSUED FOR/REVISIONS:	
4. CITY OF PORTAGE	2/26/22
5. CITY OF PORTAGE	4/14/22
6. CITY OF PORTAGE	6/14/22
7. CITY OF PORTAGE	7/15/22

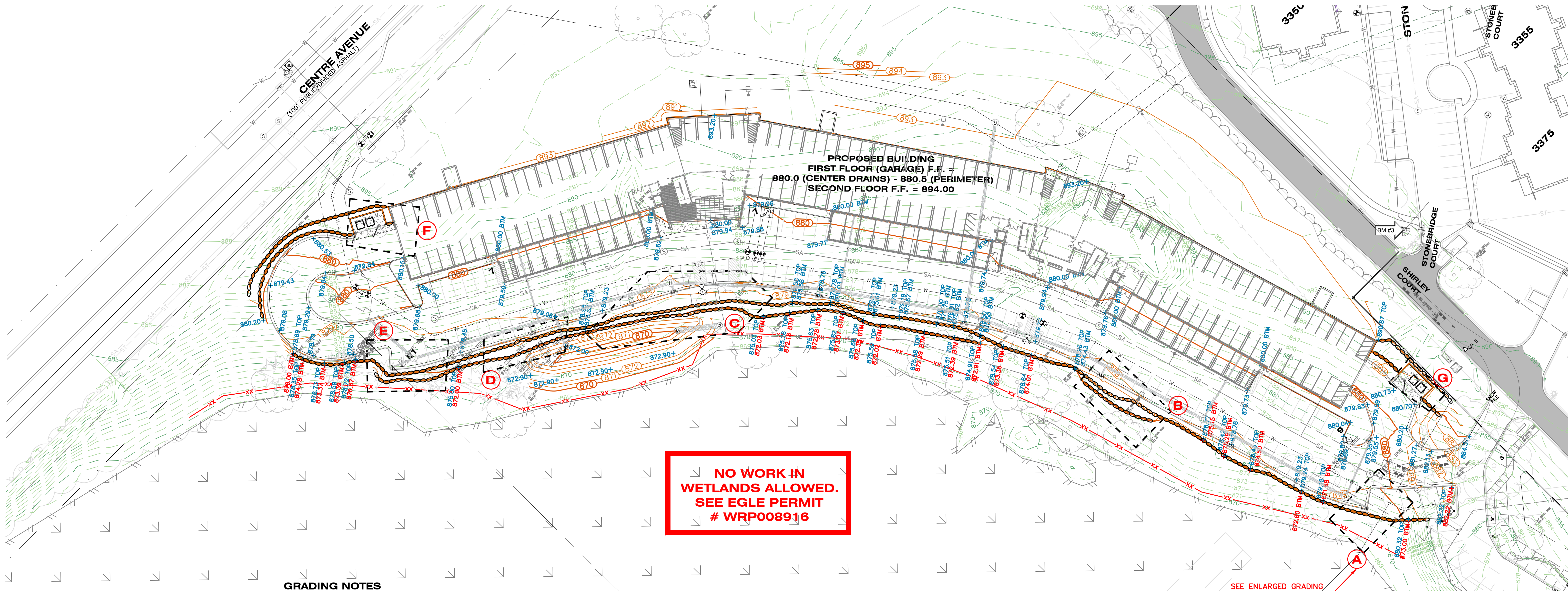
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LAYOUT PLAN
GREENSPIRE TALL TIMBERS
H&G II, LLC

Sheet Title:
Project:
Client:

7/15/22
Sheet

C-2



GRADING NOTES

1. MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN. MATCH AT 1 ON 3 IF NOT LABELED.
2. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
3. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
4. ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
5. ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
6. REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.
7. ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
8. ALL GRANULAR FILL UNDER THE INFLUENCE OF THE ROADWAY AND PROCESSED ROAD GRAVEL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
9. ALL COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. FIELD DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT AS NECESSARY TO ENSURE THAT ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED.
10. SITE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON-SITE TO BE USED IN THE REGRADING OF LANDSCAPE AREAS. THIS MATERIAL IS NOT TO BE USED FOR FILL OR PAVEMENT SUBBASE. REMOVAL OF ANY EXCESS SOIL OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. CONTRACTOR RESPONSIBLE FOR VERIFYING EARTHWORK CALCULATIONS PRIOR TO COMMENCING WORK. NO EXTRA EARTHWORK WILL BE PAID FOR ONCE EARTHWORK HAS BEGUN. ANY DISCREPANCIES WITH THE EARTHWORK CALCULATIONS SHALL BE REVIEWED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
12. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

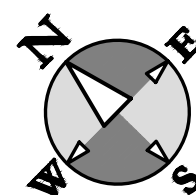
SESC NOTES

1. A SESC PERMIT SHALL BE REQUIRED PRIOR TO COMMENCING WORK ON-SITE THAT WILL BE WITHIN 500-FEET OF A LAKE OR STREAM, OR DISTURB GREATER THAN 1- ACRE OF LAND.
2. AVOID UNNECESSARY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS ACT AS SEDIMENT FILTERS.
3. CONTRACTOR SHALL APPLY FOR AND COMPLY WITH THE SOIL EROSION CONTROL PERMIT FROM THE CITY OF PORTAGE AT ALL TIMES.
4. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEANUP AND APPROVAL.
5. CONTRACTOR TO PROVIDE STRAW BALE DAMS OR SILT FENCES ACROSS ALL DITCHES, SWALES, AND ROUGH CUT ROADS WHICH EXIST FROM THE SITE TO ELIMINATE SEDIMENT RUNOFF. PROVIDE STRAW BALE DAMS, SILT FENCES OR INSTALL FILTER FABRIC UNDER INLETS AT ALL STORM SEWER STRUCTURES DURING CONSTRUCTION.
6. ALL SOIL PILES SHALL BE SURROUNDED BY SILT FENCE IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. TOPSOIL PILES SHALL BE SEEDED IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 20 DAYS. SPOIL PILES SHALL NOT BE PLACED WITHIN 50' FROM ANY TEMPORARY OR PERMANENT WATERCOURSE.
7. THE CONTRACTOR SHALL COMPLY WITH THE WEEKLY RECOMMENDATIONS OF THE CERTIFIED STORM WATER OPERATOR.
8. ALL INLETS IN PAVED AREAS SHALL HAVE SILT SAVER SEDIMENTATION REDUCERS DURING CONSTRUCTION.
9. CLEAN ADJACENT ROADWAYS WHEN NECESSARY.
10. FINAL LANDSCAPING SHALL CONSIST OF MIN. 3" TOPSOIL, 200#/ACRE CLASS A SEEDING, 2T/ACRE MULCH AND 240#/ ACRE CHEMICAL FERTILIZER NUTRIENT.
11. COORDINATE TOPSOIL STOCKPILE WITH OWNER.
12. PLACE TRACK MATS AT THE ENTRANCE TO REDUCE MATERIAL TRACKED OFF SITE.
13. COORDINATE THE CLEARING LIMITS WITH THE OWNER PRIOR TO COMMENCING WORK.

GRADING PLAN LEGEND

- PROPOSED CONTOUR 5-FT
- PROPOSED CONTOUR NORMAL
- EXISTING CONTOUR 5-FT
- EXISTING CONTOUR NORMAL
- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADES: TOP AND BOTTOM OF CURB/WALL
- EXISTING SPOT GRADE
- PROPOSED SURFACE SLOPE
- PROPOSED SILT FENCE
- PROPOSED GRADED SWALE
- SOIL BORING
- BENCH MARK
- SOIL EROSION MEASURE
- SEDIMENT CONTROL MEASURE

0 20 40 80
1 inch = 40 ft.



SEE ENLARGED GRADING
DETAIL ON SHEET C-10
(TYP.)

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS.

*NONE SHOWN

BM 1 ELEVATION = 875.12
BOX CUT INTO CURB AT THE SOUTHWESTERLY CORNER OF PARKING LOT IN FRONT OF BUILDING 3681.

BM 2 ELEVATION = 873.88
CUT X ON THE NORTH BOLT OF A HYDRANT ON AN ISLAND IN THE PARKING LOT IN FRONT OF BUILDING 3603.

BM 3 ELEVATION = 889.40
SPIKE ON THE NORTHEAST FACE OF A 10" OAK TREE AT THE WEST Y OF FAWN COVE LANE AT INTERSECTION WITH SHIRLEY COURT.

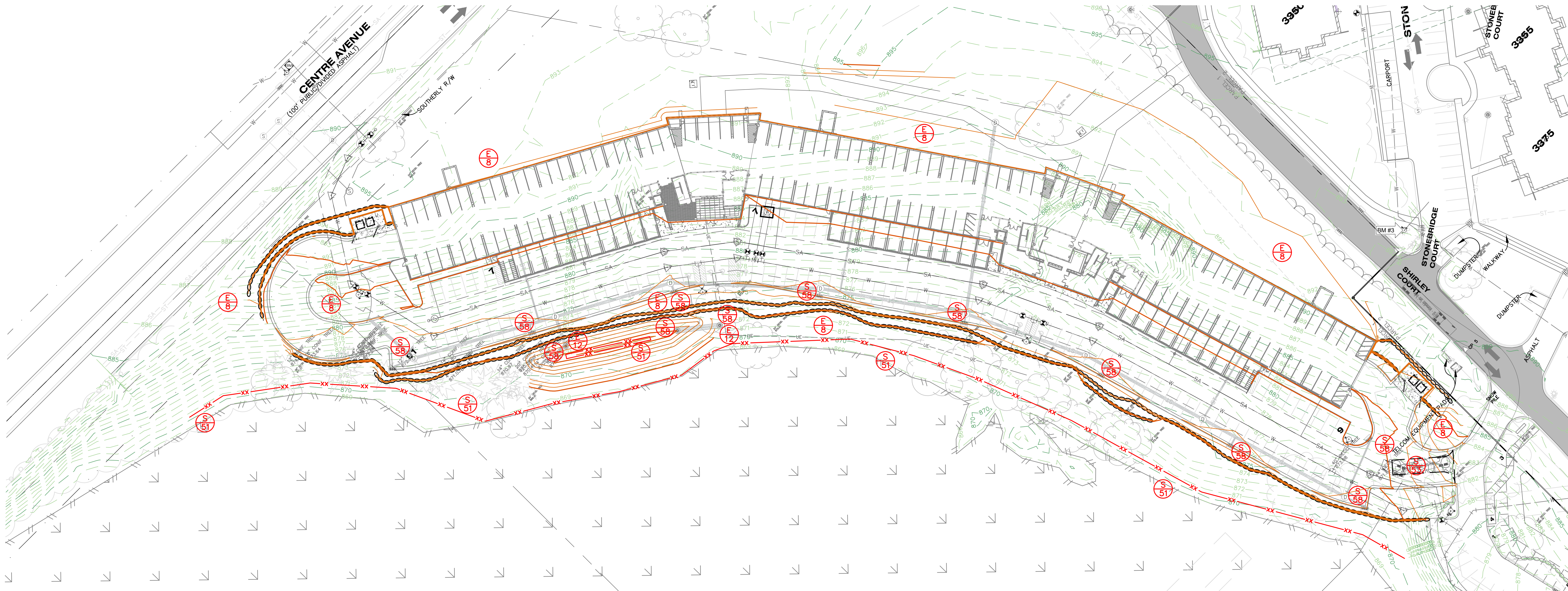
BM 4 ELEVATION = 893.12
CUT X ON THE NORTHWEST BOLT ON A HYDRANT ON THE NORTHEAST CORNER OF SHIRLEY COURT AND STONEBRIDGE COURT.

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FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC



DRAWING LOCATION: 14-19-018D (Greenspire 7) - FINAL DRAWINGS Tall Timbers Final Drawings C-4 SESC Plan.docx LAST SAVED BY: ASSIGNED ON: 7/14/2022



SOIL EROSION CONTROL MAINTENANCE TASKS AND SCHEDULE

DURING CONSTRUCTION
TO BE PERFORMED BY CONTRACTOR

TASKS	COMPONENTS STORM DRAINAGE SYSTEM	CATCH BASIN SUMPS	CATCH BASIN INLET CASTINGS	SITE DISTURBED AREA	SCHEDULE
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION	X	X	X	X	AS NEEDED* AND PRIOR TO TURNOVER
INSPECT FOR FLOATABLES AND DEBRIS	X	X	X		QUARTERLY
CLEANING FOR FLOATABLES AND DEBRIS	X	X	X		QUARTERLY AND AT TURNOVER
INSPECTION FOR EROSION				X	WEEKLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES				X	AS NEEDED AND PRIOR TO TURNOVER
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY A PROFESSIONAL ENGINEER REPORTING TO THE OWNER)	X				ANNUALLY AND AT TURNOVER
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED	X			X	AS NEEDED

* "AS NEEDED" MEANS WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH

AN SESC PERMIT MUST BE OBTAINED FROM THE CITY OF PORTAGE PRIOR TO COMMENCING ANY EARTH CHANGE ACTIVITIES

PERMANENT MAINTENANCE
TO BE PERFORMED BY PROPERTY OWNER (AVB INC.)

TASKS	COMPONENTS PAVED AREAS	STORM DRAINAGE SYSTEM	CATCH BASIN SUMPS	CATCH BASIN INLET CASTINGS	SCHEDULE
INSPECT FOR SEDIMENT ACCUMULATION		X	X		SEMI-ANNUALLY AS NEEDED*
REMOVAL OF SEDIMENT ACCUMULATION		X	X		ANNUALLY AS NEEDED*
INSPECT FOR FLOATABLES AND DEBRIS		X	X	X	ANNUALLY
CLEANING FOR FLOATABLES AND DEBRIS		X	X	X	ANNUALLY
INSPECTION FOR EROSION					ANNUALLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES					AS NEEDED
CLEAN DRIVES AND PARKING LOTS	X				SEMI-ANNUALLY
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY A PROFESSIONAL ENGINEER REPORTING TO THE OWNER)		X			SEMI-ANNUALLY
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION		X			ANNUALLY
OWNER TO HAVE A PROFESSIONAL ENGINEER CARRY OUT EMERGENCY INSPECTIONS UPON IDENTIFICATION OF SEVER PROBLEMS		X	X	X	AS NEEDED

* "AS NEEDED" MEANS WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH

SOIL EROSION AND
SEDIMENTATION CONTROL MEASURES

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

SOIL EROSION MEASURE SEDIMENT CONTROL MEASURE

SESC NOTES

- CONTRACTOR MUST COMPLY WITH ALL REQUIREMENTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY CITY OF PORTAGE.
- PROVIDE SILT SACKS IN EACH CATCH BASIN UNTIL SITE IS STABILIZED.
- ALL SOIL EROSION MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING WORK.
- PLACE SILT FENCES ALONG THE TOE OF TOPSOIL STOCKPILES AND OTHER FILL AREAS. SEED TOPSOIL STOCKPILE AND MAINTAIN SILT FENCES UNTIL SITE IS STABILIZED.
- MAINTAIN A VEGETATIVE BUFFER WHEREVER POSSIBLE.
- PLACE TOPSOIL AND SEED ACCORDING TO THE LANDSCAPE PLANS AS SOON AS AREAS ARE BROUGHT TO GRADE.
- CLEAN ADJACENT ROADWAYS WHEN NECESSARY.
- WATER SITE WHEN NECESSARY TO PREVENT AIR BORNE SEDIMENT TRANSFER.
- PLACE MULCH BLANKET AN ALL SLOPES 1 ON 3 OR STEEPER. INSTALL IN ACCORDANCE WITH 2012 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE STATE OF MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL GUIDEBOOK.
- COORDINATE THE LOCATION OF THE TOPSOIL STOCKPILE WITH OWNER. SEED STOCKPILE AND INSTALL SILT FENCE AT BOTTOM OF SLOPES.

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:
HURLEY & STEWART, LLC



SESC PLAN
GREENSPIRE TALL TIMBERS
H&G II, LLC

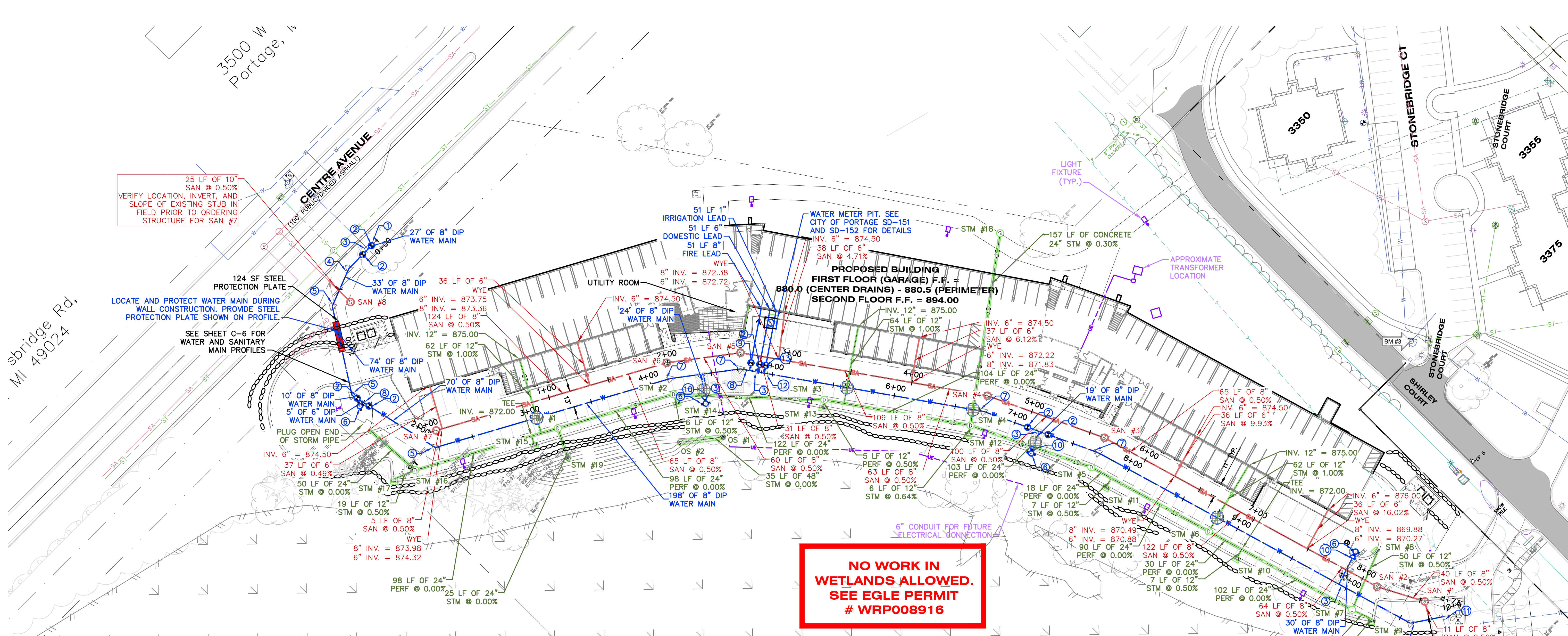
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269.552.4960 fax 269.552.4961
www.hurleystewart.com

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STORM SEWER STRUCTURE SCHEDULE

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
OS #1	871.00	6"	BAR GRATE		48" NW: 865.00
OS #2	870.00	6"	BAR GRATE	48" SE: 865.00	
STM #1	879.06	5'	1040 A	24" SE: 872.00 24" NW: 872.00	24" SW: 870.00
STM #2	878.88	5'	1040 A	24" SE: 872.00 12" SW: 874.73	24" NW: 872.00
STM #3	878.86	4'	1040 A	12" SW: 874.74 24" SE: 872.00	24" NW: 872.00
STM #4	878.91	5'	1040 A	24" SE: 872.00 12" SW: 874.72 24" NE: 874.53	24" NW: 872.00
STM #5	879.03	5'	1040 A	24" S: 872.00	24" NW: 872.00
STM #6	879.14	5'	1040 A	24" S: 872.00 12" E: 874.38	24" N: 872.00
STM #7	878.95	4'	1040 A	12" E: 875.10 12" S: 874.67	24" N: 872.00
STM #8	879.35	2'	7045		12" W: 875.35
STM #9	878.76	2'	7045		12" N: 874.76
STM #10	878.76	2'	7045		12" E: 874.76
STM #11	878.76	2'	7045		12" E: 874.76
STM #12	878.76	2'	7045		12" NE: 874.76
STM #13	878.76	2'	7045		12" NE: 874.76
STM #14	878.76	2'	7045		12" NE: 874.76
STM #15	878.76	2'	7045		12" NE: 874.76
STM #16	878.33	5'	1040 A	12" NW: 874.03 24" N: 872.00	24" SE: 872.00
STM #17	878.12	2'	7045		12" SE: 874.12
STM #18	892.91	6"	1040 A		24" SW: 875.00
STM #19	874.50	4'	BAR GRATE	24" NE: 870.00	

NOTES

- COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
- REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
- VERIFY NUMBER OF FITTINGS PRIOR TO ORDERING. TOTALS DO NOT INCLUDE VERTICAL DEFLECTIONS THAT MAY BE NEEDED.
- PROVIDE 18" WATER MAIN SEPARATION WHEN CROSSING OTHER UTILITIES. DEFLECT UNDER OTHER UTILITIES W/O USING FITTINGS WHENEVER POSSIBLE. SEE WATER MAIN PROFILE SHEET.
- WATER MAIN AND SANITARY SEWER MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY OF PORTAGE SPECIFICATIONS.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR GROUNDWATER AND SOILS INFORMATION. ANY UTILITIES REQUIRING DEWATERING SHALL BE INSTALLED TO THE CITY OF PORTAGE STANDARDS AND INCLUDED IN THE INSTALLATION COSTS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING NECESSARY TO CONSTRUCT UTILITIES IN THE DRY.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL WATER AND SEWER MAIN SHALL BE IN RESPECTIVE 20' AND 30' WIDE EASEMENTS TO THE CITY OF PORTAGE.
- SEE PROFILE SHEET FOR ALL SANITARY AND STORM PIPE SIZES, LENGTHS, AND SLOPES.
- ALL EXISTING PIPE TO BE REMOVED SHALL NOT BE REUSED.
- ALL WATER MAIN SHALL BE WRAPPED WITH POLYETHYLENE.
- NO EXISTING WATER MAIN SHALL BE ALLOWED TO BE DEPRESSURIZED, IF ANY PORTION OF THE WATER MAIN IS DEPRESSURIZED, AT A MINIMUM, IT WILL NEED TO BE FLUSHED, DISINFECTED, AND BACTI TESTED.
- ALL WATER MAINS AND THEIR APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTAGE SPECIFICATIONS AND AWWA STANDARD C600.
- WATER MAIN FLUSHING SHALL PROVIDE A MINIMUM WATER VELOCITY OF 3.0 FEET PER SECOND IN ACCORDANCE WITH AWWA STANDARD C651.
- METER PITS SHALL BE LOCATED ON THE HIGH SIDE OF RETAINING WALLS AND MAINTAIN A MINIMUM SEPARATION DISTANCE OF 5' HORIZONTALLY.
- ALL WATERMAIN INSULATION SHALL BE DOW CHEMICAL STYROFOAM HIGLOAD 40 OR OWNERS CORNING FOAMULAR 400 EXTRUDED POLYSTYRENE.
- PRECAST STRUCTURE AND CASTING FOR METER PIT SHALL BE CAPABLE OF HANDLING HS-20 LOADING.
- A 5/8-INCH RPZ BYPASS METER SHALL BE INSTALLED FOR THE FIRE SUPPRESSION LINE IN THE RISER ROOM.

SANITARY SEWER STRUCTURE SCHEDULE

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
SAN #1*	881.38	4'	1040 A	8" NW: 869.26	8" SW: 869.16
SAN #2	879.31	4'	1040 A	8" N: 869.56	8" SE: 869.46
SAN #3	879.53	4'	1040 A	8" NW: 870.92	8" S: 870.82
SAN #4	879.49	4'	1040 A	8" NW: 871.52	8" SE: 871.42
SAN #5	879.66	4'	1040 A	8" NW: 872.63	8" SE: 872.53
SAN #6	879.38	4'	1040 A	8" NW: 873.03	8" SE: 872.93
SAN #7	879.31	4'	1040 A		8" SE: 874.00
SAN #8*	894.88	4'	1040 A		10" N: 884.05

* VERIFY LOCATION, INVERT, AND SLOPE OF EXISTING SANITARY STUB IN FIELD PRIOR TO ORDERING STRUCTURE

WATER MAIN FITTING SCHEDULE

FITTING NUMBER	DESCRIPTION	TOTAL THIS SHEET
①	8" CAP	1
②	8" GATE VALVE AND BOX	7
③	8" x 8" x 8" TEE	5
④	8" 22.5° BEND	1
⑤	8" 45° BEND	4
⑥	HYDRANT ASSEMBLY	4
⑦	8" 11.25° BEND	4
⑧	8" x 8" x 6" TEE	3
⑨	6" GATE VALVE AND BOX	2
⑩	8" x 6" REDUCER	3
⑪	8" 90° BEND	1
⑫	8" x 8" x 1" TEE	1
⑬	1" GATE VALVE AND BOX	1

LEGEND

- DEFLECT WATER MAIN 18" UNDER PIPE CONFLICT (SEE DETAIL)
- HYDRANT LEAD CROSSING (SEE DETAIL)

NOTE: CONTRACTOR RESPONSIBLE FOR VERIFYING FITTINGS. AMOUNTS DO NOT TAKE INTO CONSIDERATION VERTICAL DEFLECTIONS.



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FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

UTILITY PLAN
GREENSPIRE TALL TIMBERS
H&G II, LLC

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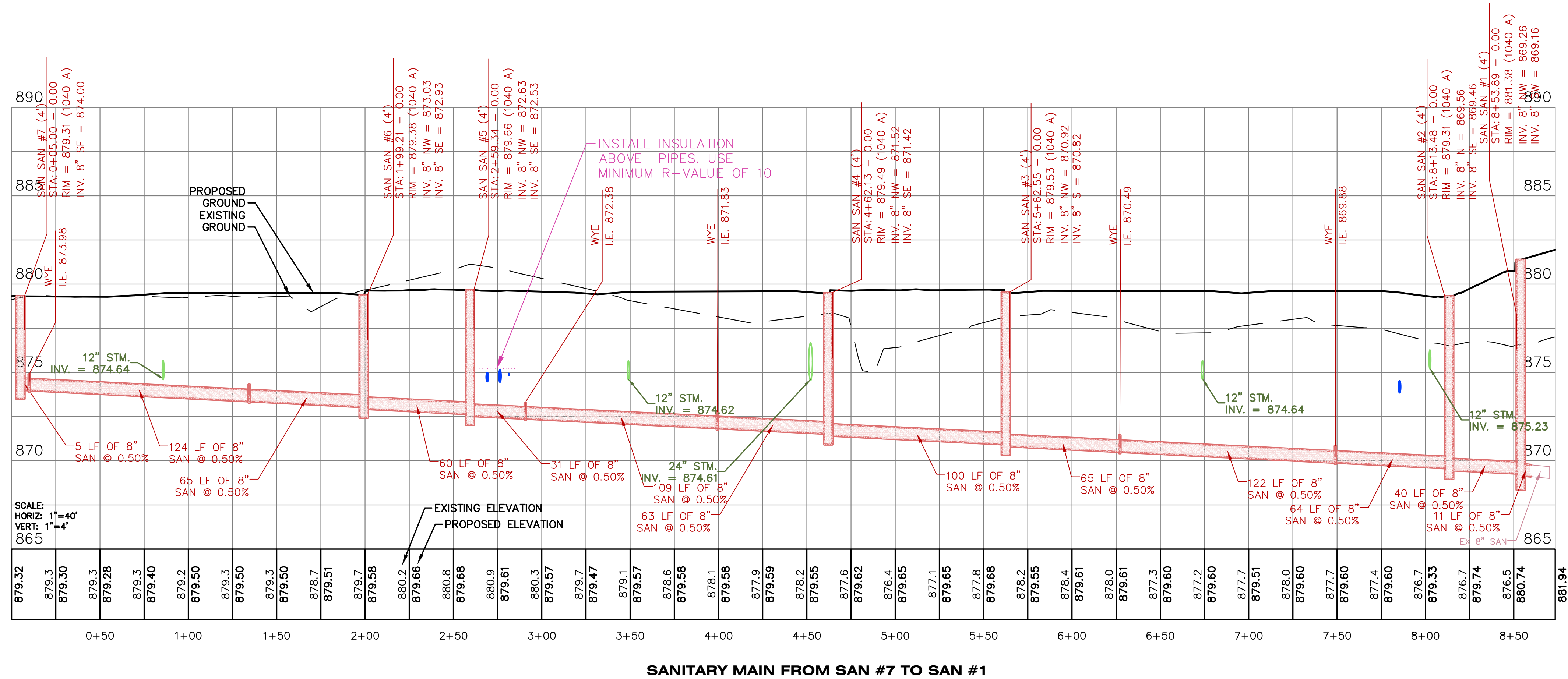
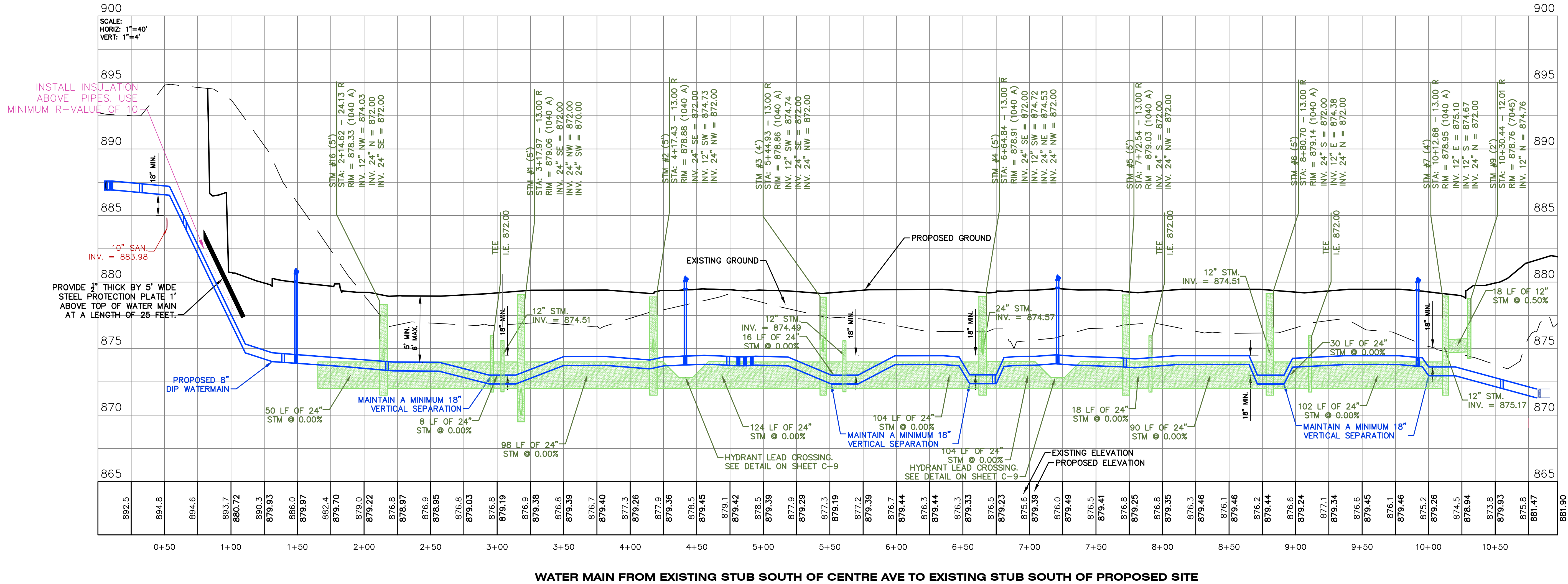
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UTILITY PROFILES
GREENSPIRE TALL TIMBERS
H&G II, LLC

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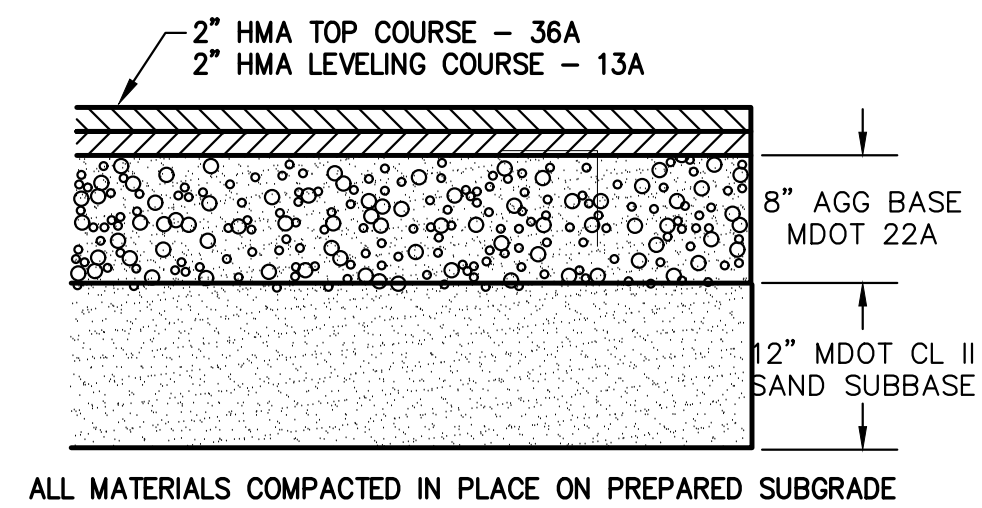
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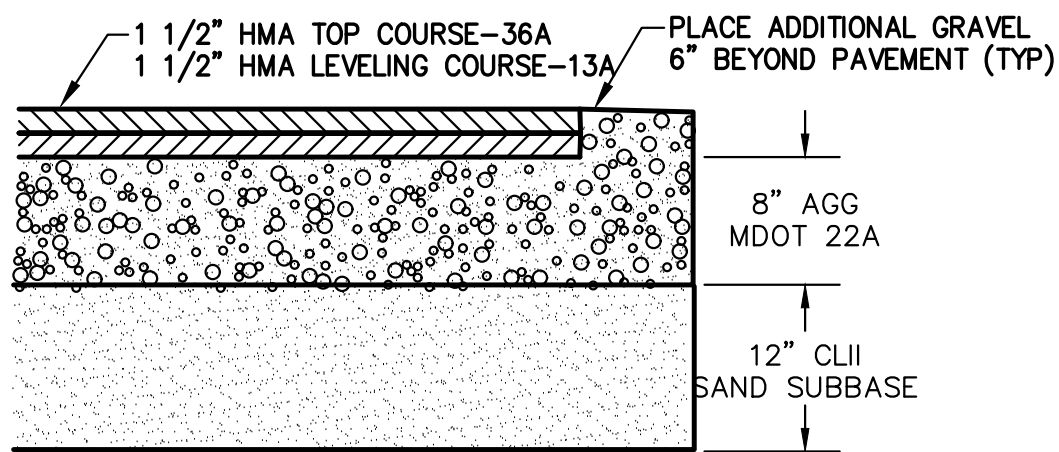
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ALL MATERIALS COMPACTED IN PLACE ON PREPARED SUBGRADE

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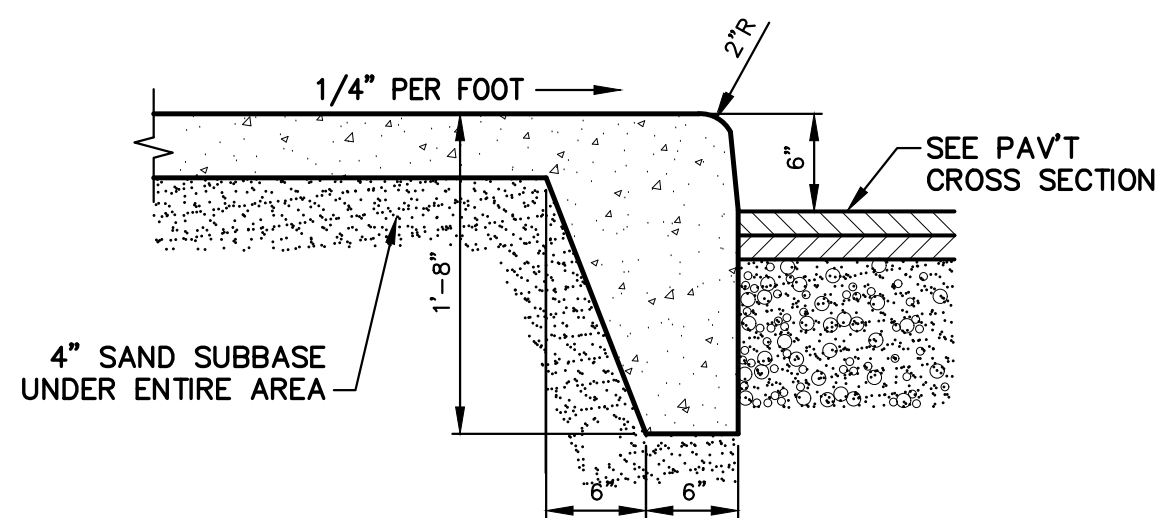
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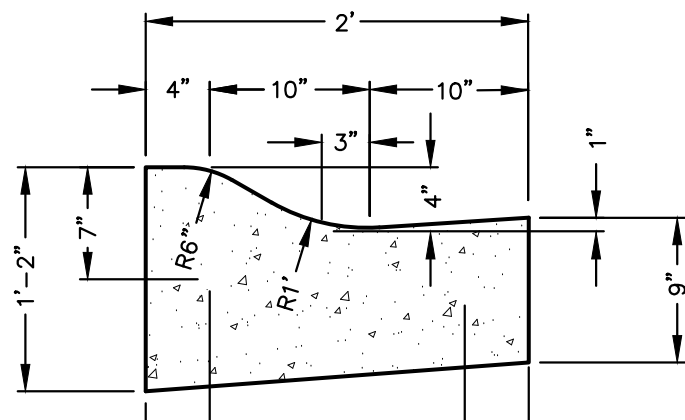
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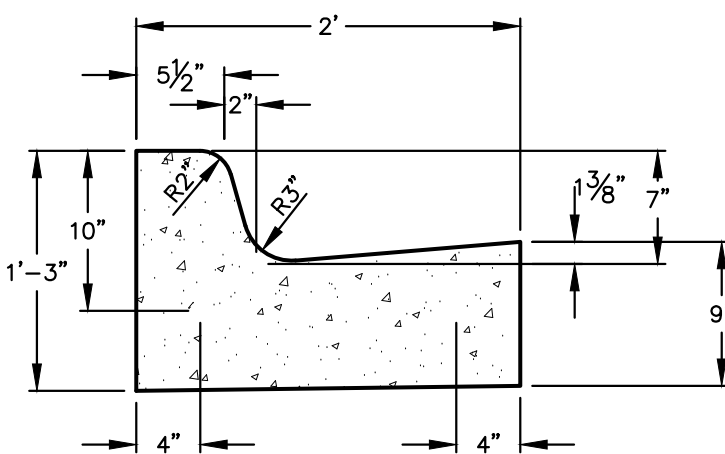
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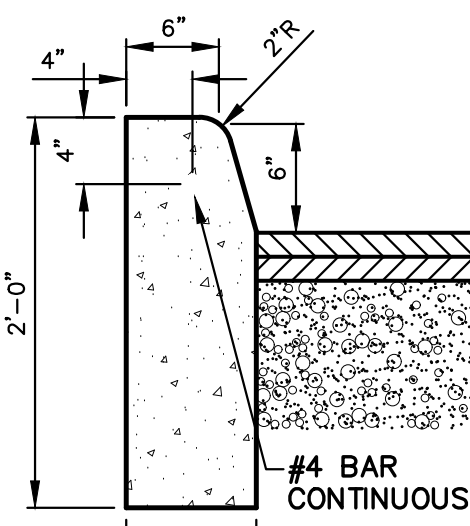
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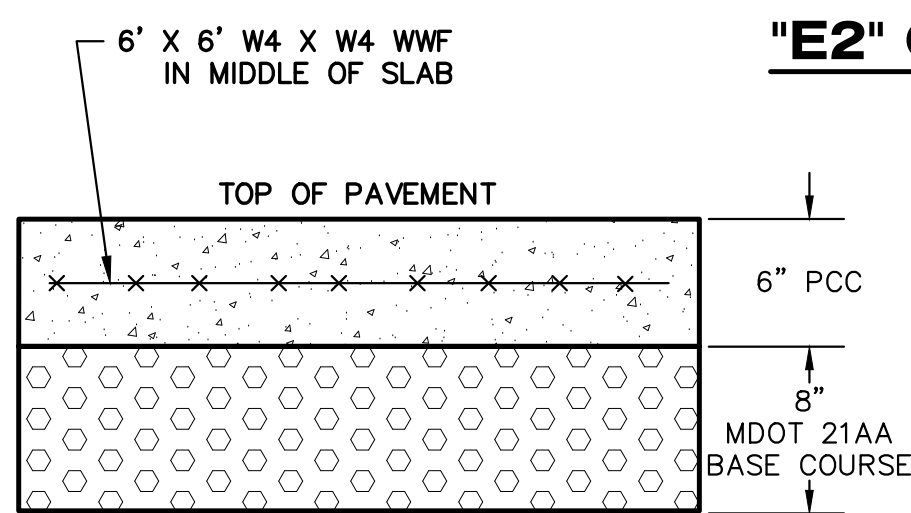
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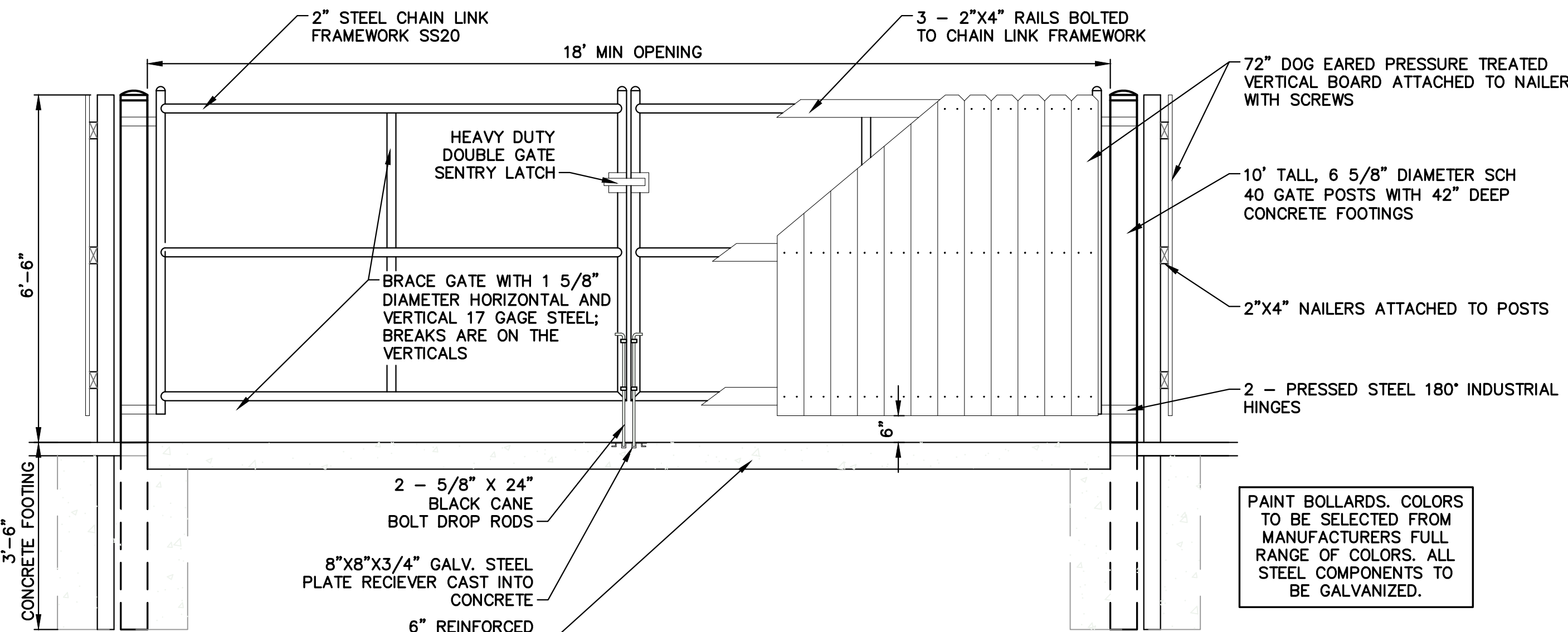
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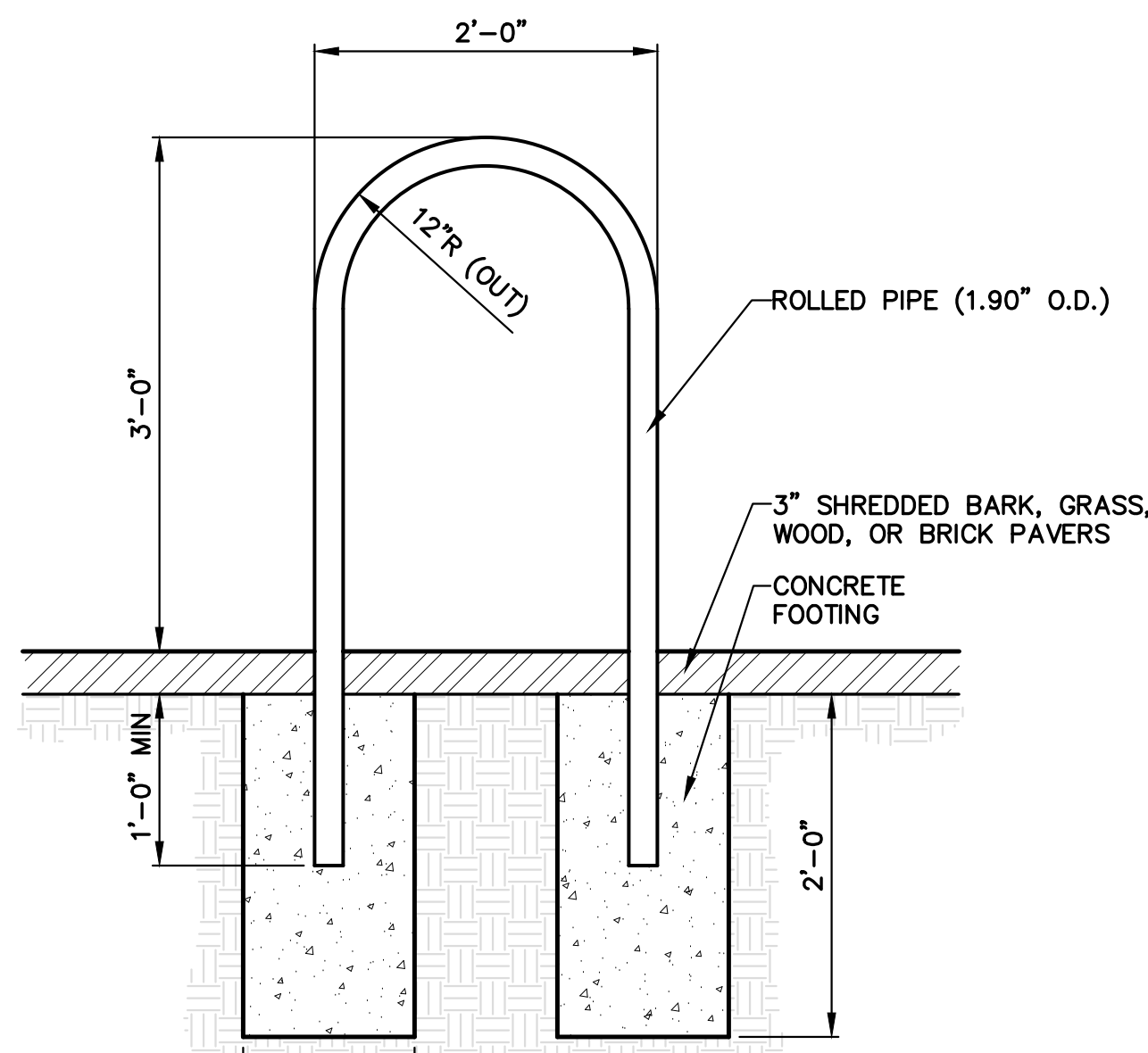
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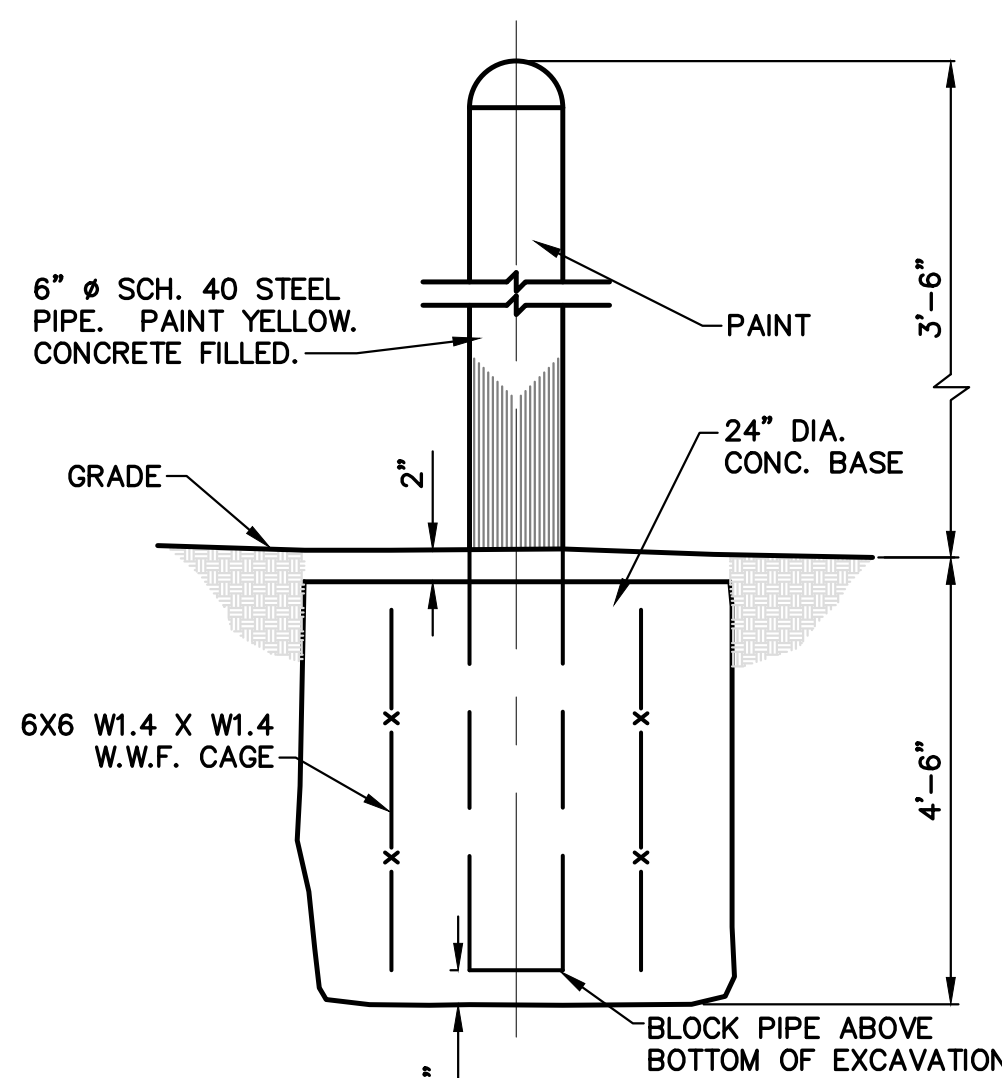
DOUBLE DUMPSTER ENCLOSURE SECTION

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BICYCLE RACK DETAIL

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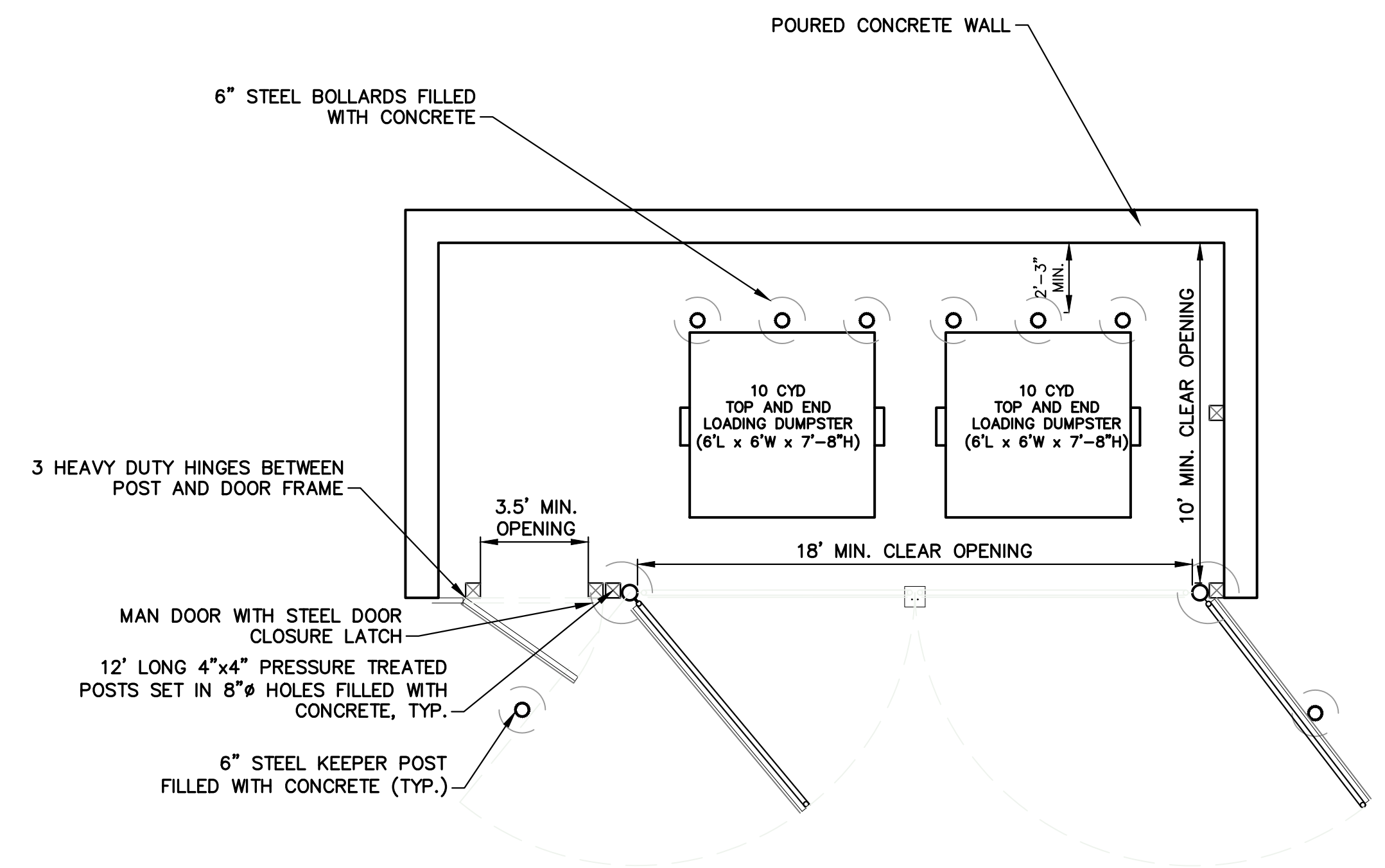
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LEGEND

	PROPOSED CONTOUR HIGHLIGHTED		EXISTING CONTOUR HIGHLIGHTED
	PROPOSED CONTOUR NORMAL		EXISTING CONTOUR NORMAL
	PROPOSED SANITARY SEWER		EXISTING SANITARY SEWER
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED CATV		EXISTING CATV
	PROP ELEC (OVERHEAD)		EXIST ELEC (OVERHEAD)
	PROP ELEC (UNDERGROUND)		EXIST ELEC (UNDERGROUND)
	PROPOSED FIBEROPTIC CABLE		EXISTING FIBEROPTIC CABLE
	PROPOSED GAS		EXISTING GAS
	PROPOSED TELEPHONE		EXISTING TELEPHONE
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED TREELINE		EXISTING TREELINE
	PROPOSED FENCE		EXISTING FENCE
	CURB CATCH BASIN		GAS METER
	SQUARE CATCH BASIN		TELEPHONE MANHOLE
	ROUND CATCH BASIN		TELEPHONE PEDESTAL
	MANHOLE STORM		TELEPHONE POLE
	MANHOLE SANITARY		PROPOSED SPOT GRADE
	SANITARY CLEANOUT		EXISTING SPOT GRADE
	FIRE HYDRANT		BENCH MARK
	WATER VALVE		POST/BOLLARD
	WATER VALVE IN VAULT		SIGN
	WATER METER		MAILBOX
	WATER REDUCER		SOIL BORING
	LIGHT POLE		MONITOR WELL
	POWER POLE		
	GUY WIRE		
	ELECTRIC MANHOLE		
	ELECTRIC METER		

NOTE: ALL SYMBOLS IN THIS LEGEND ARE SHOWN AS EXISTING. PROPOSED SYMBOLS WILL USE THE CORRESPONDING SYMBOL WITH A THICKER LINE.



DOUBLE DUMPSTER ENCLOSURE PLAN

SCALE: 1\"/>

SITE DETAILS GREENSPIRE TALL TIMBERS H&G II, LLC

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kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
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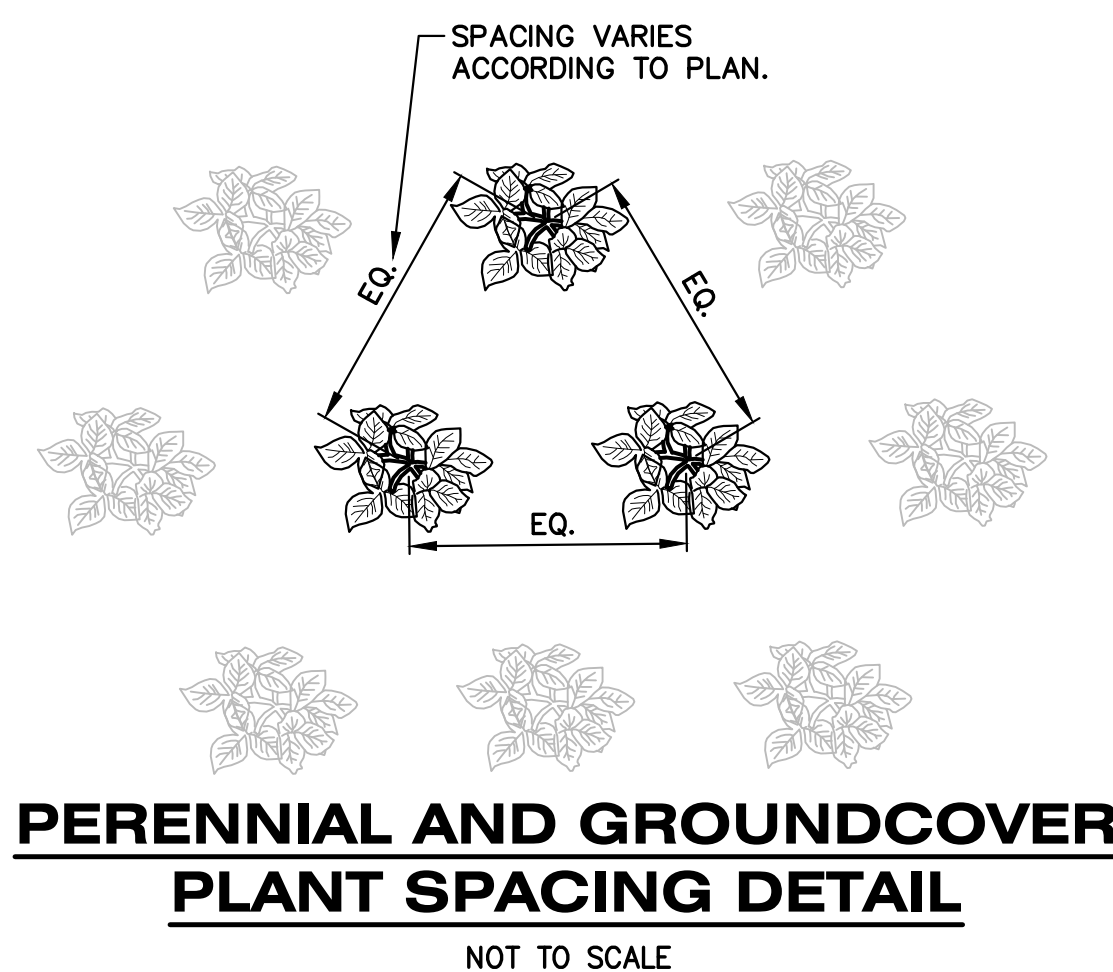
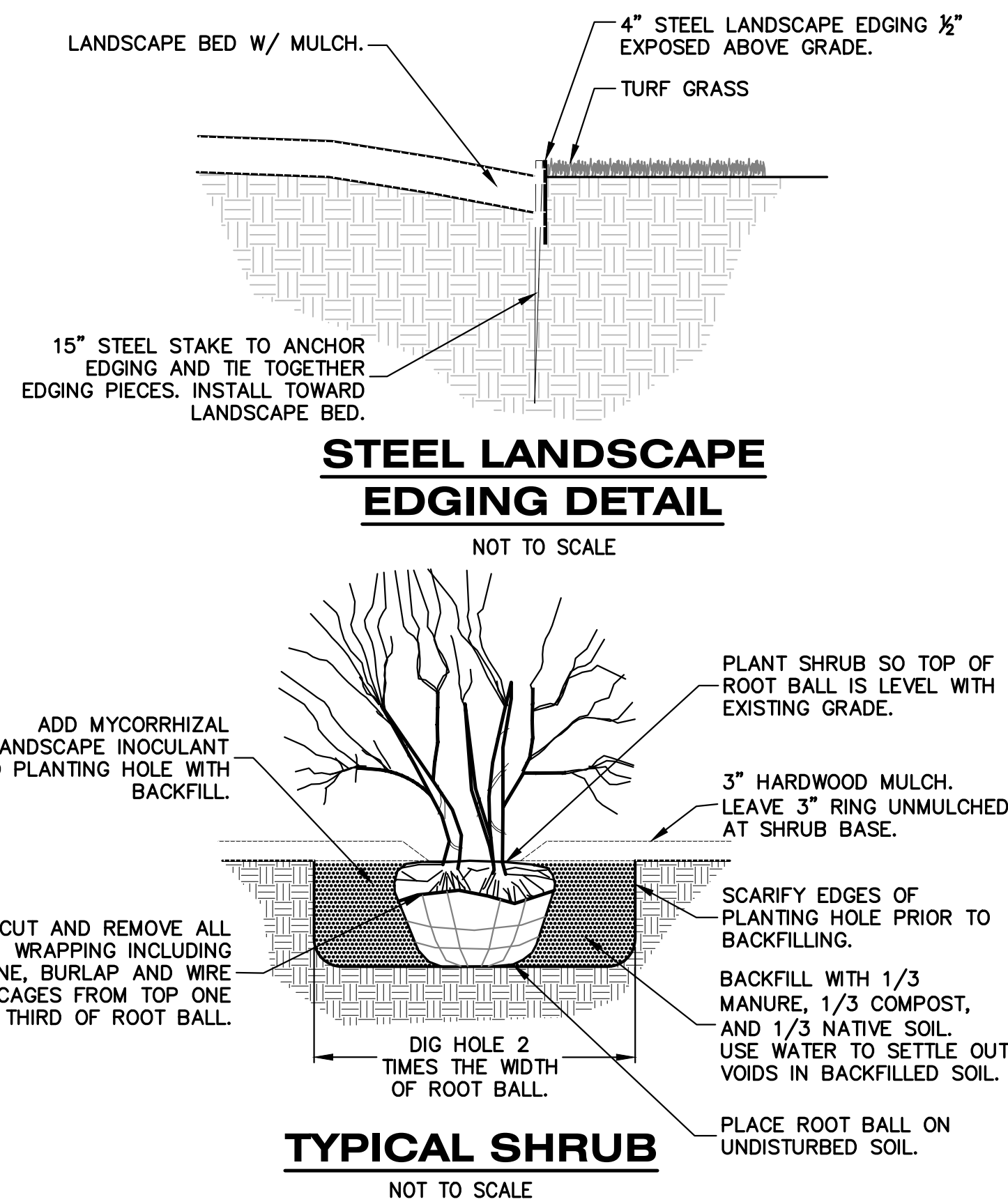
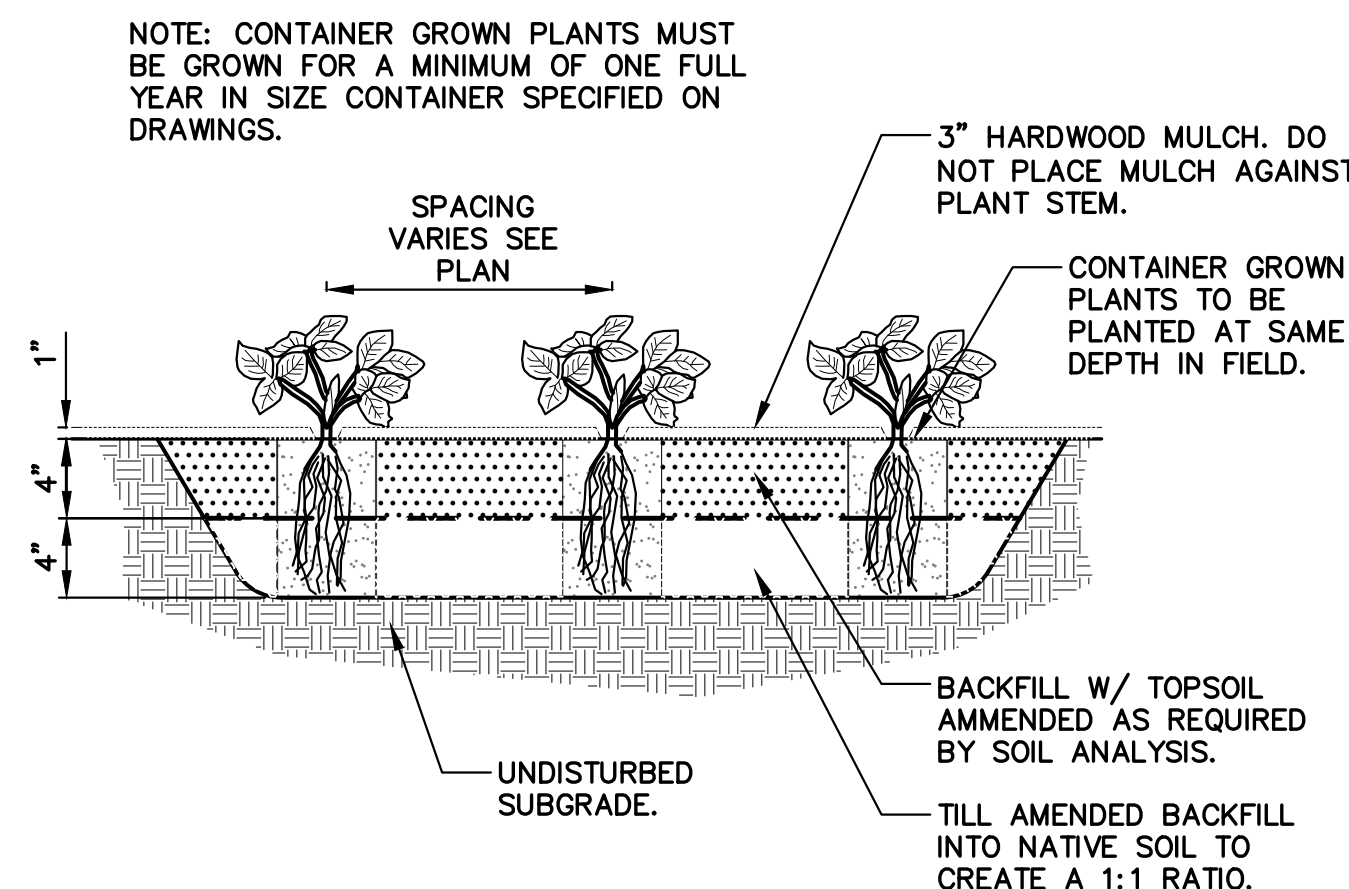
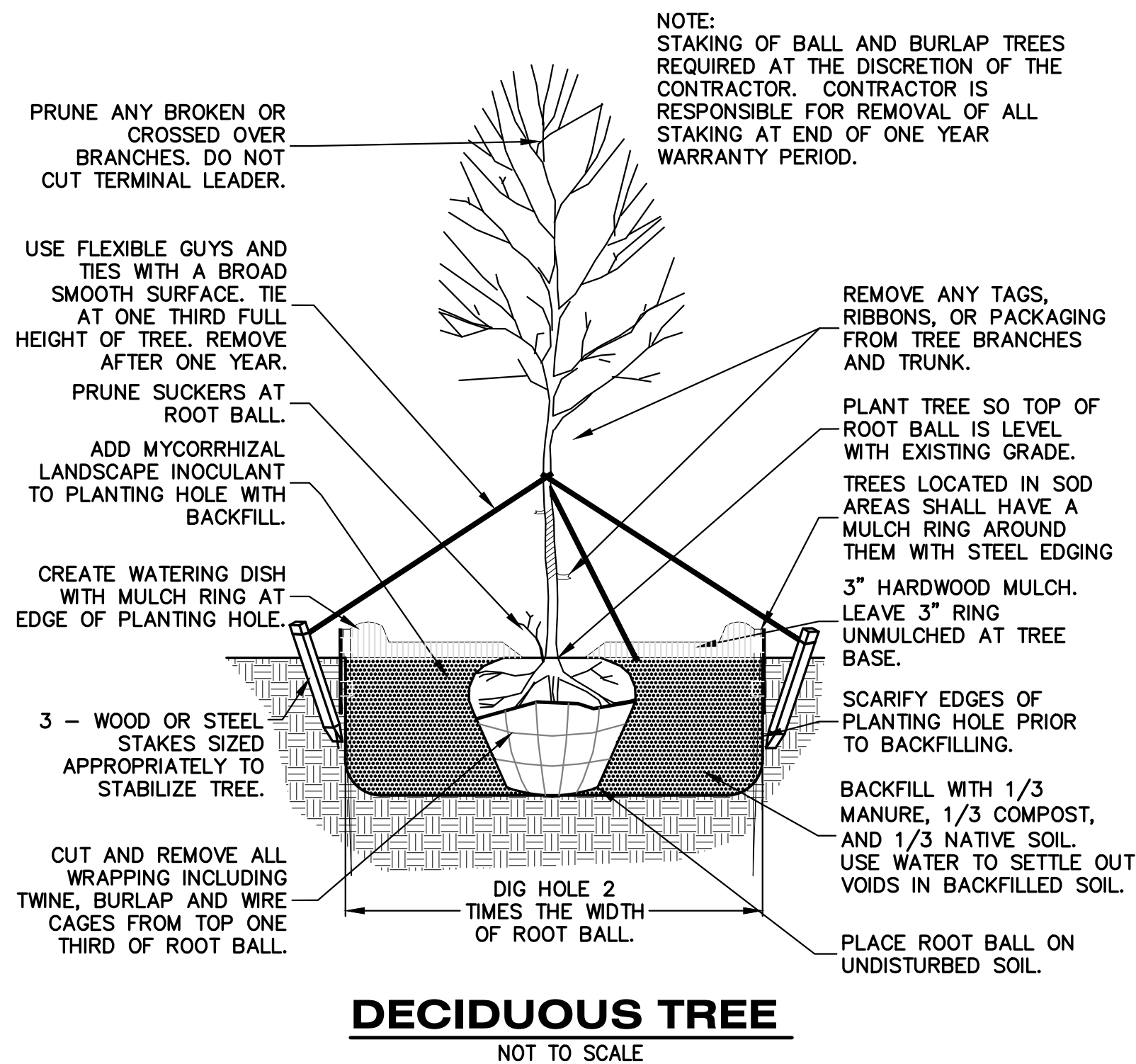
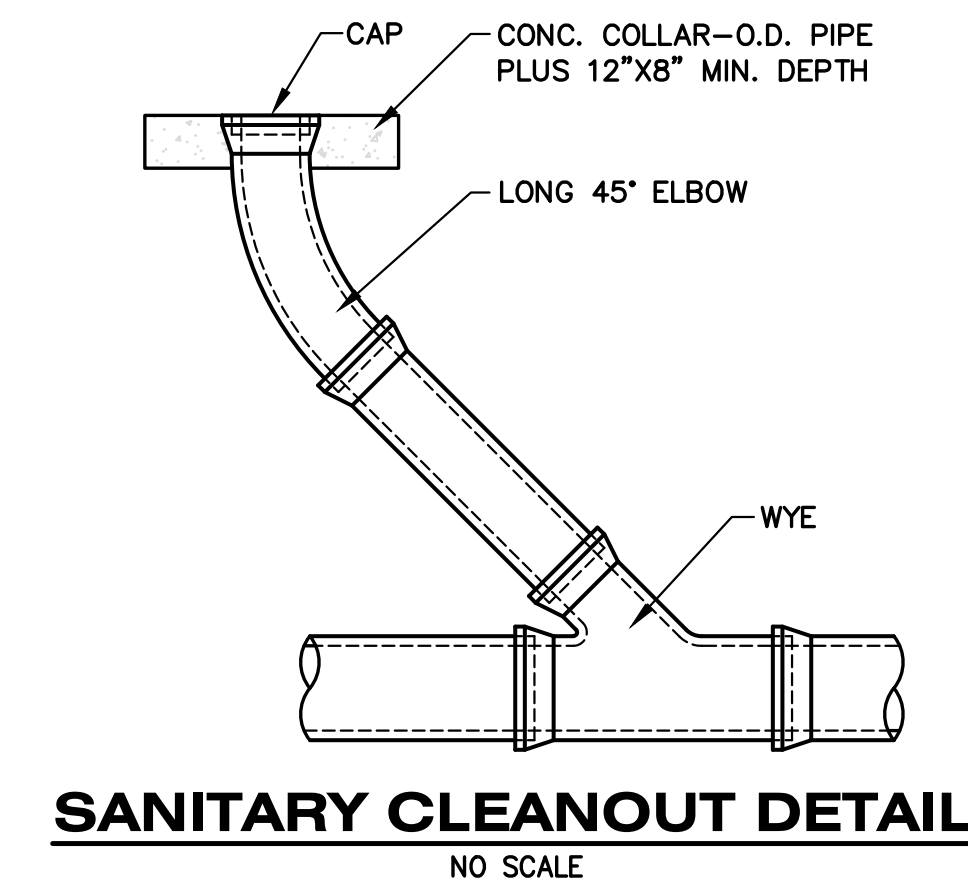
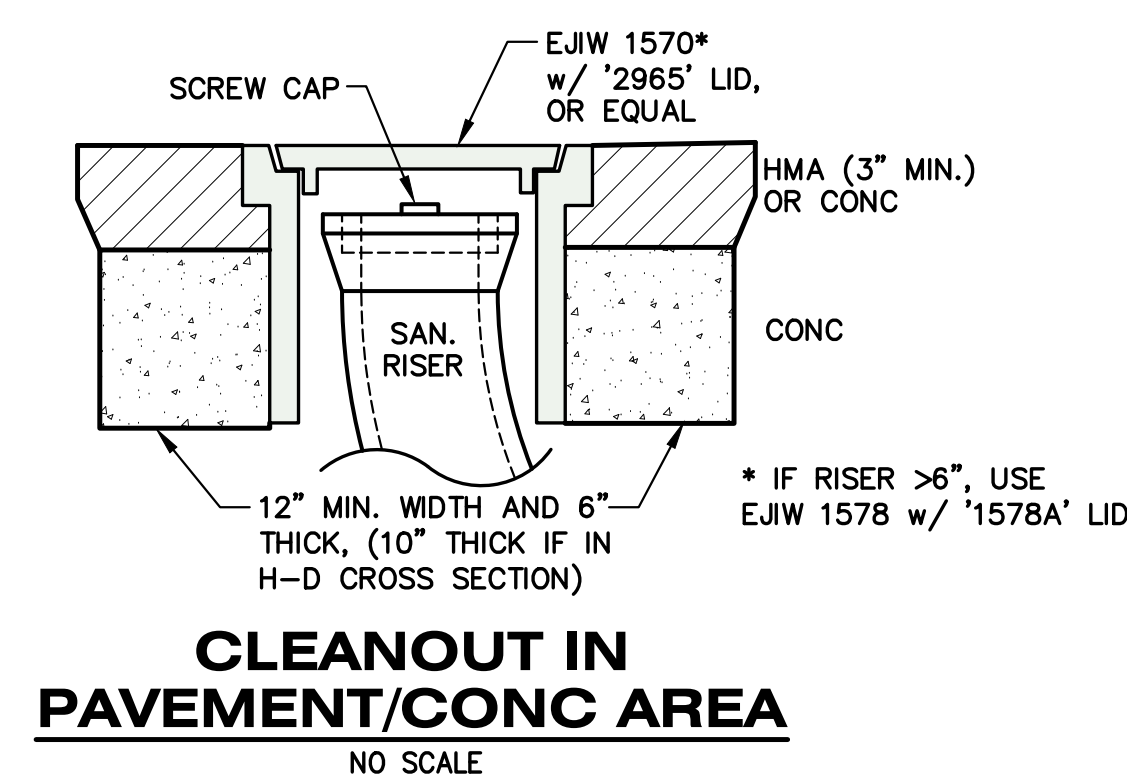
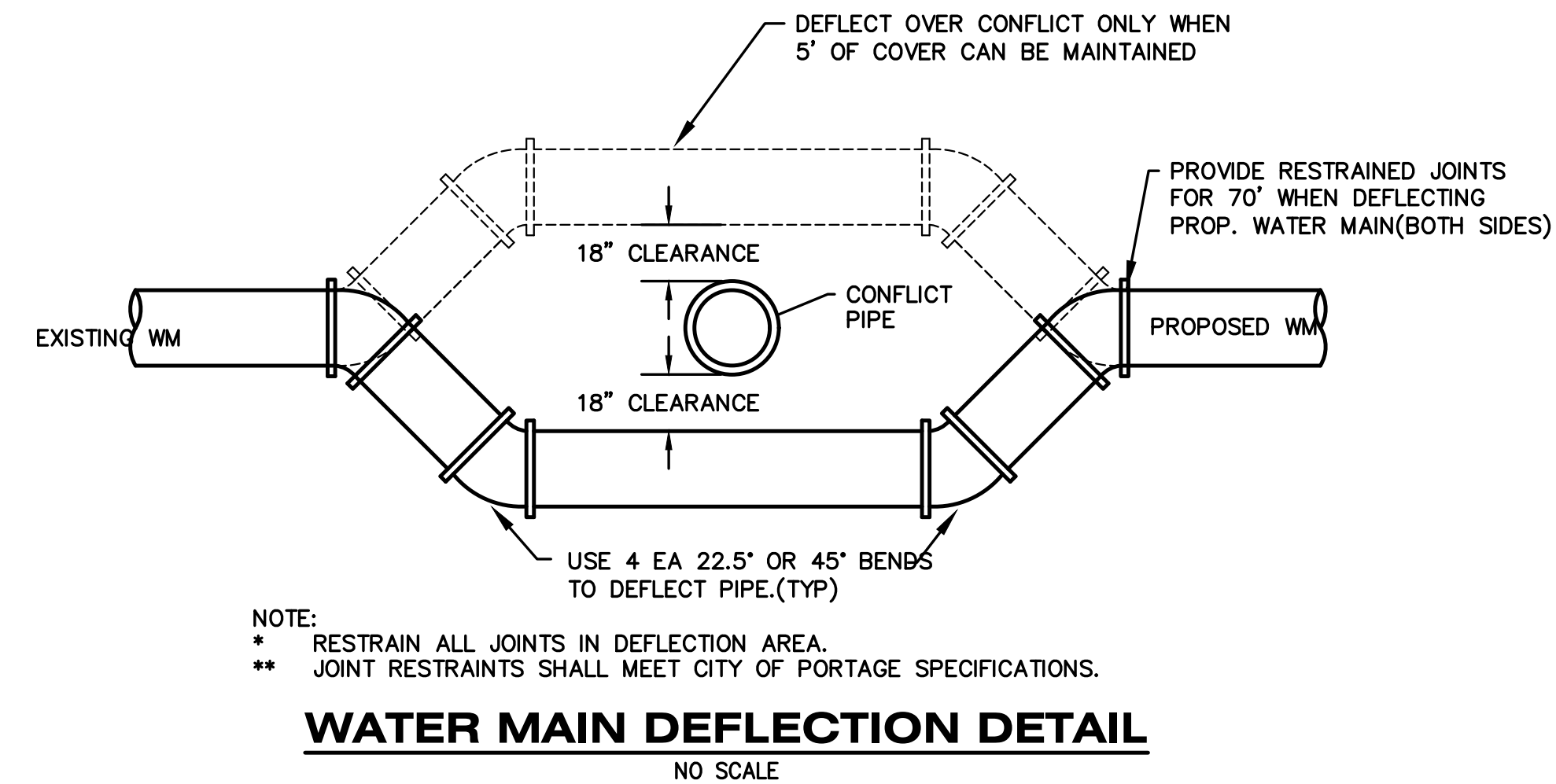
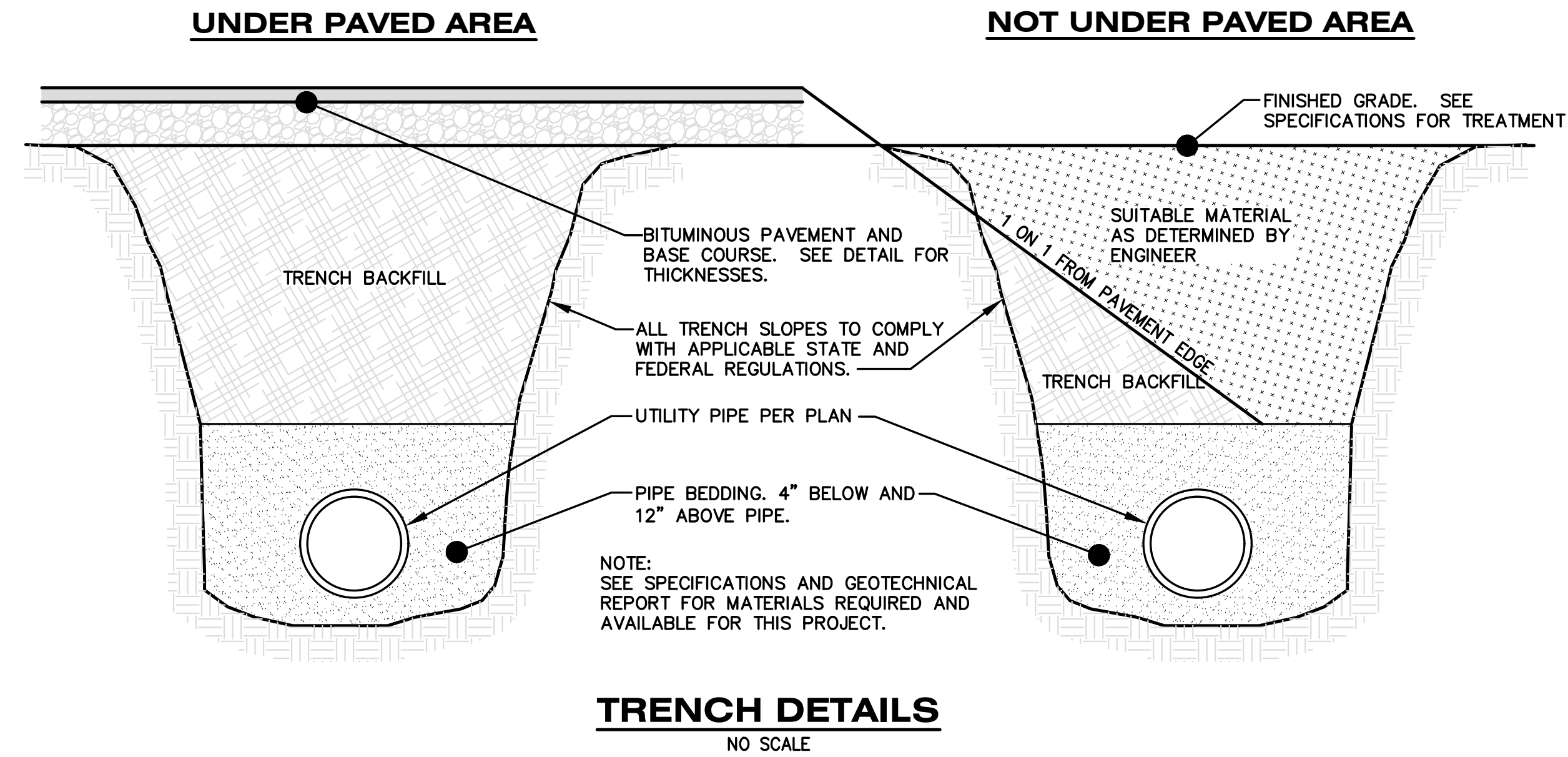
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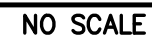
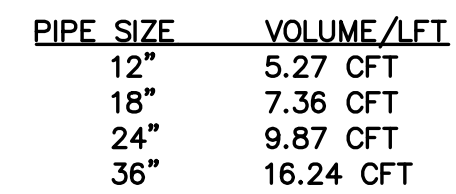
SITE DETAILS
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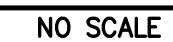
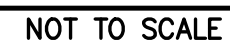
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NO SCALE



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SCALE: 1" = 10'



SCALE: 1" = 10'



SCALE: 1" = 10'



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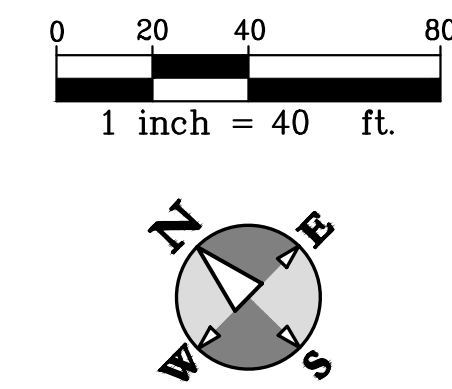
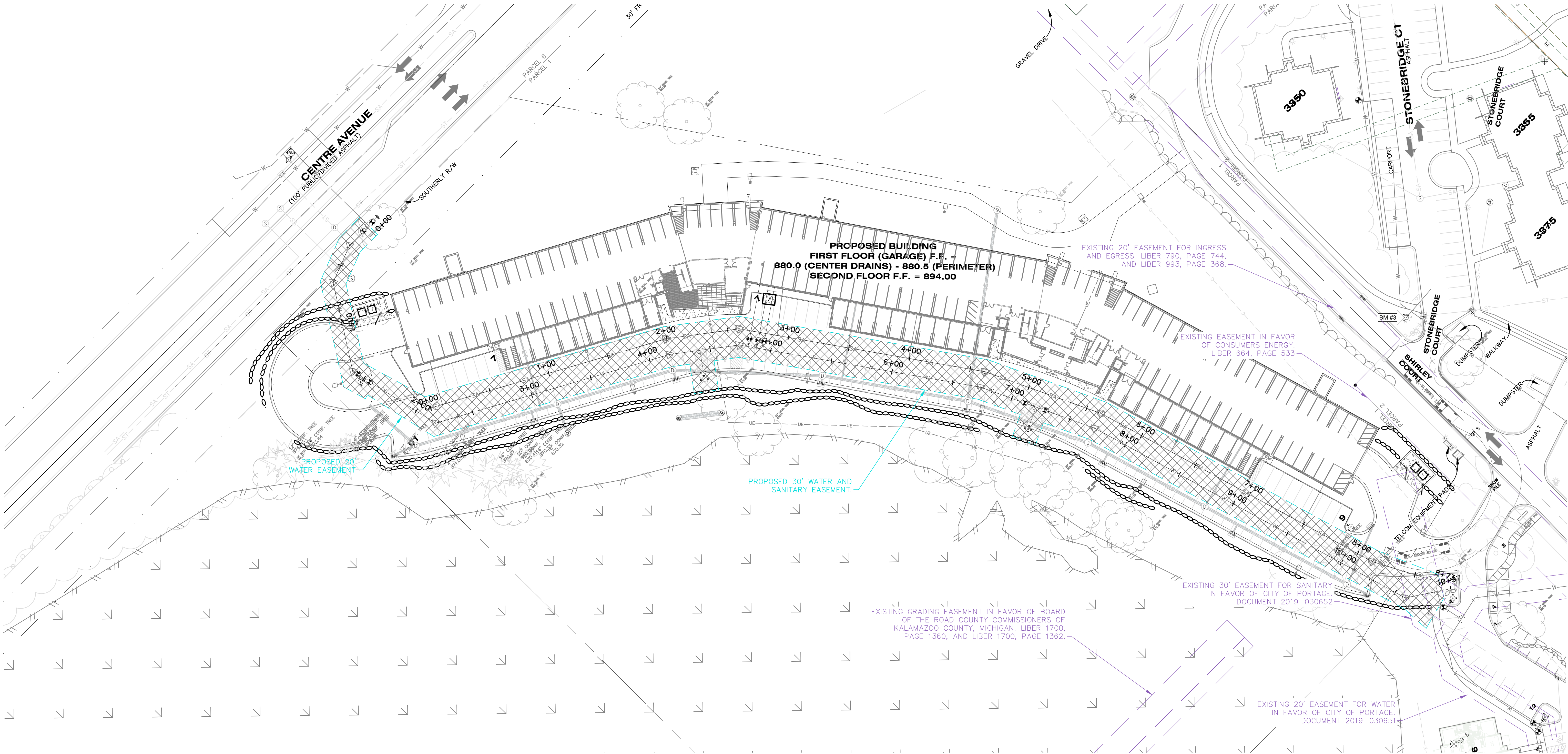


SCALE: 1" = 10'



SCALE: 1" = 10'

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7	CITY OF PORTAGE					7/15/22

EASEMENT PLAN
GREENSPIRE TALL TIMBERS
H&G II, LLC

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DRAWING LOCATION: 15-10-018D (Greenhouse 71) FINAL DRAWING: 15-10-018D (Greenhouse 71) LAST SAVED BY: LDC/LC ON 5/26/2022

LEGEND

- 11 Cm NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
- SEEDED LAWN.
- STONE COBBLE MULCH 2-3" DIA. NATURAL STONE COBBLE WASHED OVER FILTER FABRIC.
- WETLAND SEED MIX
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
- STEEL LANDSCAPE EDGING.

IRRIGATION NOTES:

- LANDSCAPE CONTRACTOR TO PROVIDE LAYOUT AND DETAILS FOR FULL IRRIGATION SYSTEM PRIOR TO INSTALLATION.
- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
- A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
- LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT/ CURB.

CITY OF PORTAGE PLANTING REQUIREMENTS

- 1 SF OF INTERIOR LANDSCAPE / 15 SF OF PARKING AREA
19,467 SF OF PARKING AREA = 1,298 SF OF REQUIRED INTERIOR LANDSCAPE
2,542 SF OF INTERIOR LANDSCAPE PROVIDED
- 1 TREE PER 150 SF OF REQUIRED INTERIOR LANDSCAPE = 9 TREES REQUIRED
13 TREES PROVIDED
- 1 DECIDUOUS TREE/ 30 LINEAL FEET OF ROW BUILDING FRONTAGE 480'/30'=16 REQUIRED TREES
16 TREES PROVIDED
- 5 SHRUBS/ 40 LINEAL FEET OF ROW BUILDING FRONTAGE (480'/40')5 = 60 REQUIRED SHRUBS
61 SHRUBS PROVIDED

Stormwater Seed Mix

Botanical Name	Common Name	Oz./Acre
Permanent Grasses/Sedges		
Carex cristatella	Crested Oval Sedge	1.00
Carex lurida	Bottlebrush Sedge	2.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	12.00
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	1.00
Juncus torreyi	Torrey's Rush	0.25
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	8.00
Scirpus atrovirens	Dark Green Rush	1.00
Scirpus cyperinus	Wool Grass	0.50
Scirpus fluviatilis	River Bulrush	0.25
Scirpus validus	Great Bulrush	6.00
Temporary Cover		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
Forbs		
Alisma spp.	Water Plantain Mix	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens Mix	2.00
Helenium autumnale	Sneezeweed	2.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum pensylvanicum	Pinkweed	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Thalictrum dasycarpum	Purple Meadow Rue	2.00

Planting Schedule Trees

Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ar	Acer rubrum 'Franksred'	Red Sunset Maple	3" Cal.	B&B	
Pa	Platanus x acerfolia	London Plane Tree	3" Cal.	B&B	
Qc	Quercus coccinea	Scarlet Oaks	3" Cal.	B&B	

Planting Schedule Shrubs

Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ac	Amelanchier canadensis	Shadblow Serviceberry	36" Ht.	B&B or Cont.	
Ca	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	30" Ht.	Cont.	
Cs	Chaenomeles speciosa 'Texas Scarlet'	Texas Scarlet Flowering Quince	24" Ht.	B&B or Cont.	
Fi	Forsythia intermedia 'Spring Glory'	Spring Glory Forsythia	36" Ht.	Cont.	
Im	Ilex x meserveae 'Mesog' & 'Mesdob'	China Girl and China Boy Holly	36" Ht.	B&B	Plant one China Boy for every 4 China Girl shrubs.
Jp	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	24" Spr.	Cont.	
Vp	Viburnum plicatum tomentosum 'Shasta'	Shasta Doublefile Viburnum	36" Ht.	B&B or Cont.	
Vr	Viburnum x rhytidophylloides 'Allegheny'	Allegheny Viburnum	42" Ht.	Cont.	

LANDSCAPE NOTES:

- ALL LAWN AREAS SHALL BE SEEDDED AND MULCHED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 8-10 LBS/ 1000 SFT. PROVIDE 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
- ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/8" X 4", ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
- PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
- WARRANTY TREES AND SHRUBS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
- MAINTAIN TREES AND SHRUBS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
- BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED: A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
- MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, USING CHEMICAL TREATMENT TO ELIMINATE BROADLEAF AND NOXIOUS WEEDS, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
- PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
- REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEEOUS MATTER FROM SITE.
- MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
- DO NOT PLACE STONE COBBLE DURING WET WEATHER. DO NOT PLACE DIRTY OR MUDDY COBBLE ON BARRIER FABRIC.
- APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS REAPPLY AS RECOMMENDED BY PRODUCT DURING ONE YEAR WARRANTY PERIOD.
- ALL LANDSCAPING MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 42-576 OF THE ZONING ORDINANCE.
- A MINIMUM OF 10 FEET NEEDS TO BE PROVIDED BETWEEN ALL TREES AND THE PROPOSED PUBLIC UTILITIES.

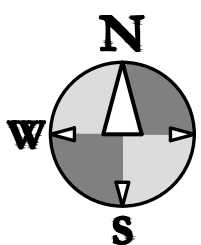
NO WORK IN WETLANDS ALLOWED.
SEE EGLE PERMIT
WRP008916

PRELIMINARY
NOT FOR CONSTRUCTION

NATIVE SEED ESTABLISHMENT NOTES:

- NATIVE SEED TO BE SEEDDED FROM OCTOBER 1 - NOVEMBER 15 OR MAY 1 - JUNE 15.
- NATIVE GRASSES AVAILABLE FROM CARNO'S NATIVE PLANT NURSERY PH: (574)586-2412
- TWO WEEKS PRIOR TO PRAIRIE PLANTING APPLY BROAD SPECTRUM HERBICIDE TO EXISTING TURF IN AREAS TO BE PLANTED WITH NATIVE SEED. REPEAT TREATMENT FOUR TO FIVE DAYS PRIOR TO PLANTING.
- ENSURE 6" QUALITY TOPSOIL, TILL AREAS NOT ALREADY PLANTED WITH GRASS (AREAS WHERE PAVEMENT IS BEING REMOVED ONLY) TO 2"-4" DEPTH. IF THE GROUND IS WET, DELAY TILLING UNTIL THE SOIL DRIES ENOUGH TO BREAK APART WHEN TILLED. LIGHTLY COMPACT THE TILLED SOIL WITH A ROLLER OR CULTIPACKER.
- PLANT NATIVE SEEDS WITH A NO-TILL SEED DRILL FOLLOWING MANUFACTURERS RECOMMENDATIONS. DO NOT COVER SEED MORE THAN 1/4" DEEP. MULCH AREAS PRONE TO EROSION WITH 1" OF CRIMPED STRAW.

0 20 40 80
1 inch = 40 ft.



hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



Job No. 19-018D P.M.T.D.H. Drft LAD QA/QC 7/15/22
ISSUED FOR/REVISIONS:
4 CITY OF PORTAGE 2/28/22
5 CITY OF PORTAGE 4/14/22
6 CITY OF PORTAGE 6/14/22
7 CITY OF PORTAGE 7/15/22
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LANDSCAPE PLAN
GREENSPIRE TALL TIMBERS
H&G II, LLC

Sheet Title:
Project:
Client:

7/15/22
Sheet

L-1

TO: Planning Commission

DATE: April 7, 2022

FROM: Kelly Peterson, Director of Community Development

SUBJECT: A Tentative Plan Amendment to modify the previously-approved Phase VII of Greenspire (Tall Timbers) Residential Planned Development at 3413 West Centre Avenue.

I. INTRODUCTION:

The applicant (Greenspire Equity VII, LLC - consists of AVB and The Hinman Company) has submitted a Tentative Plan Amendment to amend the previously approved 2020 Tentative Plan Amendment for the Greenspire Planned Development (PD) involving the remaining vacant portions and building 180 apartments for Phase VII at 3413 West Centre Avenue. The overall Greenspire Planned Development is comprised of multiple parcels totaling 102.67 acres.

The proposed Phase VII called 'Tall Timbers' will be constructed at the northwestern corner of the Greenspire Planned Development on 16.96 acres with a density of 10.62 units/acre. It consists of constructing three, five-story apartment buildings, each connected by two-story community rooms (i.e. work out rooms, office, etc.). Parking including carports and first-floor level parking garages in all buildings. Access to the development will be from Shirley Ct. (internal drive). The property owner (Lakewood Management Company) is expected to maintain the building, parking areas, and other site conditions, consistent with earlier built phases of the Greenspire Planned Development. Please refer to the attached drawings of the overall development layout, building concept drawings, and a project narrative submitted by the applicant for additional details regarding the proposal.

The Tentative Plan Amendment proposes the following changes to the previously approved Greenspire Planned Development Tentative Master Plan Amendment dated January 3, 2020 (shown in attachments):

- 1) Combine previous Phases VII-A (3.05 acres) and VII-B (7.15 acres) plus (6.76 acres) to Phase VII (16.96 acres) for Tall Timbers;
- 2) Previous Phase VII-C (3.48 acres) plus (0.62 acres) becomes Phase VIII (4.10 acres);
- 3) Previous Phase VII-D (1.42 acres) becomes Phase IX (1.42 acres);
- 4) Increase overall number of dwelling units for Phase VII from 72 to 180 units;
- 5) Increase the density for Phase VII from 7.06 to 10.62 units/acre;
- 6) Increase number of building stories for Phase VII from three to five stories;
- 7) Decrease overall number of dwelling units for Phase VIII from 224 to 116 units;
- 8) Decrease the density for Phase VIII from 64.37 to 28.29 units/acre;
- 9) Provide more development clarification for future Phases VIII & IX.
- 10) A decrease of residential acreage from 91.75 acres to 90.43 acres is reflected due to 1.32 acres of public right-of-way being included in the original 2010 ALTA survey provided by the applicant. The survey and legal description were revised to reflect. There is no change to the total number of units proposed; however, the density increases slightly from 11.12 to 11.28 units per acre.

The developer anticipates the following construction timeline for Phases VII - IX:

- Phase VII: 2022 - 180 multifamily apartments
- Phase VIII: 2024 - 116 multifamily apartments + up to 45,000 square feet retail/office
- Phase IX: 2026 - 24 multifamily apartments

II. BACKGROUND INFORMATION:

Applicant	Property Addresses	Description	Zoning
AVB and The Hinman Company	3201 and 3413 W. Centre Ave; 3145, 8380 and 8401 Greenspire Dr; 3413 and 3600 Fawn Cove Ln; 8615 Tozer Ct; 8546 Shirley Ct	102.67 acre tract of land (Mixed multiple family residential and retail/office development)	PD, planned development (2010/2017/2020)

The original Greenspire Planned Development (PD) rezoning/tentative plan application was approved in 2010, followed by amendments approved in 2017 and 2020. As a result, the development has been revised from 692 to 1,020 multiple family residential units (700 apartment units already built) within the interior of the property. The commercial component of Greenspire Planned Development includes the existing 13,000 square feet of retail/office on 2.47 acres and up to 45,000 square feet of retail/office proposed on 4.10 acres. The allowable non-residential acreage is 20.58 acres at 20% of 102.67 acres.

A summary table comparing the previously approved 2020 Tentative Plan Amendment and the proposed 2022 Tentative Plan Amendment elements is provided below:

Greenspire Planned Development		
<u>Element</u>	<u>2020 Previously Approved Tentative Plan Amendment</u>	<u>2022 Proposed Tentative Plan Amendment</u>
Uses	Mixed use multiple family residential apartments and retail/office development	Phase VII: Multiple family residential apartments (Tall Timbers) Future Phase VIII: Mixed use multifamily residential apartments + office/ retail Future Phase IX: Multifamily family residential apartments
Multiple Family Apartment Acreage	1,020 units on 91.75 acres (11.12 units /acre) Combined Phases I, II, III, IV, V, VI and VII Multiple 3-story, 40 feet tall apartment	1,020 units on 90.43 acres (11.28 units/acre) <i>No changes in unit count. A decrease from 91.75 acres to 90.43 acres is reflected due to 1.32 acres of public right-of-way being included in the original 2010 ALTA survey provided by the applicant.</i>

	buildings including mixed use commercial (1st floor)/ multiple family residential (upper floors) buildings Phase VII-A; 24 units on 3.05 acres Phase VII-B; 48 units on 7.15 acres Phase VII-C; Mixed Use Buildings on 3.48 acres Apartments: 224 units total on 2nd, 3rd, 4th floors Retail/Office: up to 30,000 square feet on 1st floor Phase VII-D: 24 units on 1.42 acres	Phase VII: 180 units on 16.96 acres (10.62 units/acre) 3, 5-story apartment buildings with ground-floor parking, 66 feet tall; each apt. building will be connected by 2-story building containing common-room spaces <i>An increase from 72 units to 180 units.</i> <i>An increase from 10.20 acres to 16.96 acres</i> Future Phase VIII: 116 apartment units on 4.10 acres (28.29 units/ acre). <i>A decrease from 224 to 116 units.</i> <i>An increase from 3.48 acres to 4.10 acres</i> Future Ph. IX: 24 units on 1.42 acres (16.90 units/ acre). <i>No changes in unit count. No change in acres</i>
Retail/Office Acreage	Phase IV_R Retail: 13,000 square feet (existing) on 2.47 acres Phase V-R Retail: two, approximate 3,000 square feet retail buildings (reclassified to residential/mixed residential-commercial land use) Phase VI Retail/Office: up to 30,400 square feet of office and remaining retail (reclassified to residential/mixed residential-commercial land use) Phase VIII-C Retail/Office: up to 30,000 square feet on 1st floor (not built)	Phase VII: None Future Phase VIII: up to 45,000 square feet of retail/ office on 4.10 acres Future Phase IX: None
Phasing	Phases I, II, III Apartments (existing) 384 units on 37.25 acres Phase IV Apartments (existing) 36 units on 3.05 acres Phase IV-R Retail (existing) 13,000 square feet retail building on 2.47 acres Phase V Apartments (existing) 184 units on 17.32 acres Phase V-R Retail (reclassified to residential/mixed residential-commercial land use) Two, approximate 3,000 square feet retail buildings Phase VI Apartments west of Shirley Court (existing)	Phase VII: Summer 2022 - 180 apartments on 16.96 acres (<i>increase from 72 to 180 units</i>) Future Phase VIII: Summer 2024 - 116 apartments + up to 45,000 square feet retail/ office on 4.10 acres (<i>decrease from 224 to 116 units</i>) - up to 45,000 square feet of retail/ office on 4.10 acres Future Phase IX: Summer 2026 - 24 apartments on 1.42 acres (no change in units)

	96 units on 10.34 acres Phase VI Retail/Office (reclassified to residential/mixed residential-commercial land use) up to 30,400 square feet of office and remaining retail Phase VIII-C Retail/Office: up to 30,000 square feet on 1st floor (not built)	
Setbacks	30-foot setback around perimeter of property (exception: two apartment buildings in Phase IV have a 15-foot setback from east property line) 80-foot setback from property line where adjacent to single family residences located along Tozer Court/Shirley Court. 25-foot setback from interior private streets and 30-foot separation between apartment buildings.	No changes for Phases VII-IX.
Vehicular Access/ Pedestrian Circulation	Existing full service access drives from W. Centre Ave. including Greenspire Drive (eastern portion of site) and full service drive (opposite Cooley Court). Shirley Court, right-in/right-out (western portion of site) Interconnected network of sidewalks along West Centre Avenue and within the interior of the apartment portion of the development.	No changes to existing drives or entrances to overall Greenspire Planned Development. Phase VII: Vehicular and pedestrian access will be provided from Shirley Ct., as previously approved in overall Greenspire plan. Parking will be provided outside, in carports, and inside first-floor of buildings.
Utilities	City of Portage Water and Sewer provided throughout Greenspire Planned Development. Private stormwater utility	No Change.

III. ANALYSIS:

Staff analysis has been prepared based on Applicable Code Sections, Consistency with City adopted Plans, City Departments Preliminary Review, surrounding development patterns, and general land use considerations.

Applicable Code Sections

The following sections of Chapter 42. Division 4. Zoning Districts and District Regulations apply:

- [Subdivision 11](#) – PD Planned Development District.

Sec. 42-375 Plan review and approval (PD, planned development)- Items A-D Tentative Plan and Sec. 42-374. Site development requirements have been met in detail, as the following:

Sections 42-375 (A) & (B)

Staff finds the requirements have been met.

Section 42-375 (C) Contents of application for approval of tentative plan

Staff finds the requirements have been met. The attached project narrative and development plan indicates the purpose of the proposal, use of the subject area, density, layout, general building height, and a development schedule. Also, the provided table addresses development traffic, access, and parking.

Section 42-375 (D) Review of tentative plan by planning commission

Staff finds the requirements have been met for the following reasons:

- City staff has informed the applicant and adjacent property owners of the proposed Tentative Plan Amendment for Planning Commission consideration on April 7, 2022.
- Copies of the plan have been distributed to and reviewed by other City departments such as Transportation & Utilities and Fire Departments.
- The staff report will be reviewed for Planning Commission consideration and later reviewed by the City Council.

Sec. 42-374. Site development requirements.

Staff finds these requirements to be met for the following reasons:

- The proposal meets the design standards, provides full utility connections, provides an internal pedestrian circulation, meets the established yard setbacks of the overall Greenspire PD, provides adequate off-street parking, and preserves open space throughout the overall PD area.
- The proposed building height and density for Phase VII does exceed the maximum height requirement. Section 42-375(L) of the Planned Development allows City Council to waive or modify specifications and standards for planned developments where it finds, on the basis of evidence supplied by the landowner, “..that such specifications are not in the best interests of the residents of the planned development and that the modification of such specifications are not inconsistent with the interests of the entire city.” Staff recommends in support of exceeding the maximum height requirement based on the following reasons:

- The applicant will continue to preserve trees and other natural buffers on the site, which will soften the views of the proposed apartment building.
- The building will be partially built into the hillside, thus, less of the building will be visible from the nearest public right-of-way (W. Centre Avenue).
- The exterior building aesthetics will complement existing buildings within the overall Greenspire Planned Development (Concept images of the building are attached).
- Previous approved tentative plan amendments supported higher density but did indicate that the overall density is not increasing.

- The density will increase for Phase VII and decrease for Phase VIII.
- The slight density increase from 11.12 units/acre to 11.28 units/acre is due to 1.32 acres of public right-of-way being included in the original 2010 ALTA survey provided by the applicant. The survey and legal description were revised to reflect. There is no change to the total number of units proposed.
- As the need for additional housing and overall housing choices continue to increase, providing demand in areas suitable for an increased density should be supported.

Consistency with City Adopted Plans

The Future Land Use Map component of the 2014 Comprehensive Plan designates the subject property, along with the surrounding properties, as partially ‘General Business’ and ‘High Density Residential’ land use classifications. Staff finds that the proposed multifamily and mixed-use (residential + retail/office) of Phases VII - IX meet the Comprehensive Plan land use categories and offer more housing choices within the City and the overall neighborhood setting.

City Departments Preliminary Review

The Development Review Team is comprised of representatives from the Department of Transportation and Utilities, Fire Department, Department of Parks and Recreation, Office of the City Assessor, and Department of Community Development. DRT’s preliminary review ensures that the proposed development is consistent with the City’s infrastructure, engineering, and other requirements including streets, sewers, water mains, storm water, parking, landscaping, and others. City staff finds the proposal is consistent with applicable city codes for the following reasons:

- The proposed apartment building will be served by City utilities; and
- Site conditions and internal traffic circulation will be managed and maintained by the underlying property owner; and
- Proposed and existing access drives accommodate fire/emergency response vehicles; and
- The building’s design and location, site conditions, and neighborhood amenities support the proposed density; and
- The overall Greenspire Planned Development continues to be consistent with the City’s Comprehensive Plan.

Public Notices / Comment

Required public notice was sent to all property owners/ occupants within 300 feet of the subject property on March 23, 2022. Additionally, a public notice was also published in the Kalamazoo Gazette on March 23, 2022. As of the date of this report, April 4, 2022, staff has not received any public comment.

IV. RECOMMENDATION:

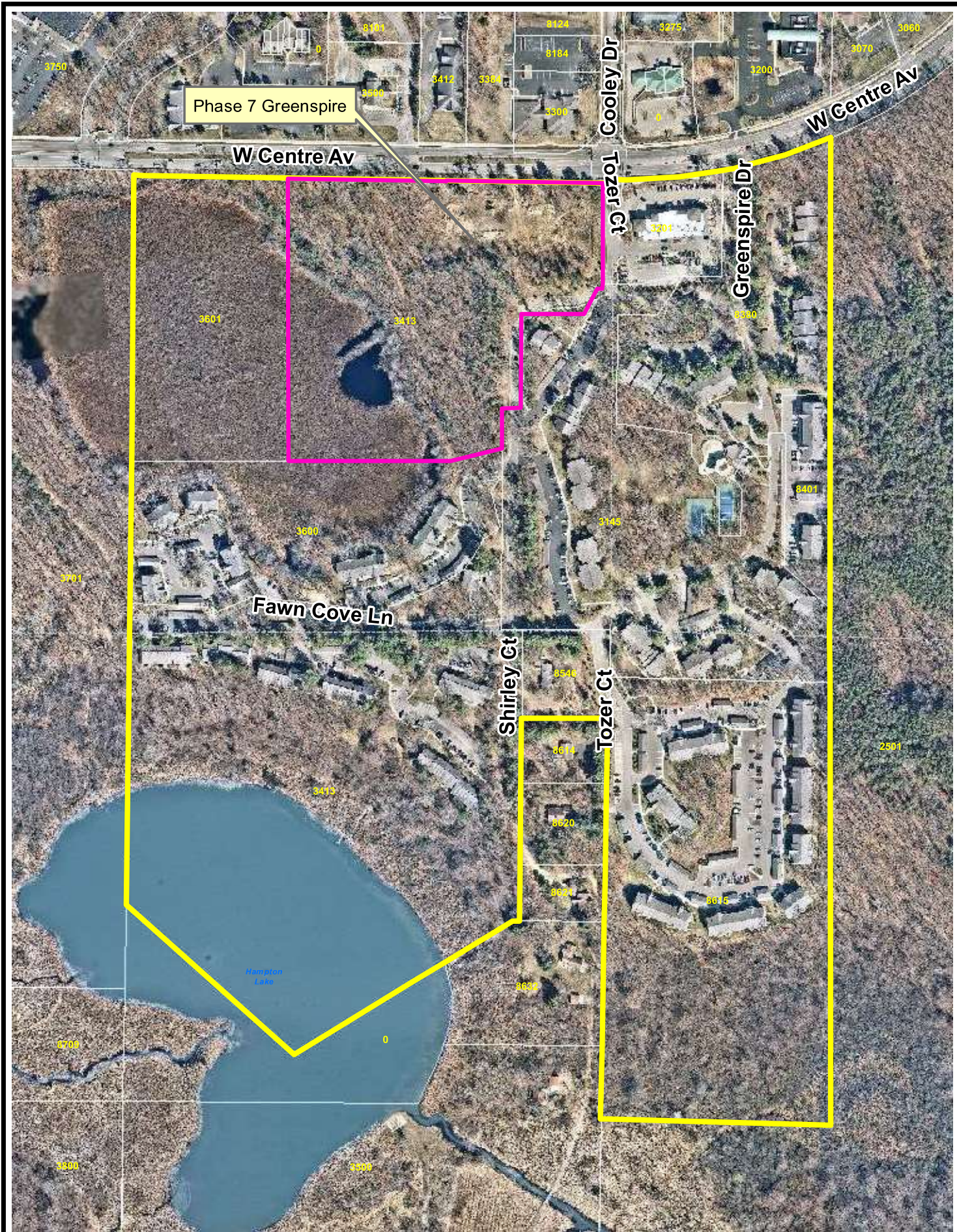
Consistent with the Planning Commission policy of accepting public comment at the initial meeting and continuing the review/discussion at a subsequent meeting, the Commission is advised to receive public comment during the April 7, 2022 meeting and adjourn the public hearing to the April 21, 2022 meeting.

If no additional public comment is requested by the Commission, and the Commission is supportive of the

proposed amendment, staff advises the Planning Commission to waive the second public hearing and recommend to City Council that the Tentative Plan Amendment to modify the previously approved Phase VII of Greenspire (Tall Timbers) Residential Planned Development at 3413 West Centre Avenue be approved.

Attachments:

1. Vicinity Map
2. Development Application
3. Greenspire Master Plan submitted 04 01 2022
4. Greenspire Tentative Plan Amendment Narrative submitted 04 01 2022
5. Staff's Picture Map; 03 25 2022 Pictures
6. Tall Timbers Renderings
7. Site Plan Drawings; 02 28 2022
8. Previously Approved Tentative Master Plan 01 03 2020





COMMERCIAL DEVELOPMENT APPLICATION

Department of Community Development
7900 South Westnedge Avenue – Portage, Michigan 49002 – (269) 329-4477

Applicant must complete all items in sections 1-9 (if applicable).
Please note: Separate applications must be submitted for Plumbing, Mechanical and Electrical Work Permits

No Work is to Start Prior to the Issuance of Building Permit

1) PROJECT INFORMATION

Project Description Greenspire	Address 8380 Greenspire Dr. Portage, MI 49024
-----------------------------------	--

2) IDENTIFICATION (OWNER)

Name H&G II, Inc.	Address 750 Trade Centre Way, Suite 100
City Portage	State MI
Zip 49002	Phone

3) ARCHITECT OR ENGINEER

Name Todd Hurley, P.E.	Address 2800 S. 11th Street	City Kalamazoo
State MI	Zip 49009	Phone (269)492-3777
License Number 43221	Expiration Date 10/2023	Email thurley@hurleystewart.com

4) BUILDING CONTRACTOR

Company name AVB Construction, Inc.	Address 4200 W. Centre Ave.	City Portage
State MI	Zip 49024	Phone 269-329-2022
Email	Federal Employer ID	
Builder License Number	Expiration Date	
Workers Comp Insurance Carrier	MESC Employer Number	

5) TYPE OF DEVELOPMENT PROJECT

☒ Site Plan	☐ Building Plan	☒ Final Plan in Planned Development
☐ Subdivision	☐ Condominium	☐ Land Division Requiring Public Improvements
☐ Landscape Plans	☐ Public Water Main	☐ Public Sanitary Sewer Main
☐ Other: _____	<i>(Note: Please provide a Portable Document Format (PDF) of the plans for the project at time of document submittal. The submitted format shall be CD/DVD or USB. If a PDF is not submitted, an additional \$25 fee plus \$1 for each plan sheet after 20 sheets will apply.)</i>	

6) TYPE OF IMPROVEMENT

☒ New Building	☐ Alteration	☐ Addition	☐ Repair	☐ Demolition	☐ Foundation Only
☐ Relocation	☐ Special Inspection	☐ Solar	☐ Other: _____		

7) DESCRIPTION OF WORK

A) _____
Updated Tentative plan for PD.

B) Valuation of Project: \$ _____

8) CHARACTERISTICS OF THE BUILDING**A) Water Meter Size**

☐ 5/8" ☐ 3/4" ☐ 1" ☐ 1 1/2"
☐ Other _____ ☐ Irrigation Size _____ ☒ Fire Sprinkler Size 6"

B) Electric Service Size

☒ 200 AMP ☐ 400 AMP ☐ 600 AMP ☐ 800 AMP ☐ 1000 AMP ☐ Other _____

C) Type of Mechanical

Air Conditioning? ☒ Yes ☐ No Fire Suppression? ☒ Yes ☐ No Hood System? ☐ Yes ☒ No

9) CONSTRUCTION PLANS SUBMITTED**Required submittals for plan review:**

- Plans shall be signed and sealed when required in accordance with State of Michigan Act No.299 of Public Acts of 1980.
- All plans shall be drawn on uniform sheets no greater than 30"X42".
- All plans shall be drawn to an architectural scale.
- All plans shall be clear, legible and accurate.
- Plans shall be stapled along the left margin.

Type of Plan Submitted:

☐ Building ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Energy

Building Code: Site plan, foundation plan, soil bearing capacity, floor plans, building elevations, building sections, framing plan, details, roof plan, roof finish schedule, roof live and dead loads.

Electric Code: Lighting layout, circuiting, switching, conductor and raceway sizes, wattage schedule, service location and riser diagram, load calculations, and appropriate plans showing standard symbols of all electrical equipment.

Plumbing Code: Site plan, floor plans, DWV riser diagrams and water distribution system and roof plan, Show direction of flow, pipe sizes, grade of horizontal piping, elevations, drainage fixture unit loading of both stacks and drains in the DWV system, supply fixture unit load for the water system, branch supplies serving more than one plumbing fixture, appliance or hose outlet, meter locations.

Mechanical Code: Plans indicating heating equipment, air conditioning equipment, ductwork material and layout, fire dampers, ventilation of rooms and areas, location of chimneys and vents, piping layouts, kitchen equipment layout, and combustion air. (Plans for fire suppression systems may be submitted after permit issuance, but are required prior to installation.)

Energy Code: Floor plans, building sections, details, average annual degree days, exterior envelope components materials, "U" values of elements, "R" values of insulating materials, size and type of apparatus and equipment, energy calculations.

Note: Additional plan review fee(s) required of all non-concurrent plan submittals

APPLICANT INFORMATION

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

Name	Greg Dobson	Phone	(269) 329-3636
Address	4200 W. Centre	City	Portage
State	MI	Zip	49024

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and I agree to conform to all applicable laws of the State of Michigan and ordinances of the City of Portage. All information submitted on the application is accurate to the best of my knowledge.

Signature of Applicant:  Date: 3/23/22

FOR DEPARTMENTAL USE ONLY

- | | | |
|---|--|--|
| ☐ Vacant | ☐ F-2: Factory (Low Hazard) | ☐ I-4: Institutional (Day Cares, ETC.) |
| ☐ A-1: Assembly (Theaters) | ☐ H-1: High Hazard (Detonation) | ☐ M: Mercantile |
| ☐ A-2: Assembly (Restaurants) | ☐ H-2: High Hazard (Deflagration) | ☐ R-1: Residential (Hotels, Motels, ETC.) |
| ☐ A-3: Assembly (Library, ETC.) | ☐ H-3: High Hazard (Physical) | ☐ R-2: Residential (Multi Family, ETC.) |
| ☐ A-4: Assembly (Indoor Sports) | ☐ H-4: High Hazard (Health) | ☐ R-3: Residential (1 & 2 Fam. Townhomes) |
| ☐ A-5: Assembly (Outdoor Sports) | ☐ H-5: High Hazard (HPM) | ☐ R-4: Residential (Assisted living) |
| ☐ B: Business | ☐ I-1: Institutional (Supervised) | ☐ S-1: Storage (Moderate hazard) |
| ☐ E: Educational | ☐ I-2: Institutional (Hospital) | ☐ S-2: Storage (Low hazard) |
| ☐ F-1: Factory (Moderate hazard) | ☐ I-3: Institutional (Prisons) | ☐ U: Utility (Garage, Shed) |

CHARACTERISTICS OF BUILDING

Frame:

- ☐ Masonry ☐ Wood Frame ☐ Structural Steel ☐ Reinforced Concrete ☐ Other

Heating System:

- ☐ Gas ☐ Electricity ☐ Solar ☐ Other _____

New Sewer Connection:

- ☐ Yes ☐ No

New Water Connection:

- ☐ Yes ☐ No

Type of Mechanical:

- ☐ (Y) Air Conditioning ☐ (Y) Fire Suppression

DIMENSIONS / DATA

Number of Stories _____ Use groups _____ Construction Type _____

Number of Occupants _____

Floor Area	Existing	Alterations	New
Basement			
1 st Floor			
2 nd Floor			
3 rd Floor			
4 th Floor			
5 th Floor			
Total			



April 1, 2022

Mr. John Lovely
Development Review Administrator
City of Portage
7900 S. Westnedge Ave.
Portage, MI 49002

RE: Greenspire Planned Development “PD” Tentative Plan

AVB and The Hinman Company are pleased to submit to you an updated plan for our property on the south side of West Centre Avenue as depicted on the attached site plan. The property is already zoned PD - Planned Development. The following tentative plan (the “Tentative Plan”) is consistent with the City of Portage Land Development regulations. This application seeks to revise and update the overall Tentative Plan. The following items have materially changed since the last Tentative Plan was approved by the City of Portage City Commission on March 10, 2020.

- Merge Phase VII-A and Phase VII-B together and slightly adjust the acreage allocated to each phase, remove 1.32 acres of land that was right of way deeded to the City of Portage along Centre Avenue, update the building sizes, configurations, unit counts and location of proposed residential buildings in the combined Phase VII, which will be called Tall Timbers.
- Relabel Phase VII-C to Phase VIII.
- Update the layout of Phase VIII to show the latest building configurations, including retail on some or all of the first floor and residential for the balance of the buildings, and update the unit count downward to match the already approved overall unit count.
- Revise the anticipated phasing/construction schedule

The proposed Tentative Plan provides for the continuation of the Greenspire development. In addition, it allows for the implementation of the urban style of development we first proposed in 2019/2020, allowing this type of development to be executed in our suburban Portage market; a concept that is gaining significant traction

nationally. Greenspire is an excellent location to facilitate this type of development owing to the presence of walkable grocery, shopping and retail. Further, the proposed approach allows this property to achieve its highest and best use while remaining true to the development principles that were originally established at Greenspire almost 50 years ago.

Our master plan is consistent with the City of Portage Future Land Use Plan and our most recently approved Tentative Plan. The areas that we suggest as multi-family are shown as high density residential on the Future Land Use Plan and the commercial areas are noted on the Future Land Use Plan as general business. AVB and Hinman have individually and together had a great deal of experience developing within the PD framework both in the City of Portage and in other municipalities. Some of our very best developments have been the fruits of the City of Portage PD. We continue to believe that this development is suited very well to benefit from the PD ordinance and the PD process in general.

What follows are the answers to the 15 required questions that are provided in Section 42-375 of the City of Portage Land Development Regulations.

1. The PD area will include residential and commercial uses that are designed to integrate well with the adjacent existing residential and commercial uses.
2. The proposed PD development area is on all of the 102.67 acres identified as Greenspire, on the property that is commonly referred to as Greenspire Apartments and more recently Greenspire Shoppes. In the proposed PD area we plan to develop a combination of multi-family, retail and office uses. Now that the Phase VI construction is complete (fully opened in 2020), 700 units are open and in operation at Greenspire. Future development would include multi-family expansion (Phase 7-Tall Timbers) that would consist of 180 new multi-family apartment units, and Phase 8 that would include 116 new multi-family apartment units and up to 45,000 sq. ft. of retail or office space on the first floor of the two proposed mixed unit buildings that front on Centre Avenue, and Phase 9 which would include 24 multifamily apartment units.

Using a cluster development allows us to provide in excess of 30 acres of open space within the development, not including Hampton Lake. The same care that has gone into the existing development of Greenspire to harness the natural beauty of this special land will continue in the PD area with first-rate landscaping and natural screening where appropriate. Additionally we will take advantage of the natural features and topography of this site by site planning to allow views of the beautiful forests, waterways, wetlands and sensitive areas that border and are included within this property.

3. The Greenspire Apartments development started in the early 1970's when Roger Hinman and Joe Gesmundo first began acquiring the property now known as Greenspire Apartments. Phase I began construction in 1976 and included the boulevard entrance from Centre Avenue, four apartment buildings, the clubhouse, the pool and the first tennis court. In 1978 Phase II was constructed and included seven additional apartment buildings and an additional tennis court. In 1981 Phase III was constructed and included six new buildings. In total Phase I through Phase III included 17 buildings, 384 units (187 one beds, 144 two beds, and 53 three beds) over 37.25 +/- acres. For density purposes the 384 units over 37.25 +/- developed acres equals 10.31 units/acre. Phase IV was constructed in 2014 and 2015 and includes 36 units (12 one beds and 24 two beds) over 3.05 acres, bringing the average density over the developed acres to 10.42 units/acre. Phase V (includes both V A and V B) was completed in the fall of 2018 and included 184 units (6 studios, 82 one beds and 96 two beds), bringing the average density over developed acres to 10.48 units/acre. Phase VI was completed in the fall of 2019 and the spring of 2020 and includes 96 units (60 one beds and 36 two beds), bringing the average density over the developed acreage to 10.30 units/acre. Tall Timbers (Phase VII) will include 180 units and will bring the developed acreage to 10.36 units/acre. When the 116 units in Phase VIII are developed the average density will increase to 11.19 units/acre. With the addition of Phase IX density will increase to 11.28 units/acre. This is a slight increase in density from what was approved by the City of Portage in 2020. The density change, from 11.12 units/acre to 11.28 units/acre is solely owing to the fact that 1.315 acres of right of way, that was dedicated to the City of Portage for right of way purposes, was removed from the total acreage calculation.

Greenspire Phase VII (Tall Timbers), Phase VIII and Phase IX will be developed approximately as follows.

- a. Summer 2022. The 180 unit building in Phase VII (Tall Timbers) multi-family residential development will commence construction.
 - b. Summer 2024. The two mixed-use buildings of the Phase VIII multi-family residential development and the associated 45,000 sq. ft. of retail are planned to commence construction.
 - c. Fall of 2026. The two residential buildings containing 24 units proposed for Phase IX will commence construction.
4. The time schedule is proposed in #3 above.
 5. The site plan and its associated phasing lines show how each stage of the development is independent, yet designed to integrate well into the development as well as the existing development pattern. Importantly, each phase of the Greenspire plan has been meticulously designed to integrate into the existing Greenspire Apartments master plan. The Cooley Drive entrance

drive has been completed to provide an additional means of ingress and egress into the development. In a shared investment project with the City of Portage, the new traffic signal at Cooley and Centre Ave. was completed in the summer of 2017, and further improved ingress and egress to the Greenspire development. Additionally, when the area southwest of the Cooley and Centre intersection is developed, this area will be benefited by the right in/right out drive, in a location to be agreed upon between Greenspire and the City of Portage.

As we plan for pedestrian circulation throughout the site, we are leveraging miles of existing sidewalks through the existing Greenspire Phases as well as the existing 13,000 sq. ft. retail center along Centre Ave. As we constructed the new entry drive from Centre Avenue west of the existing 13,000-square foot retail building, we constructed a sidewalk to provide a pedestrian entrance from Centre Ave. into the existing phases of Greenspire. In 2017 we connected the Greenspire Shoppes sidewalk to the clubhouse in the center of the Greenspire development. By providing access to Centre Avenue to the entire PD via these new sidewalks, we are able to get pedestrians to the signalized intersection at Cooley and Centre Ave. From this point, pedestrians can cross to the north side of Centre Avenue where sidewalks connect the full distance of Centre Avenue east and west. All new/proposed phases of Greenspire include additional sidewalks and pedestrian circulation. Additionally, Greenspire is adding sidewalks each year within Greenspire to improve overall pedestrian circulation.

Shirley Court presently provides legal access, via access easements recorded in 1953, 1962, and 1974, to one of the homes between Tozer Ct. and Shirley Ct. This access is presently a dirt two-track over the northern most 500' +/- and most of its distance south of Fawn Cove Lane. Improvement of the northern 500' +/- section of Shirley Court was not necessary for proper development of Greenspire to date. Additionally, improving this section of Shirley Court is not required or necessary to provide access to the Greenspire development, nor is it required by the City of Portage Fire Department. We do plan to substantially improve the northernmost 500' +/- of Shirley Court during the construction of Phase VIII (Tall Timbers).

It should be further noted that the access agreements, originally recorded in 1953, 1962, and 1974, do not place any burden of maintenance or upkeep on Greenspire.

6. The Tentative Plan land is located on the south side of Centre Avenue, east of Moorsbridge Road and west of Oakland Drive. The parcel is 102.67 acres in total. This 102.67 acres includes 9.76 acres of Hampton Lake. Entities owned or controlled by Joseph Gesmundo and Roger Hinman presently own all of the

property under a variety of entity names and is commonly referred to as Greenspire Apartments.

It should be noted that we have done a fair amount of due diligence in regards to the property, in addition to our over 30 years of experience in owning the land. We hired and continue to consult with, Tim Bureau of Tim Bureau Consulting, LLC, a former long-time MDEQ staffer, who has reviewed the area in person to assure us that our existing or proposed buildings are not in any wetland. Mr. Bureau has assured us that none of our buildings or proposed are in a wetland. Additionally, our civil engineers have confirmed that these buildings are not within the floodplain.

7. The chart below demonstrates the land use and density for each phase.

Density Units/Acre Not Including Hampton Lake or Existing Commercial Area						
Phase	Phase Acres	Combined Acres	Phase Units	Phase Density	Combined Units	Combined Density
Existing Buildings:						
1	6.661	6.661	96	14.412	96	14.41
2	12.434	19.095	168	13.511	264	13.83
3	18.157	37.252	120	6.609	384	10.31
4	3.050	40.302	36	11.803	420	10.42
5	17.318	57.620	184	10.625	604	10.48
6	10.338	67.958	96	9.286	700	10.30
Proposed Buildings:						
Tall Timbers 7	16.955	84.913	180	10.616	880	10.36
8	4.100	89.013	116	28.293	996	11.19
9	1.420	90.433	24	16.901	1020	11.28

Please note in the chart above, that will the individual densities have been adjusted for the revised Phase VII, VIII and IX plans, the total resulting density is changed from 11.12 units/acre to 11.28 units/acre owing to the removal of the Centre Ave. right of way land area as noted above.

The chart below explains the breakdown of the total acreage within Greenspire as it relates to the Tentative Plan acreage calculations.

Acreage summary	
Overall Survey Acreage	102.665
Less:	
Hampton Lake	9.76
Commercial	2.472
Residential Acreage	90.433

Note that in the chart above the 90.43 acres of “Residential Acreage” includes the mixed residential/commercial portion of the development as well.

Retail/Office Existing 13,000 sq. ft. on 2.472 acres

Up to 45,000 sq. ft. of retail/office proposed on 4.1 acres in Phase VIII, as a part of a mixed-use buildings that also include 116 apartments.

It should be noted that the allowable non-residential acreage is 20.58 acres at 20% of 102.67 acres.

8. The roads, storm areas and entry statement areas as shown on the attached site plan, will be owned by the Gesmundo & Hinman entities reference herein and maintained by Lakewood Management Company as they have since the first building was constructed at Greenspire Apartments. Joe Gesmundo and Roger Hinman both hold ownership in and are the General Partners for Phase I which is owned by Greenspire Equity I.
9. The new residential development units within Phase VII (Tall Timbers) and Phase VIII will consist of the following types of units:

Podium buildings – four or five-story buildings, up to 66’ in height over underground parking. The podium building could include retail/office space as well.

The commercial portion of the development will consist of the following types of buildings:

The existing one-story retail building type, and as incorporated into the first floors of the mixed-use buildings proposed for Phase VIII.

The new residential development units within Phase IX will consist of the following types of units:

Multi-family buildings – three-story buildings, and three-story walk out buildings approximately 40’ feet high (as measure from the front elevation to the mid-point of the roof) with each building being approximately 40,000 sq. ft.

The office and retail buildings will be designed to integrate with the residential buildings while maintaining some of the general character of office buildings. The final product at Greenspire will leverage excellent colors, textures and materials to make every building look and feel great.

The podium and multi-family buildings are required by current code to be fully protected by a wet-sprinkler system. As such we expect that all the new 3-story and 3-story walk-out multi-family buildings and the proposed 4-story mixed use buildings within Greenspire to be fully sprinkled

We have used a 30’ set back around the entire perimeter of the property except for the two buildings in Phase IV of the Multi-Family development where a 15’ set back was necessary in order to facilitate our site plan. The 15’ set back, only for two buildings (36 units of Phase IV), was previously approved and allowed us to set the buildings back an appropriate distance from Greenspire Drive. For clarification purposes the decks/patios are now set at 10’ from the property line in Phase IV and the building face will be 15’ from the property line. In addition we have maintained 30’ between each building and a 25’ front setback from the edge of road.

The commercial/retail building heights will not exceed those which are allowed within the PD zoning district. The multi-family buildings are designed at approximately 40’. The podium building will be designed at or below 66’ in height.

10. Storm water will be treated and piped via underground structures to the most appropriate common open space area in accordance with City of Portage requirements. In addition, some storm water capacity may be integrated into the design of the office sites. Storm water will be pre-treated according to City of Portage regulations and then released for infiltration into adjacent lowlands according to existing or modified permits (as necessary) from EGLE. These low-lying areas within the development provide plenty of space for this purpose and this plan will be developed to allow for natural looking rain basins/wetlands as opposed to typical, fenced off, deep and unsightly storm systems. Sanitary sewer will be connected to the available City of Portage sanitary sewer system which is available at Centre Avenue and at the Fawn Cove lift station.

11. Greenspire has provided easements to the required utility providers for water, sewer, data and power. In addition, the various Greenspire parcels benefit from cross-access agreements for pedestrian and vehicular access.
12. Parking will be provided according to the City Ordinance. If feasible, we will try to bank some of the retail parking as typically the City requirements exceed those of our tenants. The existing and proposed road are shown on the attached site plan. Single story pitched or flat roof garages and/or carports may be implemented into the site plan. The quantity of garages / carports are planned at 50% of total number of bedrooms for the three-story walk up buildings that do not include underground parking, and sparingly for the podium buildings as underground parking is planned ot be provided. The construction finishes / materials will be complimentary to the existing apartment buildings. The specific quantity, location, and materials of the garages / carports will be detailed on the final site plan. In addition, the buildings in phases VII and VIII may include underground parking.
13. We are requesting a density modifications as follows: overall development density to 11.28 units to the acres (1,020 units on 90.43 acres in Phases I- 9), Phase 7 to 10.62 units to the acre (180 units on 16.955 acres), Phase 8 to 28.293 units to the acre (116 units on 4.10 acres) and Phase 9 to 16.901 units to the acre (24 units on 1.42 acres).

The requested modifications are in line with current national trends in development and enhance the quality of life for existing and future residents. First, the proposed maintained density allows for a “city feel” in an urban environment, a trend that is gaining popularity nationally. This city feel includes walkable retail spaces which are already present, and which will be enhanced with the proposed expansion of units and density. Second, the increased household population within Greenspire allows for additional amenity spaces to be developed (additional walking paths, dog park, etc.) that benefit all residents of Greenspire. The reduced amount of retail/commercial square footage (from the previously approved PD Tentative plan) will be less intensive from the traffic standpoint. Further, the traffic signal was installed at the Centre and Cooley to provide for this anticipated growth. Finally, we will be providing enhanced vegetative screening between the units proposed for Phase 9 and the residential home to the south of Phase 9 to include up to a 5’ berm with 6-8’ conifers on 25’ staggered spacing. This screening will be like what was constructed east of the residential home for Phase 5.

14. We intend to make our submittal for the final phase of the planned development in 2026.

15. Since the successful implementation of the plan is required both by the ordinance and by our own standards, we do not feel that any performance bonds are necessary. We have a long-standing reputation for successful completion of our projects and the meticulous management of our developments after build-out.

We look forward to the opportunity to discuss this plan with City Staff, Planning Commission and City Council.

Sincerely,

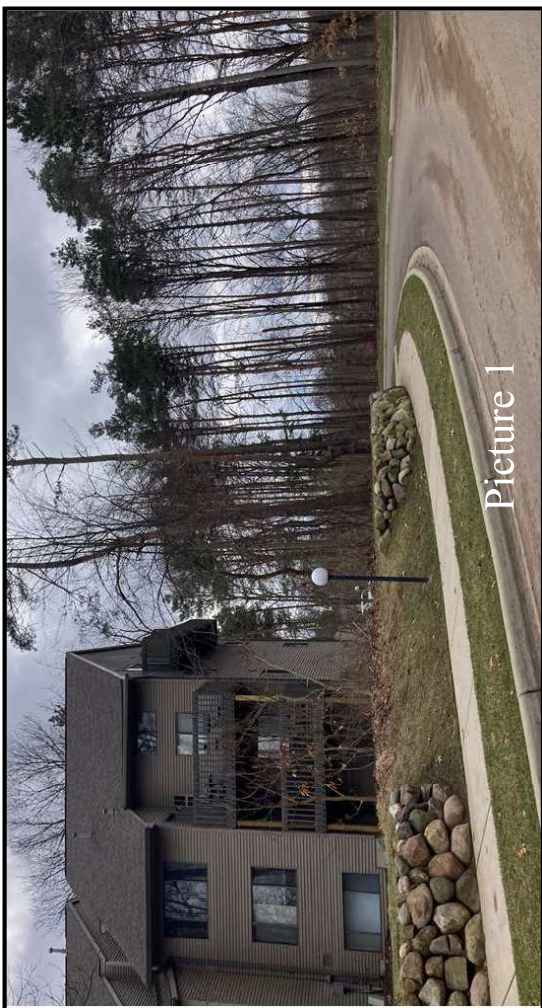


Greg Dobson

cc: Joe Gesmundo, Rich MacDonald, Roger Hinman

Staff's Site Pictures (Taken March 25, 2022)





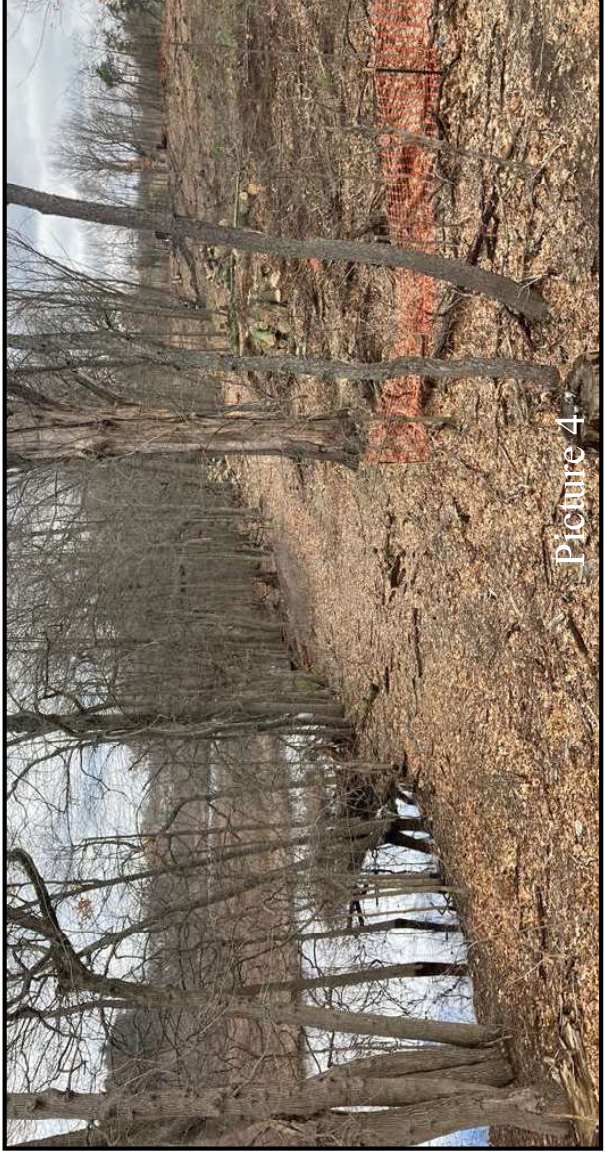
Picture 1



Picture 2



Picture 3



Picture 4







Final Site Plan Review

GREENSPIRE TALL TIMBERS

PORTAGE
KALAMAZOO COUNTY, MICHIGAN
2/28/22

OWNER

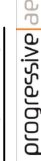
H & G II, LLC
750 TRADE CENTRE WAY, SUITE 100
PORTAGE, MI 49002
(269) 342-8600

CONSTRUCTION MANAGER



AVB CONSTRUCTION, INC.
4200 W. CENTRE AVENUE
PORTAGE, MI 49024
269.329.2022

ARCHITECT

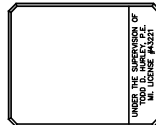


Progressive AE
1811 4 Mile Rd NE
Grand Rapids, MI 49525
(616) 361-2864

PLANS PREPARED BY:



hurley & stewart, llc
2800 south 11th street
kalamazoo, michigan 49009
269.552.4960 fax 552.4961
www.hurleystewart.com



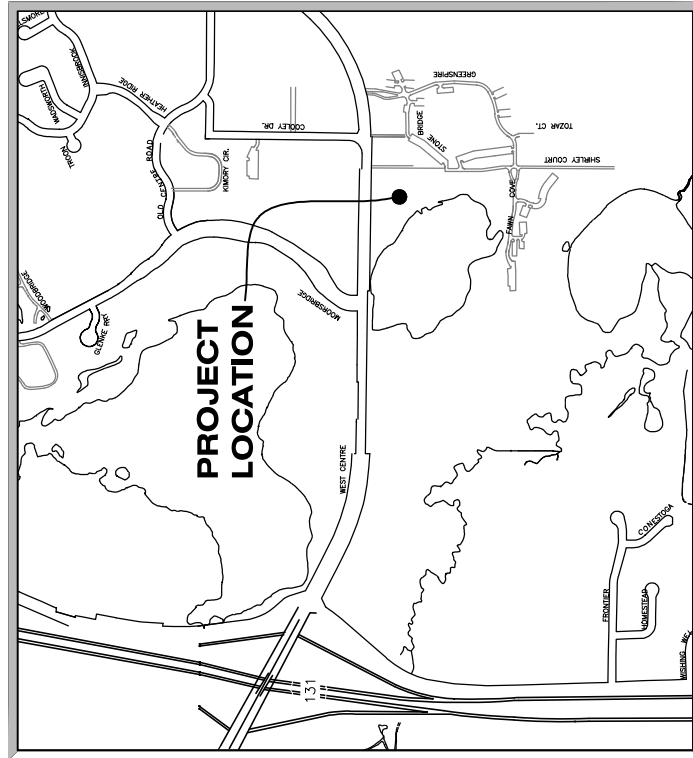
UTILITY CONTACTS:

CONSUMERS ENERGY CO. MILE END/OLY STREET KALAMAZOO, MI 49001 269.337.2246	ELECTRIC
CONSUMERS ENERGY CO. 2500 E CORK STREET KALAMAZOO, MI 49001 269.337.2266	GAS
COMMUNICATIONS 4176 COMMERCIAL AVE. PORTAGE, MI 49024 269.217.8152	CABLE TELEVISION
AT&T 7719 W. LESNEDGE AVE. KALAMAZOO, MI 49001 269.384.4436	TELEPHONE
CITY OF PORTAGE 7719 W. LESNEDGE AVE. PORTAGE, MI 49024 269.324.9235	WATER/SANITARY

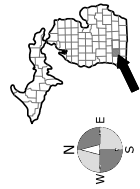
DRAWING INDEX

SHT # DESCRIPTION

- C-1 - EXISTING CONDITIONS AND DEMO PLAN
- C-2 - LAYOUT PLAN
- C-3 - GRADING PLAN
- C-4 - SESC PLAN
- C-5 - UTILITY PLAN
- C-6 - SITE DETAILS
- C-7 - SITE DETAILS
- C-8 - STORM WATER DETAILS
- C-9 - GRADING DETAILS
- L-1 - LANDSCAPE PLAN



SITE LOCATION MAP
SCALE: 1" = 500'



811 is a national emergency number for utility services. It is a free service that allows you to report a problem with a utility or to request a utility service. It is a national emergency number for utility services. It is a free service that allows you to report a problem with a utility or to request a utility service.

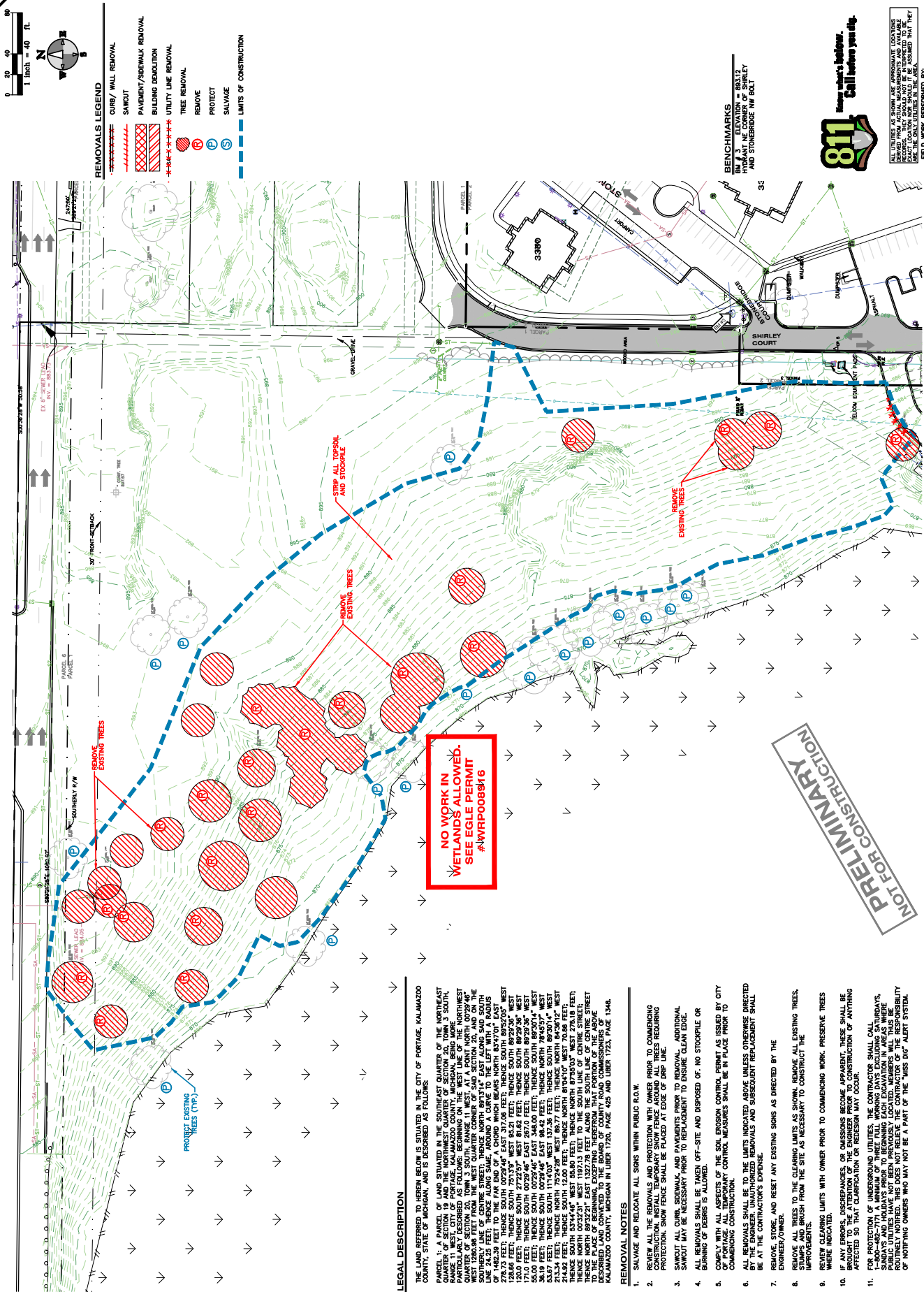
ISSUED FOR:
CITY OF PORTAGE
2/28/22

**EXISTING CONDITIONS AND DEMO PLAN
GREENSPIRE TALL TIMBERS
H&G II, LLC**

1	PRELIMINARY SITE PLAN	05/26/21
2	OWNER REVIEW	8/31/21
3	CITY OF PORTAGE	9/3/21
4	CITY OF PORTAGE	2/28/22

ISSUED FOR REVISIONS:
JOB NO.: 18-010-D DATE BSC QA/QC: 2/28/22

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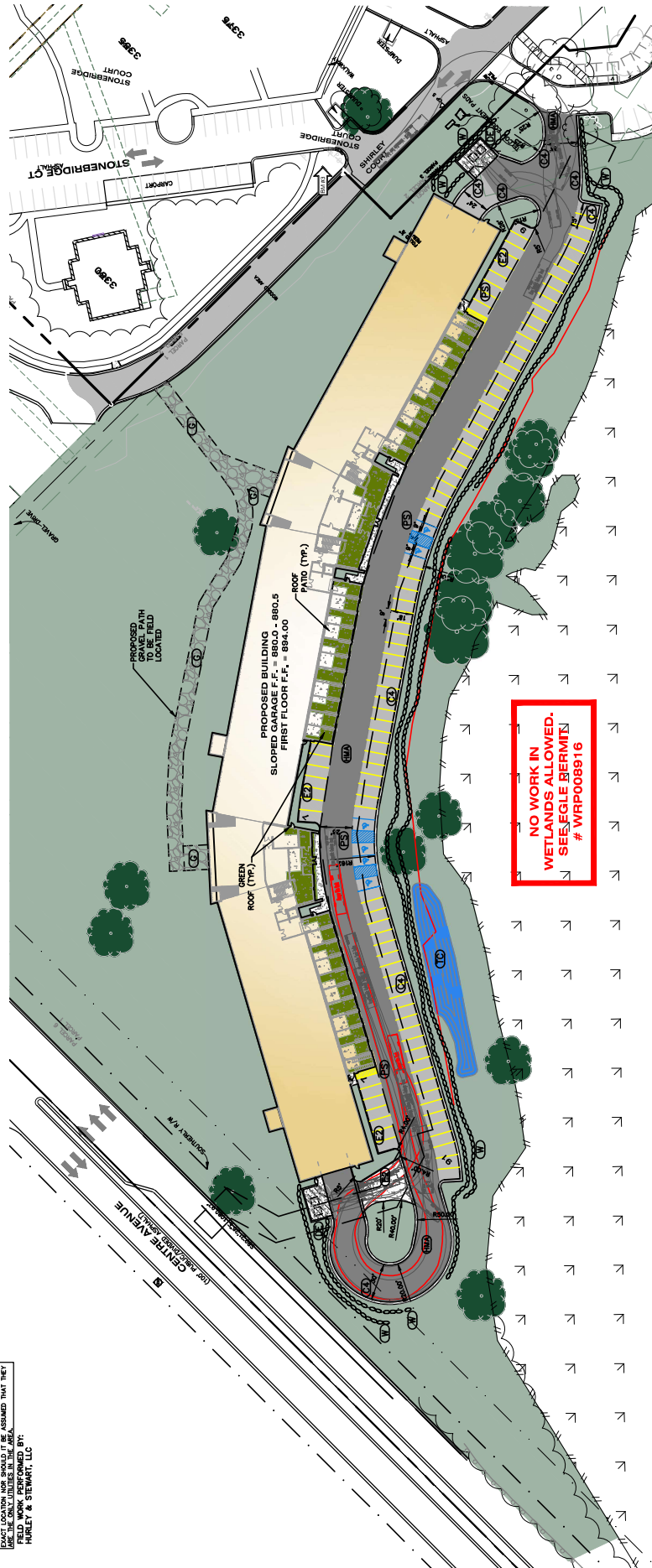
LEGAL DESCRIPTION

[illegible]

REMOVAL NOTES

1. REVIEW AND RELOCATE ALL SIGNS WITHIN PUBLIC ROW.
2. SAVE ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. THE REMOVALS AND PROTECTION REQUIREMENTS FOR THE PROTECTION, SHIELD FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
3. SAWNOT GULF, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWNOT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
4. ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF NO STUMPILE OR BURNING OF TREES IS ALLOWED.
5. COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY CITY OF LOS ANGELES. ALL CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
6. ALL REMOVALS SHALL BE TO THE LIMITS ABOVEDEANED UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE OWNER'S EXPENSE.
7. RELOCATE AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
8. REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS, AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
9. REVIEW CLEARING LIMITS WITH OWNER PRIOR TO COMMENCING WORK. PRESERVE TREES.
10. IF ANY TREES, DISORDERED OR OTHERWISE ADJACENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLAMIFICATION OR REDEMPTION MAY OCCUR.
11. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL SANAGAS AND HALDANS PRIOR TO BEGINNING ANY EXCAVATION IN AREAS WHERE ROUTING, NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

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.



SITE LEGEND

- ☐ HMA PAVEMENT
☐ C4 CURB AND GUTTER
☐ E2 CURB AND GUTTER
☐ P5 PARKING STRIPING (9'x18')
☐ W1 WALL STONE
☐ DE DUMPSTER ENCLOSURE
☐ TC TREATMENT CELL
☐ G1 GRAVEL

LEGEND

- | | |
|---|------------------------------|
|  | LIGHT DUTY HMA PAVEMENT |
|  | HEAVY DUTY HMA PAVEMENT |
|  | PROPOSED BUILDING |
|  | GREEN ROOF |
|  | CONCRETE SIDEWALK |
|  | HEAVY DUTY CONCRETE PAVEMENT |
|  | CONCRETE CURB AND GUTTER |
|  | TYPE VARIES |
|  | BOULDER RETAINING WALL |

ZONING REQUIREMENTS

- ZONING ZONE RD (UNPAVED DEVELOPMENT)
SETBACKS - 30'
SIDES - 30'
FRONT - 50'
- PROPOSED USE - HA
MULTI-FAMILY APARTMENTS
- PARKING TOTAL PARKING SPACES REQUIRED:
TOTAL SPACES PER PROPOSED LOT TWO X = 360 SPACES
- TOTAL PARKING PROVIDED = 141 SURFACE LOT UNDER BUILDING
= 132 UNDER BUILDING
= 9 UTILITY SPOTS
BARRIER FREE SPACES REQUIRED TO SERVICE SPOTS
= 141 BARRIER FREE SPACES PROVIDED
ALL BARRIER FREE SPACES DEEMED PER ADA REQUIREMENTS
- BUILDING FINISHING WORK EXTENSION = 9'x18'
- THE PROPOSED BUILDING HAS FIVE STORIES
FIRST FLOOR, 63,804 SF
SECOND FLOOR, 63,804 SF
THIRD FLOOR, 42,324 SF
FOURTH FLOOR, 42,324 SF
FIFTH FLOOR, 42,324 SF
- SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.
- BUILDING HEIGHT = 68'-4"
- INTERIOR LANDSCAPING = 1,048 SQ FT
LANDSCAPE AREA REQUIRED = 1,048 SQ FT
LANDSCAPE AREA PROVIDED = 1,244 SQ FT

NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
2. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
3. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
4. MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM.
5. EXCEPT WHERE OTHERWISE NOTED ON THESE PLANS, ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST MICHIGAN MANUAL OF UNIFORM TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2012 EDITION, AND CITY OF PORTLAND STANDARD SPECIFICATIONS.
6. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE CORRECTED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REVISION MAY OCCUR.
7. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
8. ALL EXISTING CONCRETE SHALL BE MOIST CURED (P. 500P6S), AIR ENTRAINED, ALL LESTONE CONCRETE, BROOM FINISHED, CURD SEAL.
9. ANY REPAIRS OF CONCRETE PAVEMENT, SANITARY SEWER OR SANITARY STORM SEWER SHALL BE DONE TO THE SAME STANDARD AS THE EXISTING DURING HIS OPERATIONS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
10. ALL CONSTRUCTION SOWING TO BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. REGISTRY SIGNAGE (IF SPECIFIED) SHALL BE PER MICHIGAN.
11. ALL SIGNAGE SHALL BE UPDATED TO MEET CURRENT OFFSHORE REQUIREMENTS. SIGNAGE SHALL BE SKULLED OUT-OF-STYLE. ANY ADDITIONAL FIXTURES TO BE GREATER THAN 25' HIGH.

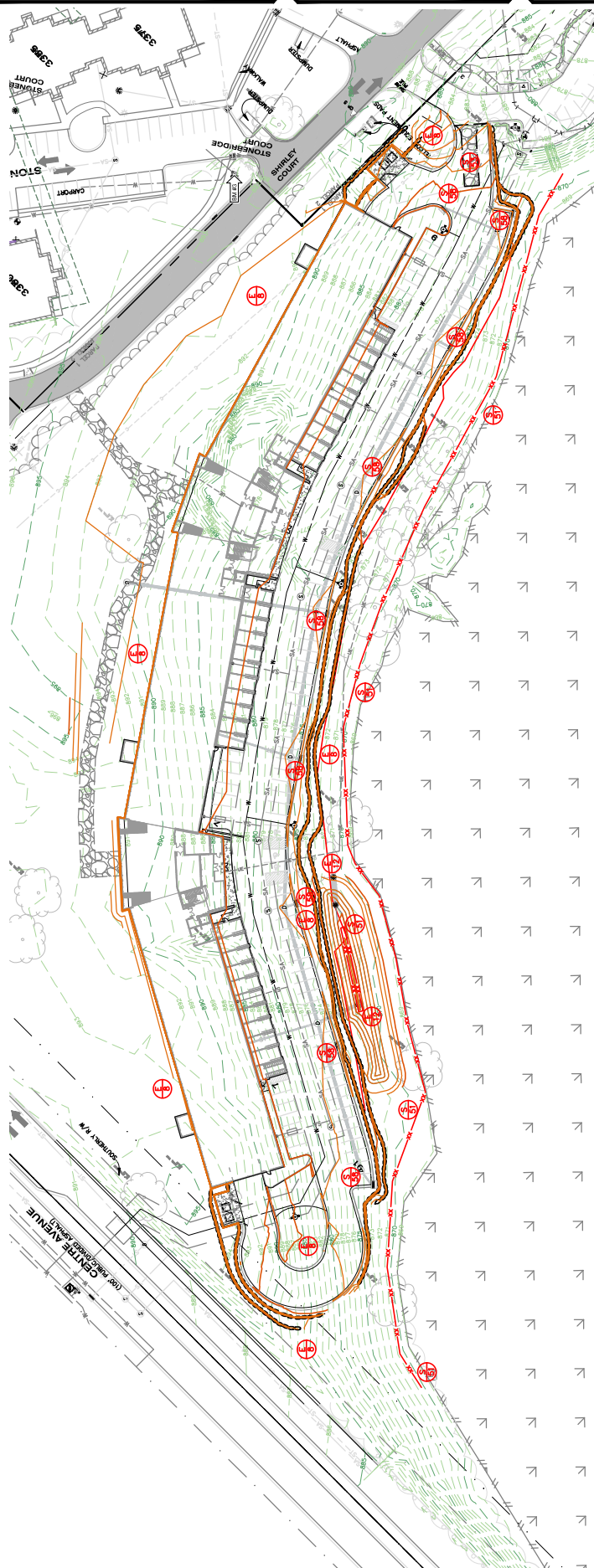
NO WORK IN
WETLANDS ALLOWED.
SEE EGLE PERMIT
WRP008916

	PROPOSED CONTOUR 5-FT
	EXISTING CONTOUR NORMAL
	EXISTING CONTOUR 5-FT
	EXISTING CONTOUR NORMAL
	PROPOSED SPOT GRADE
	PROPOSED SPOT GRADES: TOP AND BOTTOM OF CURB/WALL
	EXISTING SPOT GRADE
	PROPOSED SURFACE SLOPE
	PROPOSED SILT FENCE
	PROPOSED GRADED SWALE
	SOIL BORING

- ## GRADING NOTES
1. MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN. MATCH AT 1 ON 3 IF NOT Labeled.
 2. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
 3. ALL SLOPE ELEVATIONS ARE TOP OF PAYMENT GRADES AT EDGE OF METAL (C&G) UNLESS OTHERWISE NOTED.
 4. ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ELEM. GRADING.
 5. ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
 6. REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAIN, PREPPING, CONSTRUCTION EQUIPMENT, ETC.
 7. ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED DCAVATED MATERIAL FROM THE SITE, APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 8. ALL GRANULAR FILL UNDER THE INFLUENCE OF THE ROADWAY AND PROCESSED ROAD GRAVEL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
 9. ALL COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY TAMP DENSITY TESTS SPECIFIED ON THE PLAN. PROVIDE THAT ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED.
 10. THE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON-SITE TO BE USED IN THE REGRADING OF LANDSCAPE AREAS. THIS MATERIAL IS NOT TO BE USED FOR FILL OR PAVEMENT SUBBASE. REMOVAL OF ANY EXCESS SOIL OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EARTHWORK CALCULATIONS PRIOR TO COMMENCING WORK. NO EXTRA EARTHWORK WILL BE PAID FOR ONCE EARTHWORK HAS BEGUN. ANY DISCREPANCIES WITH THE EARTHWORK CALCULATIONS SHALL BE REVIEWED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
 12. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CORRECTIONS OR REDUCTIONS MAY OCCUR.
- ## SSC NOTES
1. AVOID UNNECESSARY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS AS SEEDMENT FILTERS.
 2. CONTRACTOR SHALL APPLY FOR AND COMPLY WITH THE SOIL EROSION CONTROL PERMIT FROM THE CITY OF PORTAGE AT ALL TIMES.
 3. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEANUP AND APPROVAL.
 4. CONTRACTOR TO PROVIDE STRAW BALE DAMS, SILT FENCES, GEOTEXTILES, OR OTHER SLOPE PROTECTION MEASURES TO ELIMINATE EROSION AND TO ELIMINATE SEDIMENT RUNOFF. PROVIDE STRAW BALE DAMS, SILT FENCES OR INSTALLED FIBRIC UNDER INLETS AT ALL STORM SEWER STRUCTURES DURING CONSTRUCTION.
 5. ALL SOIL PILES SHALL BE SURROUNDED BY SILT FENCE IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. TOPSOIL PILES SHALL BE SEEDS IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 20 DAYS. SPOIL PILES SHALL NOT BE PLACED WITHIN 50' FROM ANY TEMPORARY OR PERMANENT WATERCOURSE.
 6. THE CONTRACTOR SHALL COMPLY WITH THE WEEKLY RECOMMENDATIONS OF THE CERTIFIED STORM WATER OPERATOR.
 7. ALL INLETS IN PAVED AREAS SHALL HAVE SILT SAVER SEDIMENTATION REDUCERS DURING CONSTRUCTION.
 8. CLEAN ADJACENT ROADWAYS WHEN NECESSARY.
 9. FINAL LANDSCAPING SHALL CONSIST OF MIN. 5" TOPSOIL, 200#/ACRE CLASS A SEEDING, 37'/ACRE MULCH AND 240#/ ACRE CHEMICAL FERTILIZER NUTRIENT.
 10. COORDINATE TOPSOIL STOCKPILE WITH OWNER.
 11. PLACE TRACK MATS AT THE ENTRANCE TO REDUCE MATERIAL TRACKED OFF SITE.
 12. COORDINATE THE CLEARING LIMITS WITH THE OWNER PRIOR TO COMMENCING WORK.

NO WORK IN
WETLANDS ALLOWED.
SEE EGLE PERMIT
WRP008916

SEE ENLARGED GRADING
DETAIL ON SHEET C-9 (TYP.)—



SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEDIMENT CONTROL		Stabilization method utilized on sites where earth change has been completed (after grading, erosion).
E12	RRMP		Use during acquisition, interagency, or agency conceptualized remedial actions.
S51	SLT FENCE		Use adjacent to or within stream to prevent sediment laden runoff from entering stream.
S63	STABILIZED CONCENTRATED ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S68	WET PERMANENT EROSION CONTROL		Use of stormwater berms, specially designed construction sites.

Soil Erosion Measure	Sediment Control Measure

SESC NOTES

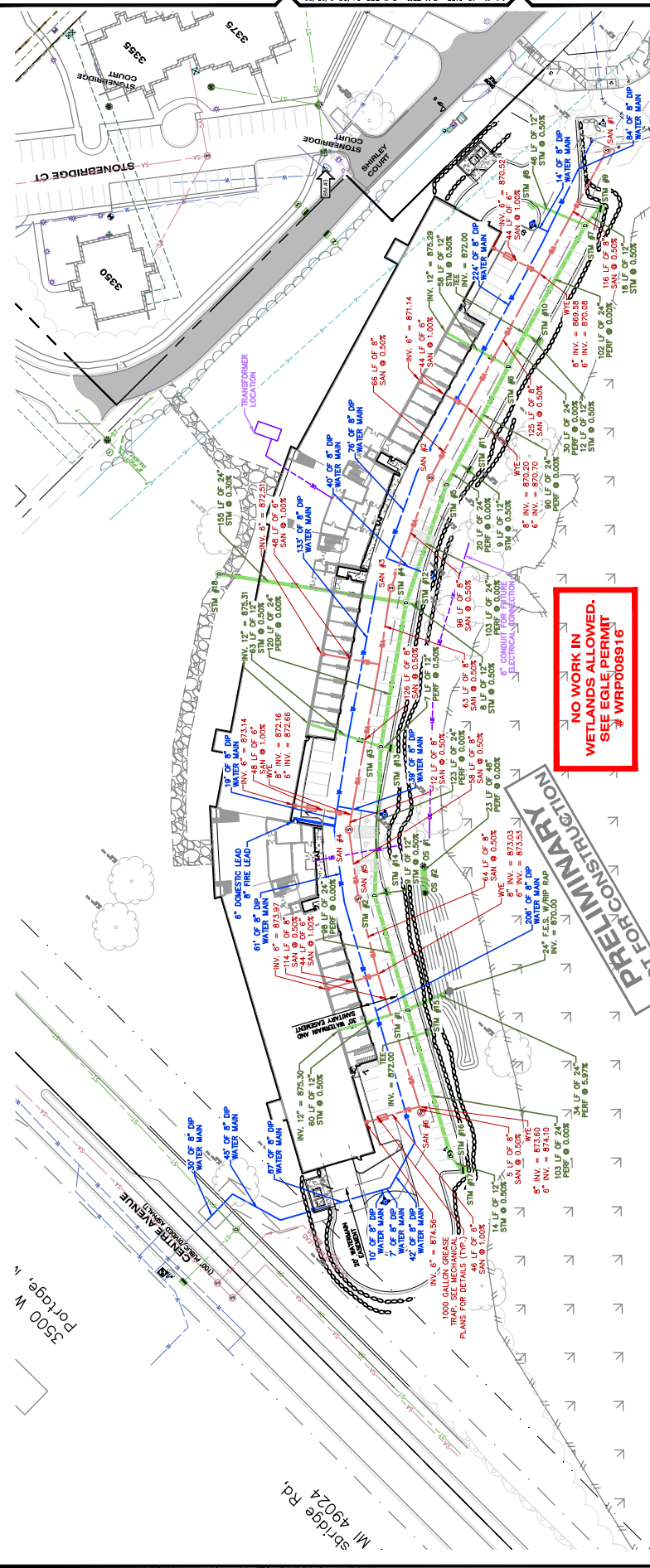
1. THE EROSION CONTROL MEASURES MUST COMPLY WITH ALL REQUIREMENTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY CITY OF PORTAGE.
2. PROVIDE SILT SACKS IN EACH CATCH BASIN UNTIL SILE IS STABILIZED.
3. ALL SOIL EROSION MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING WORK.
4. ALL EXPOSED EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE EROSION CONTROL MEASURES ARE STABILIZED.
5. MAINTAIN A VEGETATIVE BUFFER WHEREVER POSSIBLE.
6. PLACE TOPSOIL AND SEED ACCORDING TO THE LANDSCAPE PLANS AS SOON AS AREAS ARE BRINGING TO GRASS.
7. CLEAN ADJACENT ROADWAYS WHEN NECESSARY.
8. MAINTAIN SITE WHEN NECESSARY TO PREVENT AIR BORNE SEDIMENT TRANSFER.
9. PLACE MULCH BLANKET AN ALL SLOPES 1 ON 3 OR STEEPER. INSTALL IN ACCORDANCE WITH THE EROSION CONTROL AND SEDIMENTATION CONTROL MANUAL.
10. COORDINATE THE LOCATION OF THE TOPSOIL STOOPPILE WITH OWNER. SEED STOOPPILE AND INSTALL SILT FENCE AT BOTTOM OF SLOPES.

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 WERE THE ONLY UTILITIES IN THE AREA.



**Know what's below.
Call before you dig.**





SANITARY SEWER STRUCTURE SCHEDULE					
STR. #	RM. EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
SAN #1	869.69	4'	1040 A	8" NR. 669.00	
SAN #2	879.35	4'	1040 A	8" NR. 870.63	8" S: 870.53
SAN #3	879.30	4'	1040 A	8" NR. 871.21	8" S: 871.11
SAN #4	879.46	4'	1040 A	8" NR. 872.32	8" S: 872.22
SAN #5	879.04	4'	1040 A	8" NR. 872.71	8" S: 872.61
SAN #6	879.04	4'	1040 A		8" S: 873.62

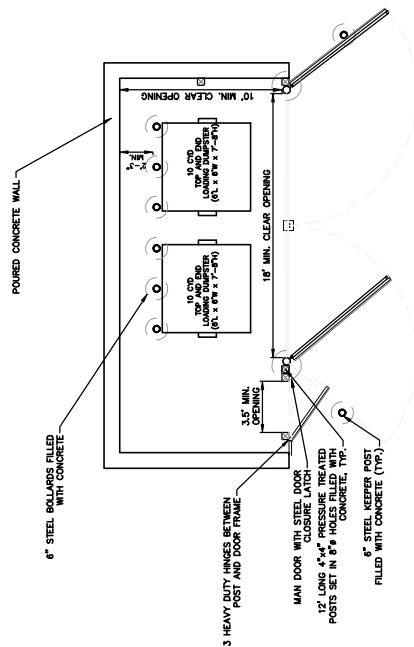
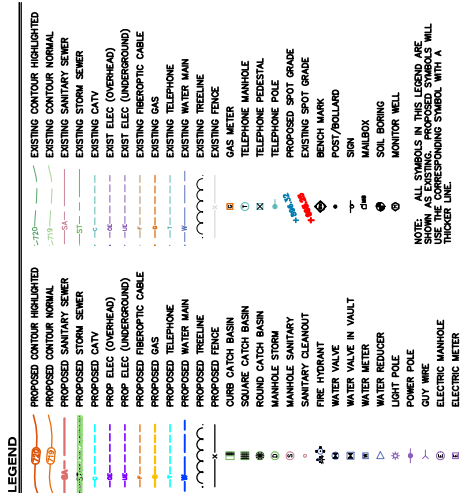
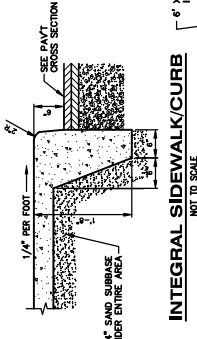
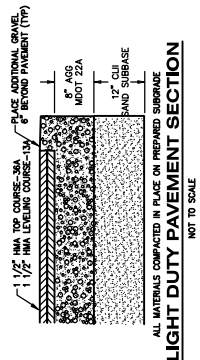
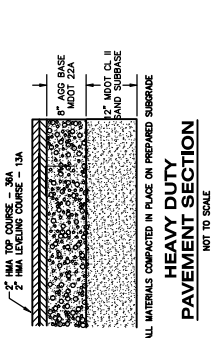
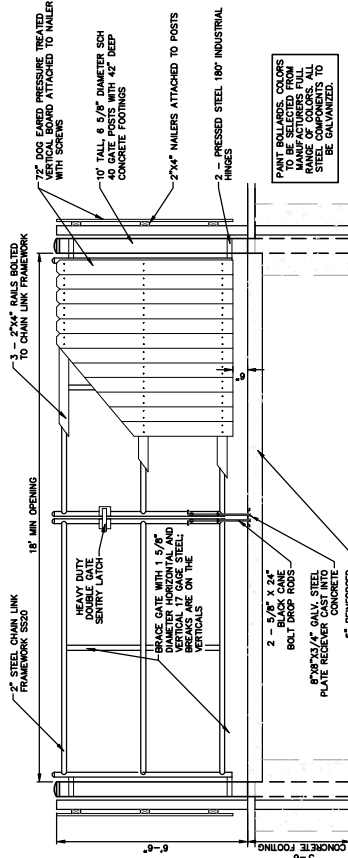
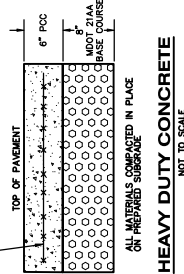
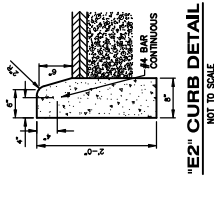
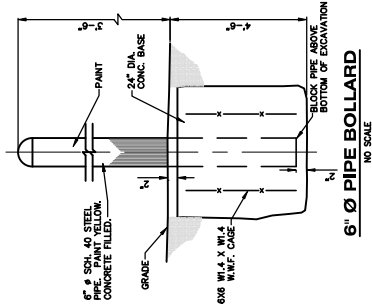
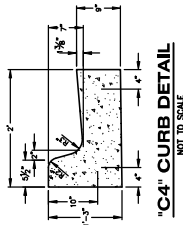
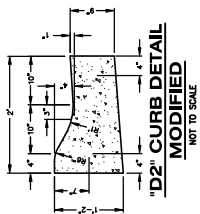
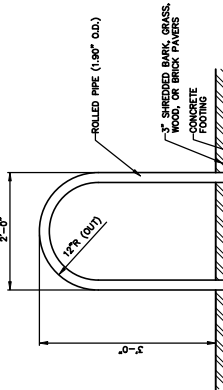
STORM SEWER STRUCTURE SCHEDULE						
STR. #	RIM EL.	DIAM.	CASTING	PIPES IN	PIPES OUT	
OS #1	871.00	6"	BAR GRADE	48" SE: 865.00	48" NW: 865.00	
US #2	871.00	6"	BAR GRADE	48" SE: 865.00	48" NW: 865.00	
STM #1	874.12	4"	1040 A	24" SE: 872.00 24" SW: 872.00 12" NE: 875.00	24" S: 872.00	
STM #2	874.93	4"	1040 A	24" SE: 872.00 24" SW: 872.00 12" NE: 875.00	24" NW: 872.00	
STM #3	874.91	4"	1040 A	24" SE: 872.00 24" SW: 874.73 12" NE: 875.00	24" NW: 872.00	
STM #4	875.95	4"	1040 A	24" SE: 872.00 24" SW: 874.72 12" NE: 874.53	24" NW: 872.00	
STM #5	875.08	4"	1040 A	24" SE: 872.00 24" SW: 874.73 12" NE: 875.00	24" NW: 872.00	
STM #6	875.21	4"	1040 A	24" SE: 872.00 24" SW: 874.73 12" NE: 875.12	24" NW: 872.00	
STM #7	875.00	4"	1040 A	24" SE: 872.00 24" SW: 874.73 12" NE: 874.57	24" NW: 872.00	
STM #8	875.35	2"	7045	12" SE: 873.35	12" NW: 873.35	
STM #9	875.76	2"	7045	12" SE: 874.76	12" NW: 874.76	
STM #10	875.76	2"	7045	12" SE: 874.76	12" NW: 874.76	
STM #11	875.76	2"	7045	12" SE: 874.76	12" NW: 874.76	
STM #12	875.76	2"	7045	12" SE: 874.76	12" NW: 874.76	
STM #13	875.76	2"	7045	12" SE: 874.76	12" NW: 874.76	
STM #14	875.76	2"	7045	12" SE: 874.76	12" NW: 874.76	
STM #15	875.76	2"	7045	12" SE: 874.76	12" NW: 874.76	
STM #16	875.27	4"	1040 A	12" SE: 874.05	24" SE: 872.00	
STM #17	875.12	2"	7045	12" SE: 874.12	24" SE: 874.12	
STM #18	882.91	6"	1040 A	24" SE: 874.05	24" SE: 874.05	

NOTES

1. CORRODATE ALL UTILITY LOCATIONS AND EQUIVOCATE WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
2. REMOVE SEDIMENT FROM ALL STRUCTURES. THERE MUST BE COMPLETE AND REMOVE SILT SANDS.
3. VERIFY NUMBER OF FITTINGS PRIOR TO ORDERING. TOTALS DO NOT INCLUDE VERTICAL DEFLECTIONS THAT MAY BE NEEDED.
4. PROVIDE 18" WATER MAIN SEPARATION WHEN OTHER UTILITIES W/OUT USING FITTINGS. PROVIDE 24" SEPARATION WHEN WATER MAIN PROFILES ARE CLOSE.
5. WATER MAIN AND SANITARY SEWER MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY OF PORTAGE SPECIFICATIONS.
6. CONTRACTOR SHALL INSTALL PERISTEM AND PROVIDE 18" MINIMUM CLEARANCE TO BE LEFT OPEN UNLESS AS REQUIRED.
7. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR GROUNDWATER AND DEWATERING SHALL BE INSTALLED TO THE CITY OF PORTAGE SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING NECESSARY TO COMPLETION OF ALL WORK.
8. IF ANY FUTURE CORROSIONS OR LEAKAGES BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO ANY CORRECTIONS OR REPAIRS. THERE SHALL BE NO CLARIFICATION OR REDESIGN MAY OCCUR.
9. ALL WATER AND SEWER MAIN SHALL BE IN RESPECTIVE 20' AND 30' WIDE EASEMENTS TO THE CITY OF PORTAGE.
10. ALL SANITARY AND SEWER MAINS SHALL BE INSTALLED TO THE CITY OF PORTAGE SPECIFICATIONS. SLOPE, STORM PIPE SIZES, LENGTHS, AND SLOPES SHALL BE AS SPECIFIED.
11. ALL EXISTING PIPE TO BE REMOVED SHALL NOT BE REUSED.
12. ALL WATER MAIN INSTALLED IN GROUND WATER OR POOR SOILS SHALL BE WRAPPED WITH ANOTHER 1/2" OF 1/2" THICK POLYETHYLENE.
13. NO EXISTING WATER MAIN SHALL BE ALLOWED TO BE DEPRESSURIZED. ANY PORTION OF THE WATER MAIN IS DEPRESSURIZED, AT A MINIMUM, SHALL BE REPAIRED, RECONNECTED, DISCONNECTED, AND BACOT TESTED.
14. ALL WATER MAINS AND THEIR APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTAGE SPECIFICATIONS AND AWWA STANDARD CODE.
15. WATER MAIN FLOUSING SHALL PROVIDE A MINIMUM WATER VELOCITY OF 3.0 FEET PER SECOND. WATER MAINS SHALL BE MAINTAINED WITH AN AWWA STANDARD C801.
16. METER PITS SHALL BE LOCATED ON THE HIGH SIDE OF RETAINING WALLS AND MAINTAIN A HORIZONTAL DISTANCE OF 5' HORIZONTALLY.

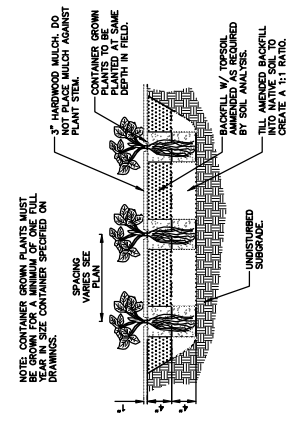
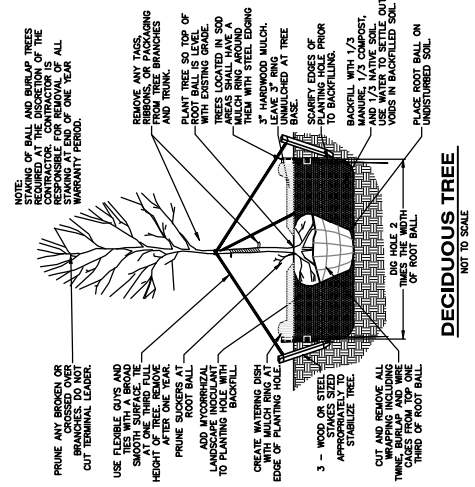
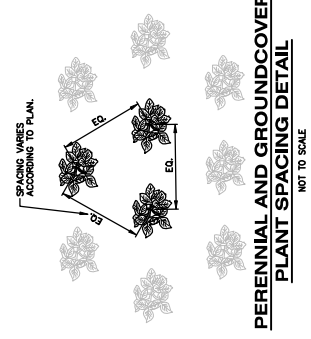
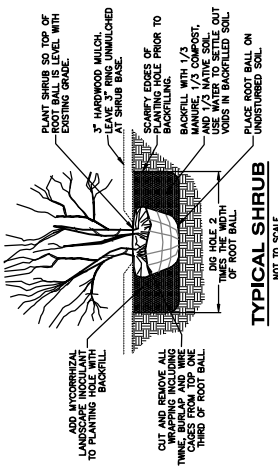
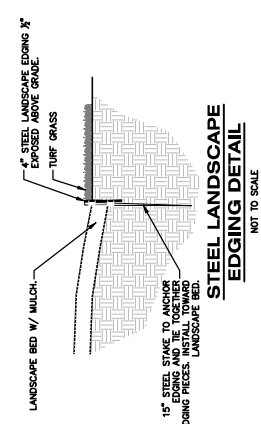
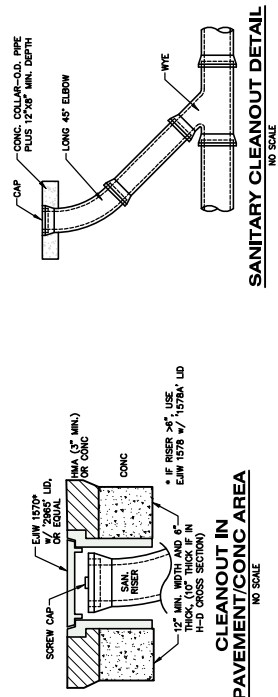
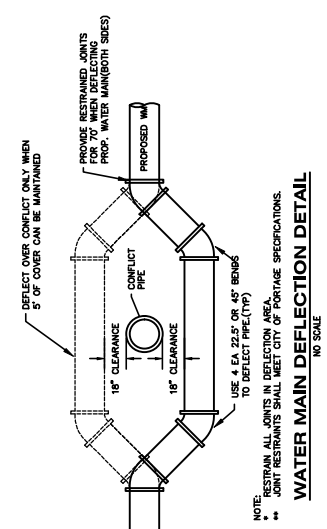
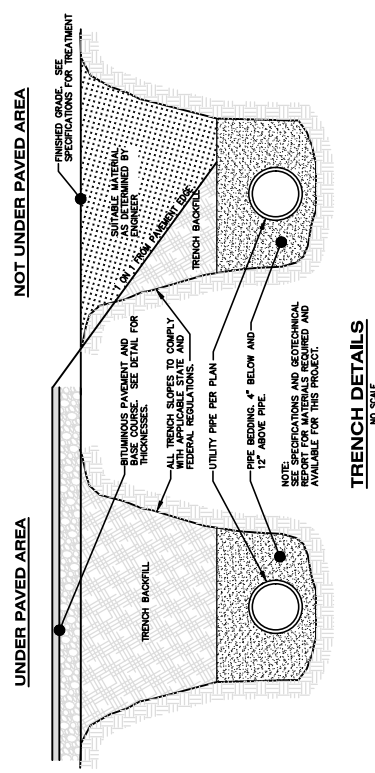


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DOUBLE DUMPSTER ENCLOSURE PLAN
SCALE: 1"=4'-0"

DOUBLE DUMPSTER ENCLOSURE SECTION
SCALE: 1"=2'-0"

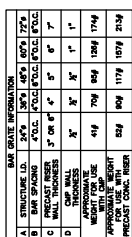


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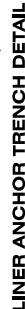


ISSUED FOR REVISIONS:	
1	PRELIMINARY SITE PLAN
2	OWNER REVIEW
3	CITY OF PORTAGE
4	CITY OF PORTAGE
2/28/22	

NO SCALE



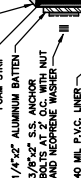
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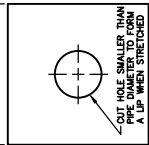
LINER ANCHOR TRENCH DETAIL



10 SCALE



NOT TO SCALE



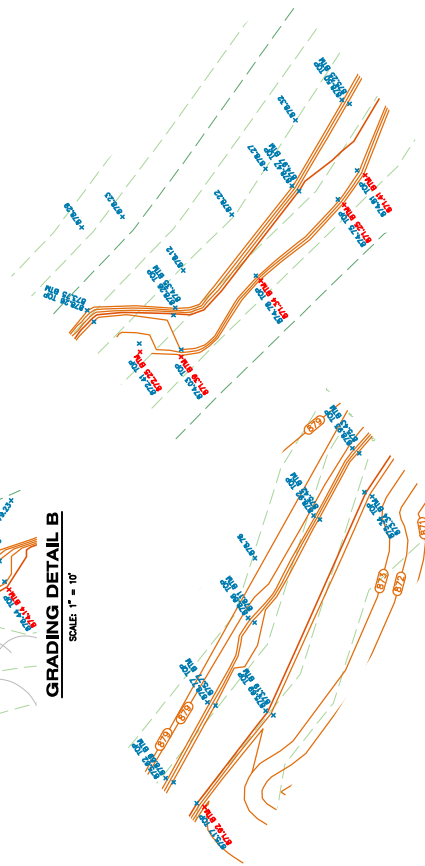
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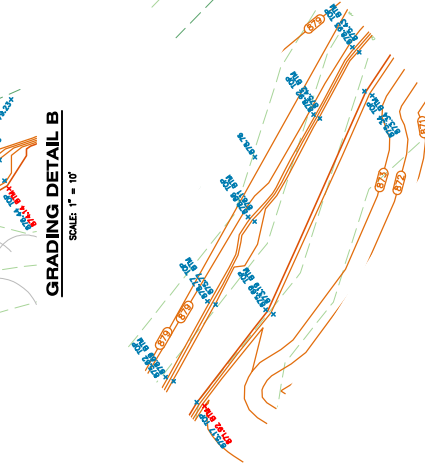
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1	PERMANENT SITE PLAN
2	OWNER REVIEW
3	CITY OF PORTAGE
4	CITY OF PORTAGE
5	2/28/22
6	8/2/21
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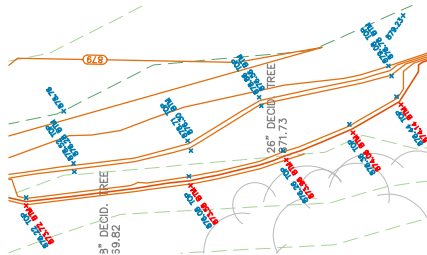
GRADING DETAIL E
SCALE: 1" = 10'



GRADING DETAIL D
SCALE: 1" = 10'



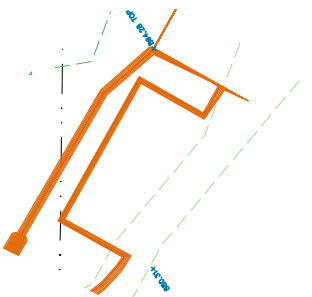
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SCALE: 1" = 10'



GRADING DETAIL A
SCALE: 1" = 10'

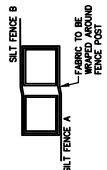


GRADING DETAIL F
SCALE: 1" = 10'

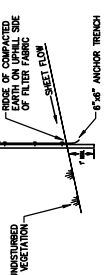


SILT FENCE DETAILS

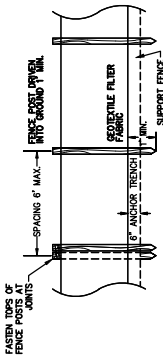
JOINT DETAIL
NOT TO SCALE



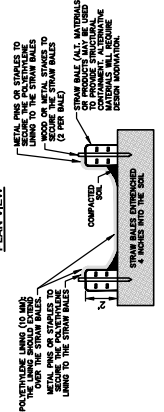
SECTION
NOT TO SCALE



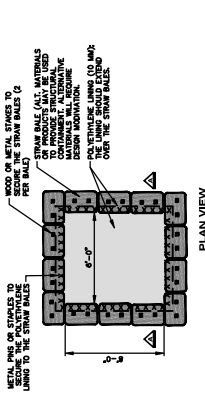
FRONT VIEW
NOT TO SCALE



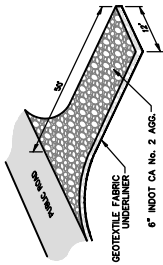
CONCRETE WASH-OUT
NOT TO SCALE

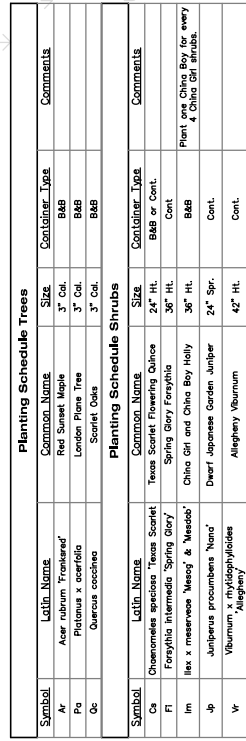


PLAN VIEW



TRACK MAT DETAIL
NO SCALE





PRELIMINARY
NOT FOR CONSTRUCTION

FILE NUMBER:	7103015
PROJECT MANAGER:	MM
DESIGNER:	DM
CHECKED BY:	MM
DATE:	MM

BRANCH:	GREENSPIRE PHASE 7
PROJECT DOCUMENTS:	
DATE:	MM
REVISION:	MM
DATE:	MM

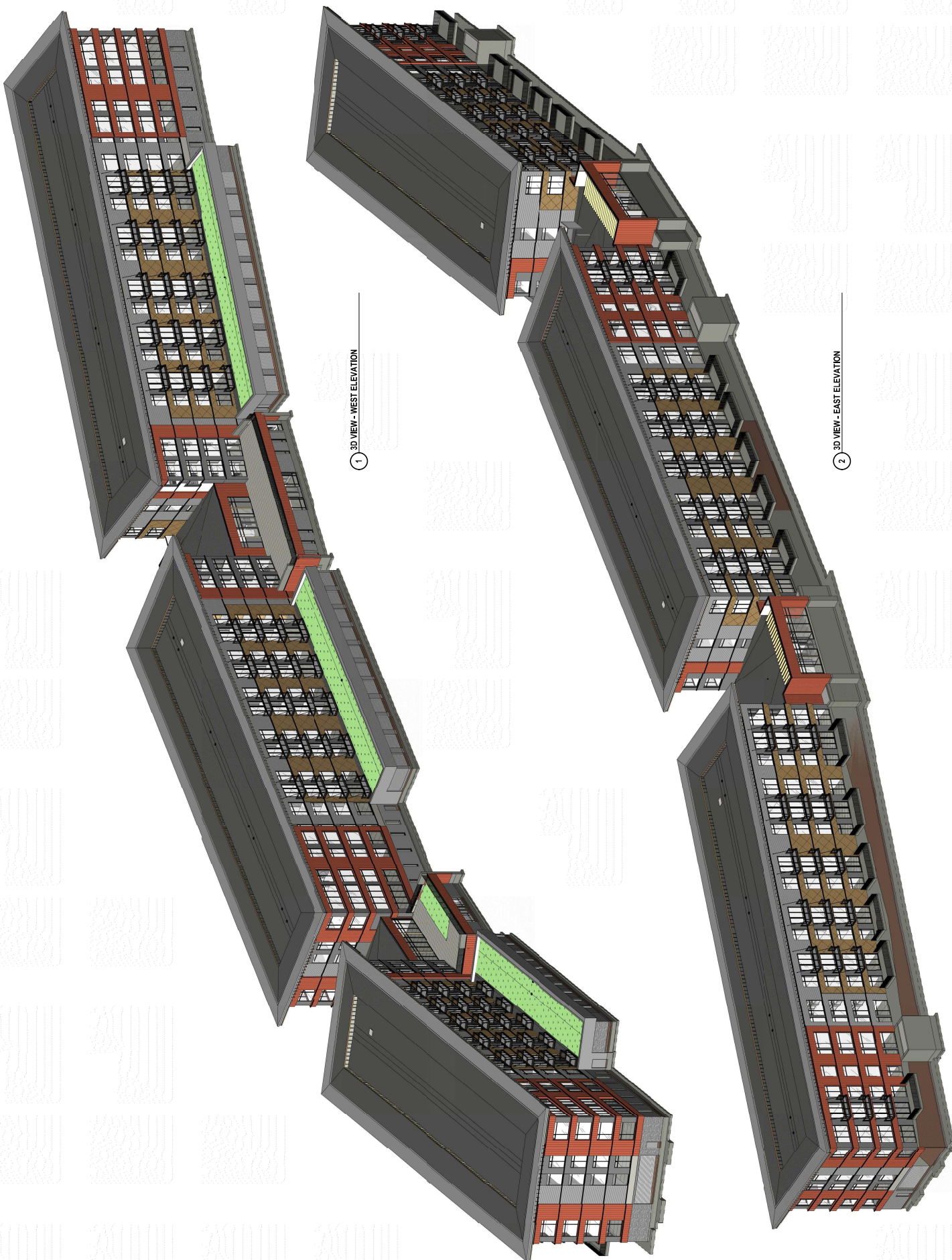
NOT FOR CONSTRUCTION

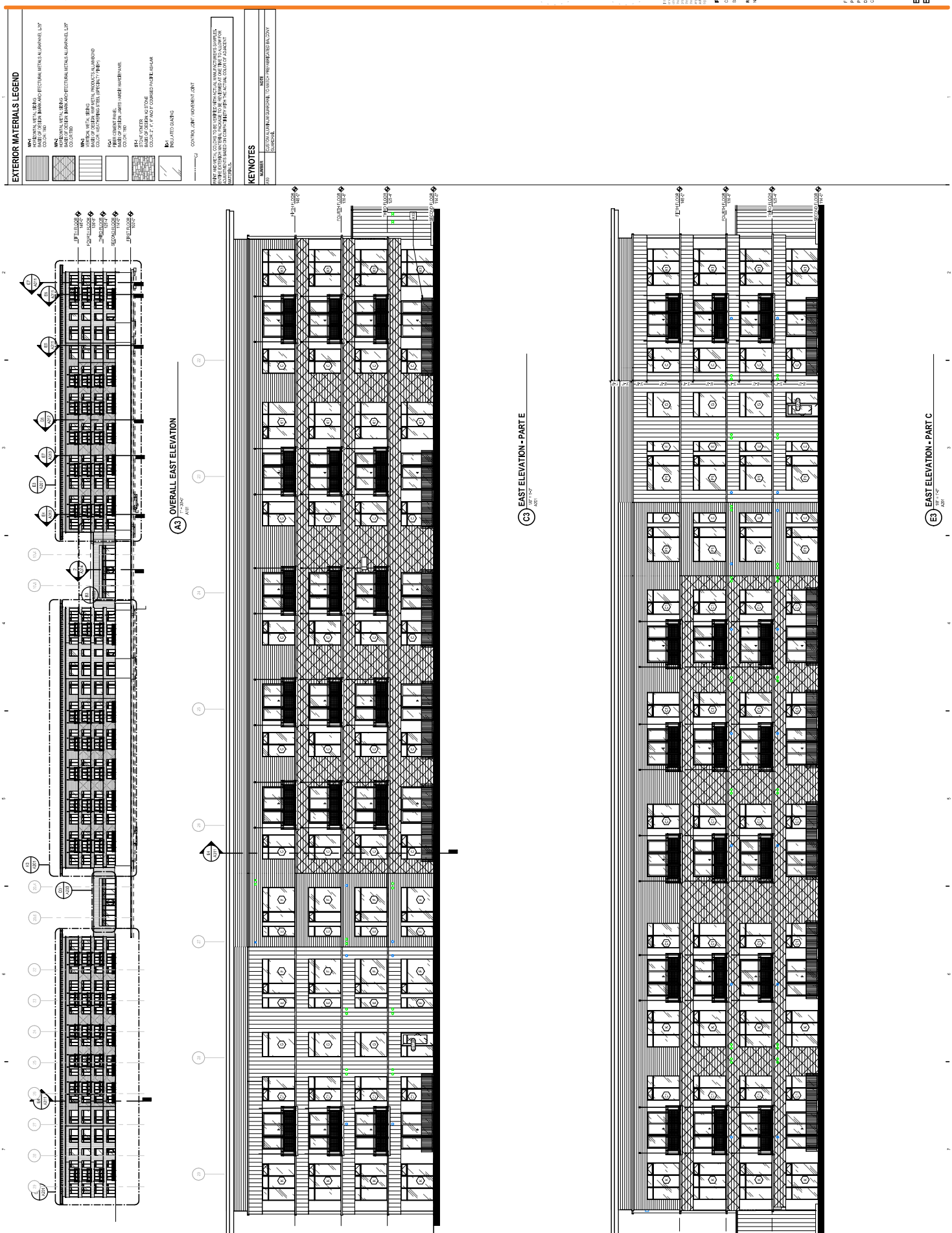
THE HINMAN COMPANY & AVB CONSTRUCTION
GREENSPIRE PHASE 7

progressive | ae

1 3D VIEW - WEST ELEVATION

2 3D VIEW - EAST ELEVATION





EXTERIOR MATERIALS LEGEND

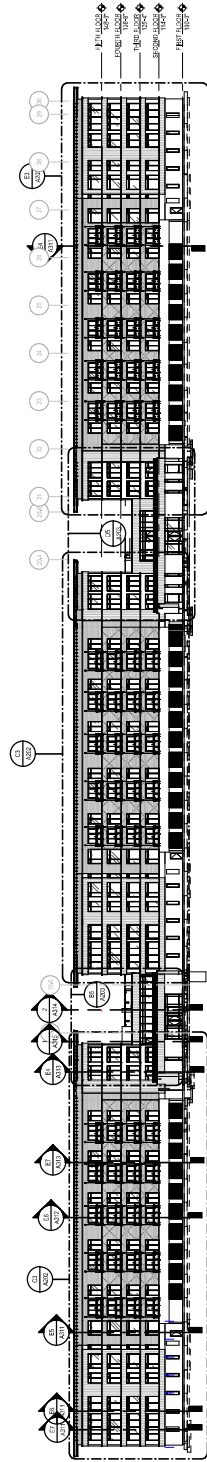
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PAIN'T AND METAL COLORS TO BE VERIFIED WITH ACTUAL MANUFACTURER'S SAMPLES. IDENTIFYING EXTERIOR MATERIAL PACKAGE TO BE REVIEWED AT ONE TIME TO ALLOW FOR ADJUSTMENTS BASED ON COMPATIBILITY WITH THE ACTUAL COLOR OF ADJACENT MATERIALS.

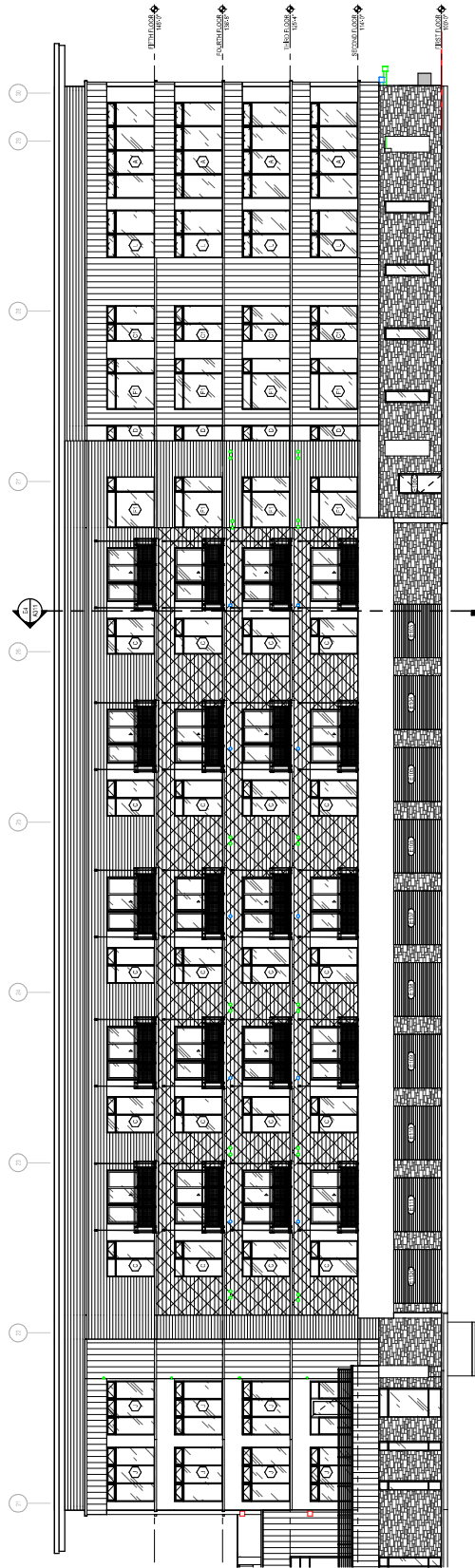
CONTROL JOINT / MOVEMENT JOINT

CONTROL JOINT / MOVEMENT JOINT

OVERALL WEST ELEVATION



WEST ELEVATION - PART A

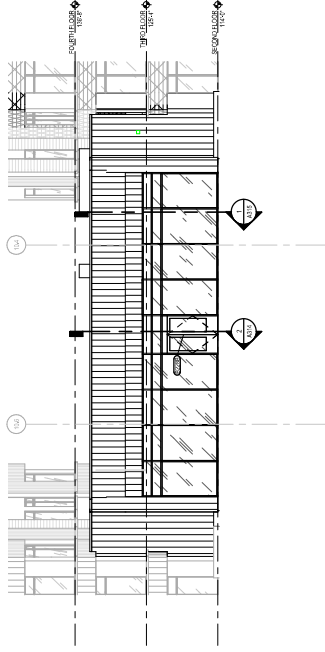


WEST ELEVATION - PART E

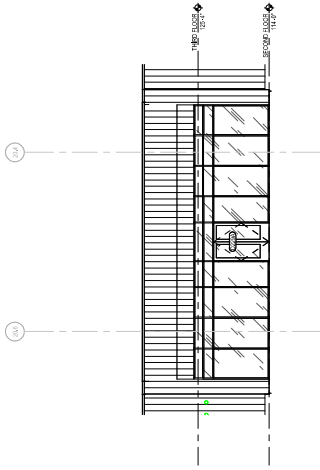
EXTERIOR MATERIALS LEGEND

MPO1 HORIZONTAL METAL SLING BASES OF DESIGN JAMES JARDE HARVEST COLOR: RED	
MPO2 HORIZONTAL METAL SLING BASES OF DESIGN JAMES JARDE HARVEST COLOR: COLORED	
MPO3 VERTICAL METAL SLING BASES OF DESIGN JAMES JARDE HARVEST COLOR: REINFORCING STEEL SHEET METAL COLOR: RED	
MPO4 FIBER CEMENT PANEL BASES OF DESIGN JAMES JARDE HARVEST COLOR: RED	
ST1 UNIFORM BASES OF DESIGN JESSE KOTINE COLOR: 2" x 4" AND 6" COURED PANEL	
M21 INSULATED GLASS	

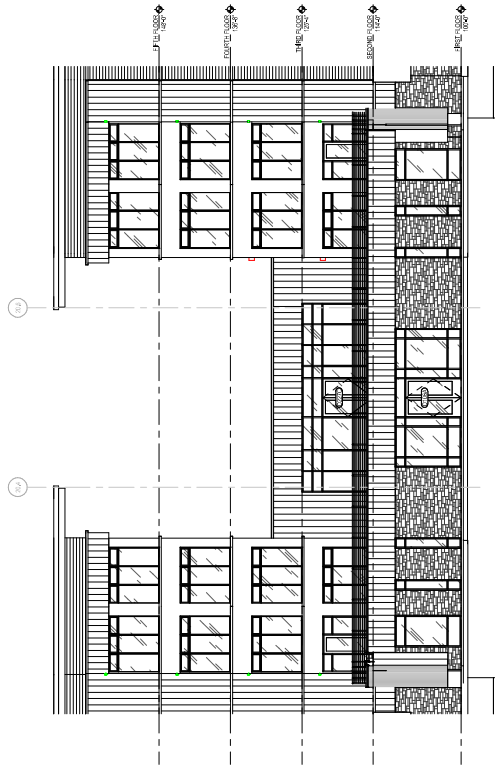
PAINT AND METAL COLORS TO BE VERIFIED WITH ACTUAL MANUFACTURER'S SAMPLES.
ENDING EXTERIOR MATERIAL PACKAGE TO BE REVIEWED AT ONE TIME TO ALLOW FOR
ADJUSTMENTS BASED ON COMPATIBILITY WITH THE ACTUAL COLOR OF ADJACENT
MATERIALS.



BUILDING B EAST ELEVATION



BUILDING D EAST ELEVATION

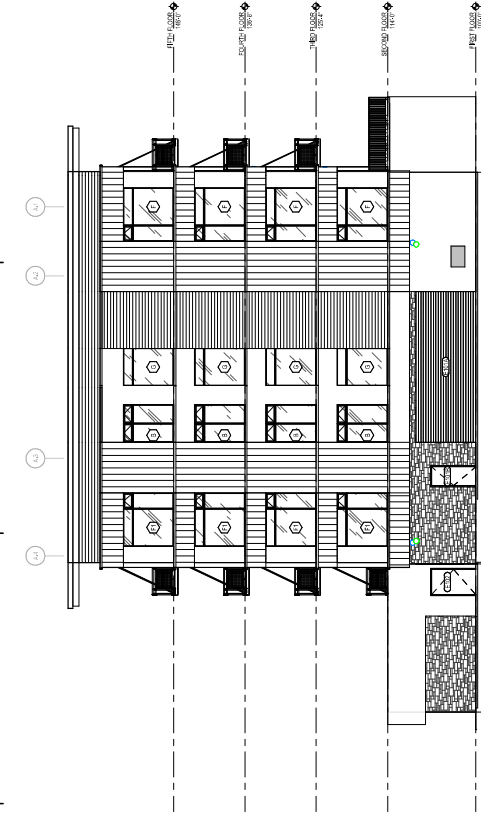


BUILDING D WEST ELEVATION

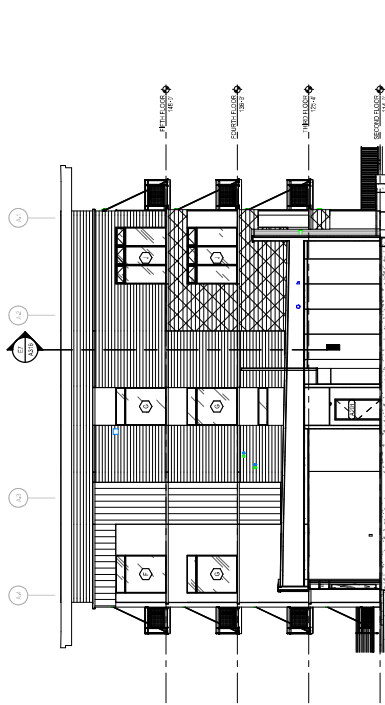
EXTERIOR MATERIALS LEGEND

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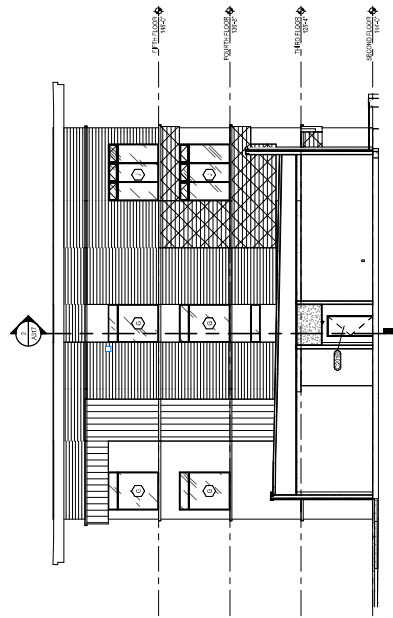
POINT AND METAL COLORS TO BE VERIFIED WITH ACTUAL MANUFACTURER'S SAMPLES.
EXISTING EXTERIOR MATERIAL PACKAGE TO BE REVIEWED AT ONE TIME TO ALLOW FOR
ADJUSTMENTS BASED ON COMPATIBILITY WITH THE ACTUAL COLOR OF ADJACENT
INTERIORS.



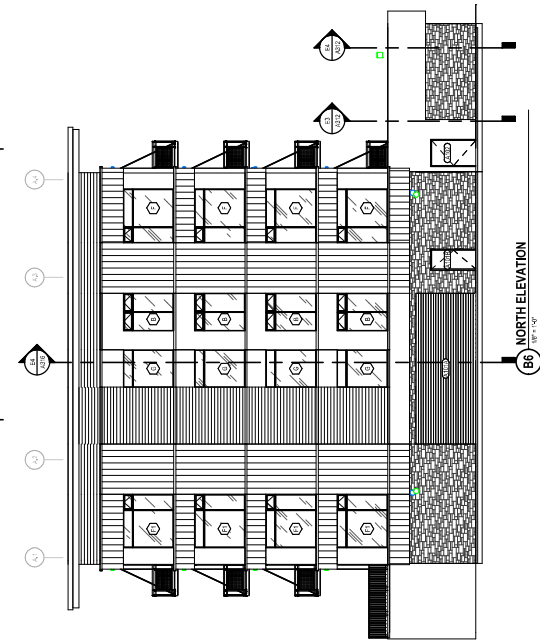
B3 SOUTH ELEVATION
1/8" = 1'-0"



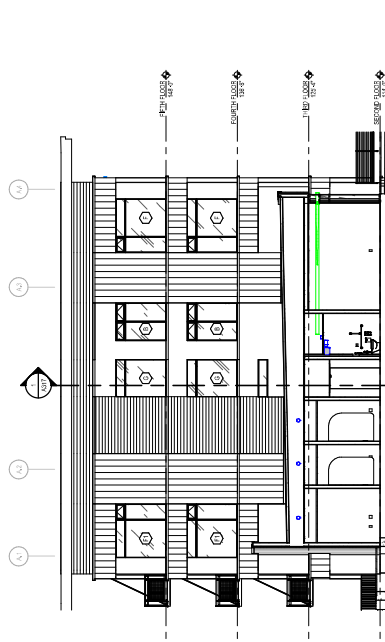
D3 COURTYARD ELEVATION - PART A
1/8" = 1'-0"



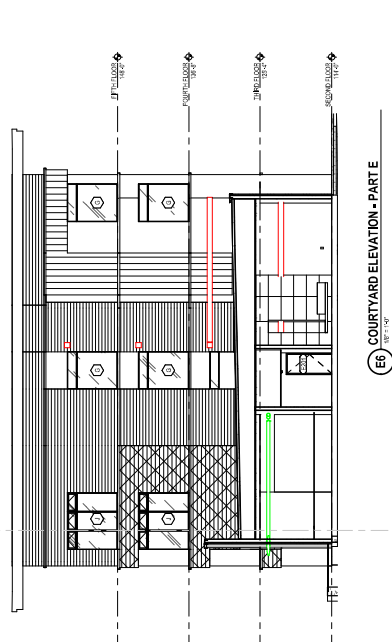
E3 COURTYARD ELEVATION - PART C SOUTH
1/8" = 1'-0"



B6 NORTH ELEVATION
1/8" = 1'-0"



D6 COURTYARD ELEVATION - PART C NORTH
1/8" = 1'-0"



E6 COURTYARD ELEVATION - PART E
1/8" = 1'-0"

CITY OF PORTAGE PLANNING COMMISSION

Thursday, August 18, 2022

7:00 PM Portage

City Hall Council Chambers

The City of Portage Planning Commission meeting of August 18, 2022, was called to order by Chairman Corradini at 7:00 p.m.

IN ATTENDANCE

- Eric Feldt, City Planner
- Roxanne Seeber (in place of Catherine Kaufman - City Attorney)

ROLL CALL

Mr. Feldt called the roll: Chairman Corradini (yes); Vice Chair Joshi (yes); Fries (yes); Pezzoli (excused); Baldwin (yes); Adams (excused); Youngs (excused); Casper (yes); and Freiman (yes).

Commissioner Baldwin motioned to excuse Commissioner Pezzoli, Commissioner Adams, and Commissioner Youngs. Commissioner Fries supported the motion. Motion carried 6-0.

APPROVAL OF MINUTES

Motion by Commissioner Baldwin, seconded by Commissioner Casper to approve the Planning Commission Meeting Minutes of August 4, 2022, as submitted. Motion carried 6-0.

PUBLIC HEARINGS

1) Edward Rose & Sons requests rezoning application No. 22/23-3 to rezone 4670 Fox Valley Drive from R-1C One-Family Residential to RM-1 Multifamily Residential for a future multifamily housing development. Chair Corradini stated that a decision for this item will be tabled until the September 15th Planning Commission meeting as requested by the applicant. Vice Chair Joshi motioned to extend the public hearing and Commissioner Baldwin supported the motion.

- Chris Welling, 4662 Chasemoor Dr, stated it is the Commission's responsibility to balance the interests of the residents, the developer, and the City. His concerns were about deviation from the City's plans.
- Joe Katarski, 4573 Chasemoor Dr, stated the rezoning is at opposition to the City's plans.
- Matt Quardokas, 783 Idlewood Ave, stated there is no other example of high density residential with a neighborhood between it and access to a major thoroughfare in Portage. He stated additional issues with adding high density to an area that already has high density.

There being no additional public comment, Vice Chair Joshi motioned to adjourn the public hearing until September 15th Planning Commission meeting and Commissioner Baldwin supported the motion. Motion passed 6-0.

SITE/FINAL PLANS

1) Tall Timbers Portage, LLC requests Final Plan approval for the previously-approved Tentative Plan amendment for Phase VII of Greenspire (Tall Timbers) Residential Planned Development at 3413 West Centre Avenue. Mr. Feldt summarized the applicant's request, site plan, and history. Staff recommended Planning Commission recommend to City Council the approval of the Final Plan with a condition that a public utility plan be submitted and approved by the City of Portage.

Applicant, Greg Dobson AVB, 4200 West Centre Ave, stepped forward and introduced the project. Commissioners asked about the EV chargers. Applicant responded with information about the chargers.

Commissioner Freiman moved to recommend to City Council the approval of the Final Plan for Tall Timbers Portage LLC, Tentative Plan Amendment for Phase 7 Greenspire Residential Planned Development at 3413 West Centre Ave with the condition recommended by staff. Commissioner Casper supported the motion. Motion passed 6-0.

NEW BUSINESS

1) A Preliminary Plat approval for Oakland Farms No. 3 residential subdivision at 9840 Oakland Drive. *At the request of the applicant, this agenda item is being tabled until the September 15, 2022 Planning Commission meeting.*

OLD BUSINESS

None.

STATEMENT OF CITIZENS

None.

STATEMENT OF COMMISSIONERS

Vice Chair Joshi thanked the City for paving Romence Road and appreciated the City's online permitting process. Chair Corradini reminded Commissioners to arrive on time. Commissioner Baldwin stated that she will not make the September 15, 2022 Planning Commission meeting.

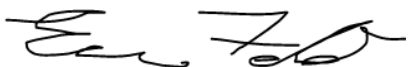
STATEMENT OF STAFF

None.

ADJOURNMENT:

There being no further business to come before the Commission, Chairman Corradini adjourned the meeting at 7:45 p.m.

Respectfully submitted,



Eric Feldt, AICP, CFM
City Planner/Project Manager

Planning Commission Minutes

August 18, 2022

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T:\COMMDEV\2022-2023 Department Files\Board Files\Planning Commission\Minutes\PCMin08182022.docx

TO: Honorable Mayor and City Council

FROM: City of Portage Planning Commission

DATE: September 1, 2022

SUBJECT: Final Plan for Phase VII of Greenspire (Tall Timbers) Residential Planned Development, at 3413 West Centre Avenue

During the August 18, 2022 Planning Commission meeting, the Commission reviewed and discussed a Final Plan approval for the previously-approved Tentative Plan amendment for Phase VII of Greenspire (Tall Timbers) Residential Planned Development, at 3413 West Centre Avenue consisting of a 180-unit multifamily development. The proposed Phase VII, called 'Tall Timbers', will be constructed at the northwestern corner of the Greenspire Planned Development on 16.96 acres with a density of 10.62 units/acre. The Tentative Plan Amendment was approved by the Planning Commission unanimously on April 7, 2022, and by City Council unanimously on May 24, 2022.

During the August 18, 2022 meeting, the applicant, Greg Dobson, AVB, was present to discuss the project. There was no public comment on this item at the meeting.

The Planning Commission voted unanimously (6-0; 3 Commissioners absent) to recommend to City Council approve the Final Plan, for the previously-approved tentative plan for Phase VII of Greenspire (Tall Timbers) Residential Planned Development, at 3413 West Centre Avenue, with the condition that, prior to construction of the public water and sewer mains, a public utility plan shall be submitted and approved by the City of Portage.

Sincerely,



CITY OF PORTAGE PLANNING COMMISSION

Dan Corradini
Chairman

Attachments: August 18, 2022 Planning Commission meeting minutes.

Minutes of Boards & Commissions

CITY OF PORTAGE HUMAN SERVICES BOARD

Minutes of the Meeting – May 5, 2022

CALL TO ORDER: The City of Portage Special Human Services Board meeting of May 5, 2022, was called to order by Brooke Kolodzieczyk at 6:03 p.m. in Conference Room 1, Portage City Hall, 7900 S. Westnedge Avenue.

MEMBERS PRESENT: Jihan Young, Barbara Sagara, John Dillworth, Brooke Kolodzieczyk, and Chairperson Fiorella Spalvieri.

MEMBERS EXCUSED: HSB - Effie Kokkinos, Erin Tornello, Monica Lloyd, YAC – Riley Thomas and Fayyaz Rozi.

MEMBERS ABSENT: Stephanie Upshaw

STAFF PRESENT: Tina Perry, Neighborhood & Housing Specialist

OTHERS PRESENT: Chris Buckley, Portage Community Center & Sharlee Coffman-Cook, Fair Housing Center of Southwest Michigan. Payton Kolodzieczyk, daughter of Brook Kolodzieczyk.

APPROVAL OF MINUTES: The minutes of February 3, 2022, were approved by a motion by John Dillworth and supported by Chairperson Fiorella Spalvieri. The motion and it was unanimously approved 5-0.

NEW BUSINESS:

Fair Housing of Southwest Michigan Annual Update Presentation. Sharlee Coffman-Cook of the Fair Housing Center of Southwest Michigan, which covers 9 Michigan counties presented. Fair Housing is the right of individuals to obtain housing of their choice free from discrimination based on protected classes under federal, state and local fair housing law. She provided the history dating back to 1868 and evolving over time to include protected classes including the latest amendment including familial status (disability status). Michigan also includes marital status and age. The biggest complaints are around disability and service animals, followed by smoking, which is emerging with new marijuana laws, then neighbor to neighbor bullying. Specific to Portage from July 1, 2021, to March 19, 2022, 28 complaint intakes were filed resulting in 9 allegations; 4 are open investigations, 6 were investigated and closed and 9 were advised on and closed. They utilize a 12-part test in an investigation in addition to periodic secret shopper inquiries. Following the presentation, HSB members asked Sharlee examples of situations such as service animals and smoking. Sharlee explained that persons with disabilities with service animals must be allowed; cannot be charged additional rent and cannot be charged damage deposit fees for normal wear and tear to a unit. Destruction of a property is not acceptable. Proper language in a lease can prevent smoking and other language included such as meeting a minimum credit score is allowed in a lease. The presentation and discussion were informative.

Annual Action Plan: Consulting firm Wade Trim created the Annual Action Plan with assistance from the Director of Community Development, Kelly Peterson, and Tina Perry. This plan is required by HUD to receive CDBG funding. This plan is year two of the five-year Consolidated Plan that was also created by Wade Trim. The five-year plan adopted last year identifies six goals along with

objectives and strategies to address the City of Portage's housing and community needs. Activities selected as part of the 2022-2023 action plan were selected specifically to work toward achieving identified goals. The two Public Hearings were held, one at the February 3, HSB meeting and one at City Council meeting April 26, 2022, in addition to publishing in the newspaper. No comments were received, and City council adopted the plan on April 26, 2022. The action plan is a mirror of activities from the prior year including funding for the City of Portage home repair program, down payment assistance program, code enforcement program and support funding for non-profits such as HRI and PCC for rental assistance, emergency utility, food, & transportation. The amount of CDBG funding being allocated to the City of Portage is not known yet, though a contingency plan to make the adjustment in the housing rehabilitation program is in place as to not have to republish notices again. Discussion by HSB included HRI POD project where the city has had conversations with HRI to address homelessness and the possibility of repurposing CDBG CV money from rental assistance, where HRI has an abundance, to support the POD project. To date a site for the POD community has not been selected, though John commented the PODS have arrived. Discussion included the site location and why Kalamazoo over Portage. It is noted that farther discussion with HSB, City Council and staff will be necessary if Portage CDBG CV dollars would be utilized in the HRI POD project.

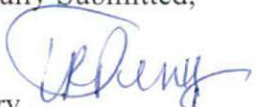
OLD BUSINESS:

Human Services Board Funding Allocation Status. Tina Perry shared that City Council approved the FY 2022-2023 Human/Public Service funding allocations exactly as proposed by the HSB. Chairperson Fiorella Spalvieri commented she and Tina Perry attended a City Council budget session where there were several comments about the Kalamazoo Youth For Christ (KYFC) proposal. Fi discussed KYFC history actions taken in 2019 that incorporated the City of Portage non-discrimination policy into the funding application. Tina discussed her site visit to KYFC to see the program activities offered which teach life skills to at risk youth including tutoring, cooking, laundry and how to show up on time, and even how to run a business. City Council discussion concluded that the nature of the request for program equipment and their agreement with the non-discrimination policy will result in a positive benefit outweighing concern. At a City Council meeting held April 25, 2022, City Council unanimously voted to approve the HSB recommendations.

STATEMENTS OF CITIZENS: None

ADJOURNMENT: John Dillworth made a motion to adjourn this meeting. Jihan Young supported the motion and it unanimously passed 5-0. Meeting was adjourned at 7:17 p.m.

Respectfully Submitted,


Tina Perry,
Neighborhood and Housing Specialist

CITY OF PORTAGE PLANNING COMMISSION

Thursday, August 18, 2022

7:00 PM Portage

City Hall Council Chambers

The City of Portage Planning Commission meeting of August 18, 2022, was called to order by Chairman Corradini at 7:00 p.m.

IN ATTENDANCE

- Eric Feldt, City Planner
- Roxanne Seeber (in place of Catherine Kaufman - City Attorney)

ROLL CALL

Mr. Feldt called the roll: Chairman Corradini (yes); Vice Chair Joshi (yes); Fries (yes); Pezzoli (excused); Baldwin (yes); Adams (excused); Youngs (excused); Casper (yes); and Freiman (yes).

Commissioner Baldwin motioned to excuse Commissioner Pezzoli, Commissioner Adams, and Commissioner Youngs. Commissioner Fries supported the motion. Motion carried 6-0.

APPROVAL OF MINUTES

Motion by Commissioner Baldwin, seconded by Commissioner Casper to approve the Planning Commission Meeting Minutes of August 4, 2022, as submitted. Motion carried 6-0.

PUBLIC HEARINGS

1) Edward Rose & Sons requests rezoning application No. 22/23-3 to rezone 4670 Fox Valley Drive from R-1C One-Family Residential to RM-1 Multifamily Residential for a future multifamily housing development. Chair Corradini stated that a decision for this item will be tabled until the September 15th Planning Commission meeting as requested by the applicant. Vice Chair Joshi motioned to extend the public hearing and Commissioner Baldwin supported the motion.

- Chris Welling, 4662 Chasemoor Dr, stated it is the Commission's responsibility to balance the interests of the residents, the developer, and the City. His concerns were about deviation from the City's plans.
- Joe Katarski, 4573 Chasemoor Dr, stated the rezoning is at opposition to the City's plans.
- Matt Quardokas, 783 Idlewood Ave, stated there is no other example of high density residential with a neighborhood between it and access to a major thoroughfare in Portage. He stated additional issues with adding high density to an area that already has high density.

There being no additional public comment, Vice Chair Joshi motioned to adjourn the public hearing until September 15th Planning Commission meeting and Commissioner Baldwin supported the motion. Motion passed 6-0.

SITE/FINAL PLANS

1) Tall Timbers Portage, LLC requests Final Plan approval for the previously-approved Tentative Plan amendment for Phase VII of Greenspire (Tall Timbers) Residential Planned Development at 3413 West Centre Avenue. Mr. Feldt summarized the applicant's request, site plan, and history. Staff recommended Planning Commission recommend to City Council the approval of the Final Plan with a condition that a public utility plan be submitted and approved by the City of Portage.

Applicant, Greg Dobson AVB, 4200 West Centre Ave, stepped forward and introduced the project. Commissioners asked about the EV chargers. Applicant responded with information about the chargers.

Commissioner Freiman moved to recommend to City Council the approval of the Final Plan for Tall Timbers Portage LLC, Tentative Plan Amendment for Phase 7 Greenspire Residential Planned Development at 3413 West Centre Ave with the condition recommended by staff. Commissioner Casper supported the motion. Motion passed 6-0.

NEW BUSINESS

1) A Preliminary Plat approval for Oakland Farms No. 3 residential subdivision at 9840 Oakland Drive. *At the request of the applicant, this agenda item is being tabled until the September 15, 2022 Planning Commission meeting.*

OLD BUSINESS

None.

STATEMENT OF CITIZENS

None.

STATEMENT OF COMMISSIONERS

Vice Chair Joshi thanked the City for paving Romence Road and appreciated the City's online permitting process. Chair Corradini reminded Commissioners to arrive on time. Commissioner Baldwin stated that she will not make the September 15, 2022 Planning Commission meeting.

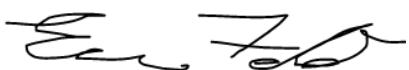
STATEMENT OF STAFF

None.

ADJOURNMENT:

There being no further business to come before the Commission, Chairman Corradini adjourned the meeting at 7:45 p.m.

Respectfully submitted,



Eric Feldt, AICP, CFM
City Planner/Project Manager

Planning Commission Minutes

August 18, 2022

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MATERIALS TRANSMITTED

Friday, August 11, 2022

1. Communication from the City Manager to the Planning Commission regarding a status update on the City of Portage Master Plan – Information Only.



Pat McGinnis, City Manager

cc Adam Herringa, Deputy City Manager
Michael Carroll, Deputy City Manager

CITY OF PORTAGE

COMMUNICATION

TO: Planning Commission

DATE: August 10, 2022

FROM: Pat McGinnis, City Manager

SUBJECT: Update on Status of the City of Portage Master Plan

Members of the Planning Commission,

City Council awarded a contract to Houseal Lavigne on March 8, 2022, to prepare and deliver an updated Master Land Use Plan for the City of Portage.

This action was taken following a deep dive and a recommendation from a committee of six:

- Kelly Peterson, Director Community Development
- Kathleen Hoyle, Director of Parks & Recreation
- Victoria Barboza, Purchasing Manager
- Biqi Zhao, Senior Planner and Project Manager
- Karl Klemm, GIS Specialist
- Becky Baldwin, Planning Commission Member

I will sign the contract this week so the process can commence in September, which will be “Month 1” and will launch an 18-month process. A detailed outline of each step in the 18-month timeline is attached here for your reference. This timeline includes the delivery of a draft Master Plan in 14-16 months, followed by a 2-month public review process as required by the State of Michigan.

cc: City Council

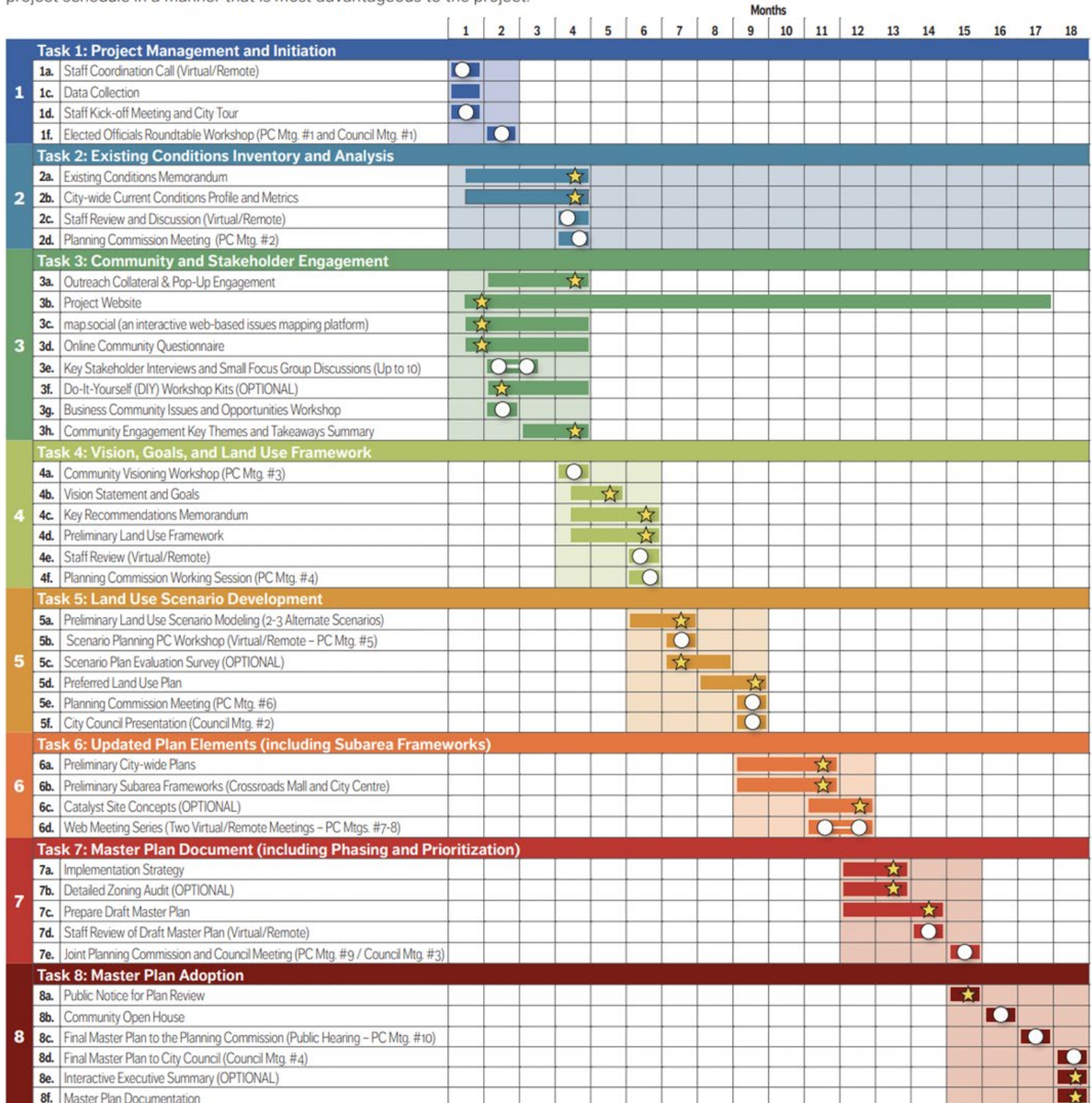
Michael Carroll, Deputy City Manager

Kelly Peterson, Director of Community Development

Attachment

Project Schedule

We propose an 18-month project schedule to complete our proposed project approach. This includes delivery of the draft Portage Master Plan in 14-16 months followed by the 2-month public review required by the State of Michigan and related adoption process. We are ready to begin work immediately and are committed to devoting the proposed personnel and resources for the entire length of time necessary to complete Portage's Master Plan. Should the City favor our approach, we will work with City Staff to further refine the process and anticipated project schedule in a manner that is most advantageous to the project.



○ Denotes Meetings to be conducted

★ Denotes Deliverables to be produced by our Team

MATERIALS TRANSMITTED

Tuesday, August 23, 2022

1. Communication from the City Manager regarding a request with regard to Agenda Item A.3 for minutes of the February 5, 2004, and March 18, 2004, Planning Commission meetings and the April 13, 2004, and April 27, 2004, City Council meetings – Information Only.
2. Communication from the City Manager regarding a clarifying verbiage change to the proposed ordinance for Item A.3 on the August 23 City Council meeting agenda – Information Only.



Pat McGinnis, City Manager

cc Adam Herringa, Deputy City Manager
Michael Carroll, Deputy City Manager

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Verbiage Change to Proposed Ordinance in Agenda Item A.3

Councilmember Urban requested minutes of the February 5, 2004, and March 18, 2004, Planning Commission meetings and the April 13, 2004, and April 27, 2004, City Council meetings.

The requested minutes are attached here for review.

PLANNING COMMISSION

February 5, 2004

The City of Portage Planning Commission meeting of February 5, 2004 was called to order by Chairman Fox at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Approximately 25 additional people were in attendance.

MEMBERS PRESENT:

Jim Hoppe, Richard Chard, Phyllis Music, Ed Sackley, Elizabeth Campbell, Henry Zausner and Chairman Thomas Fox.

MEMBERS ABSENT:

None.

MEMBERS EXCUSED:

Richard Yonke and Vicki Locke.

IN ATTENDANCE:

Christopher T. Forth, Deputy Director of Planning & Development Services; Michael K. West, Assistant City Planner and Randall Brown, City Attorney.

PLEDGE OF ALLEGIANCE:

Chairman Fox led the Commission in the Pledge of Allegiance.

APPROVAL OF MINUTES:

The minutes from the January 22, 2003 meeting were introduced for approval. A motion was then offered by Commissioner Music, seconded by Commissioner Hoppe, to approve the minutes as submitted. The motion was approved 7-0.

SITE/FINAL PLANS:

None.

PUBLIC HEARINGS:

1. Preliminary Report: Rezoning Application #03-03 (9300 Portage Road and a portion of 9420 Portage Road). Mr. West referred the Commission to a February 4, 2004 communication from AEG Development (included in final agenda packet) which requested that Rezoning Application #03-03 be withdrawn to allow for additional time for the developer to finalize details associated with the development and to conduct a meeting with area residents prior to the public hearing. A motion was then made by Commissioner Hoppe, seconded by Commissioner Music, to accept the applicant's request and withdraw Rezoning Application #03-03. The motion was unanimously approved.

2. Preliminary Report: Rezoning Application #03-04 (377 and 387 West Kilgore Road). Mr. West introduced the item and summarized the preliminary staff report dated January 29, 2004 regarding the request by Mr. Walter Hansen to rezone 377 and 387 West Kilgore from R-1C, one family residential to OS-1, office service. Mr. West also referred the Commission to a February 5, 2004 communication from Mr. Jack Cotton (428 Landsdowne) which was included in the final agenda packet. In regards to Mr. Cotton's communication, Mr. West stated that private plat restrictions are not enforced by the City and should not be considered as part of the rezoning process. Attorney Brown further explained how plat restrictions are private agreements between owners within the plat and clarified the land use based criteria which the Commission should consider with the rezoning request.

Mr. Walter Hansen was present to support the application. Mr. Hansen stated that he was aware of the plat restrictions and that his attorney was still reviewing the matter. Mr. Hansen provided a brief history of the rezoning site and why it has remained vacant for the past several decades. Mr. Hansen discussed the surrounding land use/zoning pattern, increasing traffic volumes on Kilgore Road and the benefits of office zoning to serve as a transition between Kilgore Road and the interior residential neighborhood. Mr. Hansen presented a conceptual site plan which identified the proposed office development if the property is rezoned: Two 3,000 square foot, one-story office buildings of brick construction with required screening and landscaping. Mr. Hansen stated that his attorney was preparing deed restrictions intended to limit the use to professional office only. The restrictions would be recorded with the Kalamazoo County Register of Deeds.

The Commission discussed with staff and the City Attorney issues associated with the private plat restrictions and the applicant's proposed deed restrictions. Attorney Brown explained the differences between private plat restrictions and deed restrictions and again focused the Commission on the land use criteria that should be reviewed as part of the rezoning consideration. Commissioner Zausner asked Attorney Brown if he would provide a written opinion that identifies the criteria which should be considered as part of the rezoning request including the relevance of private plat/deed restrictions. Attorney Brown stated that he would provide this opinion prior to the final consideration of this rezoning request.

The public hearing was opened by Chairman Fox. Six citizens spoke in regards to the proposed rezoning: Jim Cotton, 622 Landsdowne; Jack Cotton, 428 Landsdowne; Don Anselmo, 7682 Orchard Hill, Kalamazoo, MI; Kim Rotz, 8064 Wimbledon; Cindy Thiel, 5012 Windyridge; and Dr. Daniel Miller, 416 Landsdowne. Mr. Jim Cotton and Mr. Jack Cotton both spoke in opposition to the proposed rezoning and discussed the private plat restrictions that limit the use of the rezoning site to residential only. Mr. Jim Cotton expressed concerns over possible negative impacts of an office rezoning/use including decreased property values, increased noise/crime and the visual appearance of the building. Mr. Anselmo, who owns the vacant lot to the west of the rezoning site along with the hair salon at the southeast corner of Kilgore Road/Old Kilgore Road, spoke in support of the rezoning and stated that he would also like to have his lot (397 Kilgore Road – Lot 120) rezoned to office. Ms. Rotz spoke in support of the rezoning request stating that the lots are not viable for residential use. Ms. Thiel, who owns the residence immediately east of the rezoning site, spoke in support of the proposed rezoning. Dr. Miller, who owns the rezoning site along with a residence immediately south, spoke in support stating that he much prefers an upscale office development as opposed to a lower end residential use adjacent to his residence. No additional citizens spoke in regards to the proposed rezoning.

The Commission discussed the issue of expanding the rezoning application to include lot 120 which is owned by Mr. Anselmo. Mr. West stated that expanding the rezoning application to include lot 120 would require public notice and, as a result, an adjournment of the current public hearing until March. Mr. Hansen stated that he fully supports expanding the rezoning consideration to include lot 120 and an adjournment of the public hearing to March 18, 2004. After a brief discussion, a motion was made by Commissioner Hoppe, seconded by Commissioner Music, to adjourn the public hearing for Rezoning Application #03-04 until the March 18, 2004 to allow Mr. Hansen and/or Mr. Anselmo to submit an amended rezoning application to include lot 120. The motion was unanimously approved.

PLATS/RESIDENTIAL CONDOS:

1. Preliminary Plat: Austin View No. 5, 2200 Bayside Avenue. Mr. Forth introduced the item and summarized the staff report dated January 29, 2004 regarding the preliminary plat of Austin View No. 5, a proposed 38 lot single-family development on approximately 13 acres. Mr. Forth also discussed the requested variance from the additional 20-foot lot depth requirement for the north end of Lot 109 and Lots 110 through 113 due to its presence adjacent to industrial zoned property. Mr. Forth stated that staff was

supportive of the preliminary plat and requested lot depth variance subject to the conditions identified in the January 29, 2004 Department of Community Development report.

Mr. Doug Dingwall of Ingersoll, Watson and McMachen (applicant's engineer) was present to support and explain the preliminary plat. Mr. Dingwall stated that the applicant concurs with the recommendations contained in the staff report with the exception of the requirement that a double row of evergreen trees be provided along the rear portion of Lots 102 through 109 where the additional 20 feet of lot depth is being provided. No citizens spoke in regards to the proposed plat.

The Commission discussed issues associated with the proposed development including the requested variance from the additional 20-foot lot depth requirement, screening along the rear portion of Lots 102 through 109 and the surrounding land use/zoning pattern. Commissioners Sackley, Chard and Hoppe noted that future development on the adjacent industrial property would be required to install conflicting land use screening and, as a result, requiring the plat developer to install evergreen trees along the rear portion of Lots 102 through 109 may not be necessary. Mr. Forth stated that the Land Development Regulations allow the Commission/Council to consider installation of screening when the plat abuts business/industrial-zoned property or major thoroughfares. Mr. Forth provided examples of other plats that have installed screening under this provision. Mr. West discussed a site plan which was submitted earlier in the day for a proposed expansion to the Stowaway Mini Storage facility and the difference in elevation between the plat and the adjacent industrial property to the west (industrial zoned property is considerably lower in elevation). Mr. West indicated that the elevation difference would impact the effectiveness of screening installed by any future industrial development. Mr. West stated that the recommended double row of evergreen trees along the rear portions of Lots 102 through 109 would provide an enhanced buffer for future residents of the plat. Commissioner Campbell stated that the condition for evergreen tree plantings is proactive given the surrounding land use characteristics. After additional discussion, a motion was made by Commissioner Zausner, seconded by Commissioner Campbell, to recommend to City Council that the Preliminary Plat of Austin View No. 5 be approved subject to the conditions identified in the Department of Community Development report dated January 29, 2004 including the requested lot depth variance. Upon a roll call vote: Music (yes); Hoppe (no); Chard (no); Sackley (yes); Campbell (yes); Zausner (yes) and Fox (yes), the motion was approved 5-2.

OLD BUSINESS:

None

NEW BUSINESS:

None

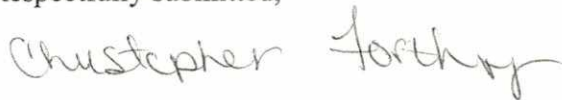
STATEMENT OF CITIZENS:

None

ADJOURNMENT:

There being no further business to come before the Commission, the regular meeting was adjourned at 8:40 p.m.

Respectfully submitted,



Christopher T. Forth, AICP
 Deputy Director of Planning & Development Services

PLANNING COMMISSION

March 18, 2004

The City of Portage Planning Commission meeting of March 18, 2004 was called to order by Chairman Fox at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Approximately 25 additional citizens were in attendance.

MEMBERS PRESENT:

Jim Hoppe, Richard Chard, Henry Zausner, Vicki Locke, Ed Sackley and Chairman Thomas Fox.

MEMBERS ABSENT:

None.

MEMBERS EXCUSED:

Elizabeth Campbell, Richard Yonke and Phyllis Music.

IN ATTENDANCE:

Michael West, Assistant City Planner and Randall Brown, City Attorney.

PLEDGE OF ALLEGIANCE:

Chairman Fox led the Commission in the Pledge of Allegiance.

APPROVAL OF MINUTES:

The minutes from the March 4, 2004 meeting were introduced for approval. A motion was then offered by Commissioner Hoppe, seconded by Commissioner Locke, to approve the minutes as submitted. The motion was unanimously approved.

SITE/FINAL PLANS:

1. Stryker Medical, 3800 East Centre Avenue. Mr. West introduced the item and summarized the staff report dated March 18, 2004 regarding a request by Stryker Corporation to construct a 433,171 square foot manufacturing facility and associated site improvements at 3800 East Centre Avenue. Mr. West indicated that the new manufacturing facility represented approximately half (\$32 million) of an estimated \$61 million dollar investment planned by Stryker Corporation in the City of Portage and briefly discussed the use of the Local Development Finance Authority (LDFA) to help finance the land acquisition and public infrastructure improvements to facilitate the project. Mr. West summarized the proposed access arrangement and related traffic issues, neighborhood protection measures and the storm water management system for the development. Mr. West also discussed the request by Stryker Corporation to exceed the maximum parking standard by approximately 3% (29 spaces).

Mr. Jim Sweeney (Stryker Corporation) and Mr. Tim Stewart (Hurley & Stewart) were present to explain the development and support the plan. No additional citizens commented on the proposed development. After a brief discussion of the access arrangement, maximum parking request and storm water sytem, a motion was made by Commissioner Locke, seconded by Commissioner Hoppe, to approve the Site Plan for Stryker Medical, 3800 East Centre Avenue, along with the request to exceed the maximum parking standard citing that the applicant had satisfied the applicable criteria. The motion was unanimously approved.

PUBLIC HEARINGS:

1. Special Land Use Permit: Kingdom Indoor Center, 8151 Merchant Place. Mr. West introduced the item and summarized the staff report dated March 12, 2004 regarding the request by the Kingdom Indoor Center to construct an approximate 57,000 square foot indoor sports facility and associated site improvements at 8151 Merchant Place. Mr. West indicated that the application satisfied the requirements

for issuance of a Special Land Use Permit and that the building would be of an industrial appearance and construction style which would make the facility similar to and not more objectionable than the other established industrial uses in the area. Mr. West also referred the Commission to a letter supporting the proposed development which was included in the final agenda packet.

Mr. Chris Keenan and Mrs. Stephanie Keenan (Kingdom Indoor Center) and Mr. Howard Overbeek (applicant's architect) were present to explain the development and support the application. The Commission next discussed issues associated with the building size/construction type, anticipated volume of use during the summer months and whether outdoor activities would be associated with the facility. Mr. Keenan indicated that the facility would be utilized primarily for indoor recreation and training with only accessory seasonal outdoor activities occurring in a grassed area designated along the west side of the site.

The public hearing was opened by Chairman Fox. No additional citizens spoke in regards to the proposed use. A motion was then made by Commissioner Locke, seconded by Commissioner Chard, to close the public hearing. The motion was unanimously approved. After a brief discussion, a motion was then made by Commissioner Locke, seconded by Commissioner Chard, to approve the Special Land Use Permit for Kingdom Indoor Center, 8151 Merchant Place. The motion was unanimously approved.

SITE/FINAL PLANS:

1. Kingdom Indoor Center, 8151 Merchant Place. Mr. West introduced the item and summarized the staff report dated March 18, 2004 regarding the request by the Kingdom Indoor Center to construct an approximate 57,000 square foot indoor sports facility and associated site improvements at 8151 Merchant Place. Mr. West summarized the proposed access arrangement, storm water system and the proposed deferment of 54 parking spaces. Mr. Chris Keenan, Mrs. Stephanie Keenan and Mr. Howard Overbeek were again present to support the plan. After a brief discussion, a motion was made by Commissioner Zausner, seconded by Commissioner Locke, to approve the Site Plan for Kingdom Indoor Center, 8151 Merchant Place. The motion was unanimously approved.

PUBLIC HEARINGS:

1. Final Report: Rezoning Application #03-04 (377, 387 and 397 West Kilgore Road). Mr. West introduced the item and summarized the final staff report dated March 11, 2004 regarding the request by Mr. Walter Hansen and Mr. Donald Anselmo to rezone 377, 387 and 397 West Kilgore Road from R-1C, one family residential to OS-1, office service to accommodate future office uses. Mr. West indicated that staff was recommending that the properties be rezoned to OS-1 with the exception of south and east 25-feet which would remain zoned R-1C. Mr. West indicated that staff recommended Alternative 2 would allow for office zoning/development on the majority of the rezoning site while providing an enhanced buffer to the existing single family residential neighborhood to the south and east.

Mr. Walt Hansen was present to support the rezoning application. Mr. Hansen presented a conceptual site plan for development of the properties and stated that he supports staff recommended Alternative 2 and the preservation of a 25-foot strip of R-1C zoned property along the south and east sides of the site. Mr. Hansen discussed the surrounding land use/zoning pattern, increasing traffic volumes on Kilgore Road and the benefits of office zoning to serve as a transition between Kilgore Road and the interior residential neighborhood. Mr. Hansen also provided Attorney Brown with a copy of the proposed deed restrictions which would limit the uses on the site to professional offices only and indicated that the restrictions would be recorded upon the property, if the rezoning was approved.

The public hearing was reconvened by Chairman Fox. Mr. Jack Cotton (428 Landsdowne) spoke in regards to the proposed rezoning. Mr. Cotton stated that he did not oppose the rezoning if the office development was designed so that there was no parking in the rear portion of the site (behind the buildings) and that site grading activities did not adversely impact his property. No additional citizens spoke in regards to the proposed rezoning. A motion was then made by Commissioner Locke, seconded by Commissioner Hoppe, to close the public hearing. The motion was unanimously approved.

Commissioner Zausner indicated that he did not believe that the request adequately satisfied the land use criteria for rezoning. Commissioner Zausner indicated that the Future Land Use Map designated the site as appropriate for low density residential land use. Additionally, Commissioner Zausner stated that the surrounding land use/zoning pattern to the south and east was single family residential in character. Mr. West indicated that the boundaries on the Future Land Use Map were intended to be general and that each particular rezoning application needs to be reviewed on a case by case basis. Mr. West stated that the rezoning site was situated adjacent to an existing commercial/office development and that the land use/zoning pattern to the west was commercial in character with a decreasing intensity of use as you move further east from South Westledge Avenue. Commissioner Sackley stated that he supports staff recommended Alternative 2 and that the office zoning with an enhanced buffer would provide a good transition between Kilgore Road and the adjacent residential neighborhood to the south and east. After additional discussion, a motion was made by Commissioner Sackley, seconded by Commissioner Chard, to recommend to City Council that Rezoning Application #03-04 be approved consistent with staff recommended Alternative 2 and the properties be rezoned to OS-1, office service, with the exception of the south and east 25-feet which is to remain zoned R-1C. Upon a roll call vote: Locke (yes), Hoppe (yes), Fox (yes), Zausner (no), Chard (yes) and Sackley (yes), the motion was approved 5-1.

PLATS/RESIDENTIAL CONDOS:

1. Preliminary Plat: Avalon Woods No. 2, 10892 Oakland Drive. Mr. West introduced the item and summarized the staff report dated March 12, 2004 regarding the preliminary plat of Avalon Woods No. 2. Mr. West stated that additional time was still necessary to complete the staff analysis and to allow the applicant and the adjacent property owner to further discuss access/development related issues associated with the plat and adjoining property to the south. Mr. West advised the Commission to adjourn the preliminary plat to the April 1, 2004 meeting. No citizens spoke in regards to the proposed plat. A motion was then made Commissioner Hoppe, seconded by Commissioner Locke, to adjourn the preliminary plat of Avalon Woods No. 2 to the April 1, 2004 meeting. The motion was unanimously approved.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

STATEMENT OF CITIZENS:

None.

ADJOURNMENT:

Commissioner Zausner stated that he would not be attending the workshop meeting, however, stated that he had no specific comments or recommendations on the recommended 2004-2014 Capital Improvement Program. There being no further business to come before the Commission, the regular meeting was adjourned at 8:35 p.m.

Respectfully submitted,



Michael K. West, AICP
 Assistant City Planner

CITY COUNCIL MEETING MINUTES FROM APRIL 13, 2004

The Regular Meeting was called to order by Mayor Graham at 7:30 p.m.

The Council and the audience recited the Pledge of Allegiance.

PROCLAMATIONS: Mayor Graham issued a National Volunteer Week Proclamation, an Administrative Professionals Week Proclamation, a Fair Housing Resolution, a National Arbor Day Proclamation, a 2004 Days of Remembrance Proclamation and a Parkinson's Disease Awareness Month Proclamation.

The City Clerk called the roll with the following members present: Councilmembers Larry B. DeShazor, Margaret E. O'Brien, Betty Lee Ongley, Peter J. Strazdas and Terry R. Urban, Mayor Pro Tem Ted W. Vlieg and Mayor James G. Graham. Also in attendance were City Manager Michael L. Stampfler, City Attorney Randall Brown and City Clerk James R. Hudson.

APPROVAL OF MINUTES: Motion by Ongley, seconded by DeShazor, to approve the March 23, 2004 Regular Meeting Minutes as presented. Upon a voice vote, motion carried 6 to 0 with Councilmember O'Brien abstaining.

* **CONSENT AGENDA:** Mayor Graham asked Councilmember Urban to read the Consent Agenda. Joseph Hellner, 1814 Greenbriar Drive, asked that Item F.12, Water Levels in West Fork of Portage Creek - Information Only, be removed from the Consent Agenda. Claudette Reid, 1524 Dogwood Drive, asked that Items F.2.a, Rezoning Application #03-04 (377, 387 and 397 West Kilgore Road), F.6, Human Resource/Payroll Service, F.11, Kilgore Road Improvements (City of Kalamazoo), and F.14, Optical Scan Election Equipment Purchase, be removed from the Consent Agenda. Motion by Vlieg, seconded by Urban, to approve the Consent Agenda motions as presented. Upon a roll call vote, motion carried 7 to 0.

* **APPROVAL OF CHECK REGISTER OF APRIL 13, 2004:** Motion by Vlieg, seconded by Urban, to approve the Check Register of April 13, 2004. Upon a roll call vote, motion carried 7 to 0.

PUBLIC HEARING:

2004-2005 WATER & SEWER UTILITY RATES: Mayor Graham opened the public hearing and introduced Transportation and Utilities Director Dallas Williams, who provided an overview of the proposed rate increases as recommended by City staff and the Sewer and Water Rate Committee. The basic quarterly water rate charge was recommended to be increased from \$1.42 to \$1.53 per thousand gallons of metered water with the commodity rate changing from a \$2.19 to a \$2.22 per thousand gallons of flow. The net effect of the combined water and sewer rate recommendations on the typical residential customer is an overall increase of 3.53%. Other fees for water meters and connections charges were also revised to reflect the actual cost of providing the services. Director Williams explained that the primary reason for the modest increase was because of the 1997 privatization of the City water and sewer utility operations and the excellent financial condition of the sewer and water funds. Discussion followed. Councilmember Strazdas took the opportunity to thank the citizens at large who helped on the study, Richard Anderson and James Smith. Discussion followed. Motion by Strazdas, seconded by Ongley, to adopt the 2004 sewer and water rate resolutions establishing sewer and

SETTING PUBLIC HEARINGS:**REZONING APPLICATION #03-04 (377, 387 AND 397 WEST KILGORE ROAD):**

Claudette Reid asked for the current zoning of the property, the proposed zoning and the rationale for change. Community Development Director Jeffrey Erickson explained. Motion by Vliek, seconded by O'Brien, to accept Rezoning Application #03-04 (377, 387 and 397 West Kilgore Road) for first reading and set a public hearing for April 27, 2004, at 7:30 p.m. or as soon thereafter as may be heard. Upon a roll call vote, the motion carried 7 to 0.

* **STRYKER CORPORATION – P.A. 198 TAX ABATEMENT:** Motion by Vliek, seconded by Urban, to accept the correspondence requesting an industrial tax abatement and approve Resolution No. 1-04 setting a public hearing on the creation of an Industrial Development District for the Stryker Corporation on April 27, 2004, at 7:30 p.m. or as soon thereafter as may be heard, pending finalization of the Development Agreement. Upon a roll call vote, motion carried 7 to 0. Resolution filed on page 337 of Resolution Book No. 40 of the City of Portage.

* **FINAL TENTATIVE CONDOMINIUM OF AUSTIN SHORES NO. 1:** Motion by Vliek, seconded by Urban, to grant approval of the final tentative condominium of Austin Shores No. 1. Upon a roll call vote, motion carried 7 to 0.

* **SPRINKLE ROAD IMPROVEMENTS - CATEGORY "A" MICHIGAN TRANSPORTATION ECONOMIC DEVELOPMENT FUND GRANT APPLICATION:** Motion by Vliek, seconded by Urban, to resolve to support submission of a Category "A" Michigan Transportation Economic Development Fund grant application request for the Sprinkle Road Street Improvements project and authorize the City Manager to execute all documents related to the approved action. Upon a roll call vote, motion carried 7 to 0. Resolution filed on page 335 of Resolution Book No. 40 of the City of Portage.

* **LOVERS LANE IMPROVEMENTS - EAST MILHAM AVENUE TO KILGORE ROAD:** Motion by Vliek, seconded by Urban, to approve the purchase of a portion of the property addressed as 5266 Lovers Lane needed for the widening of Lovers Lane from East Milham Avenue to Kilgore Road and authorize the City Manager to execute all appropriate documents on behalf of the city. Upon a roll call vote, motion carried 7 to 0.

HUMAN RESOURCE/PAYROLL SERVICES: City Manager Stampfer explained the item emphasizing staff efficiency and reporting capability enhancements. Discussion followed. Motion by Urban, seconded by DeShazor, to accept the Major Account Agreement of ADP, Inc., to perform Human Resource/Payroll services on behalf of the City of Portage at a total one-time setup fee of \$58,000 with an annual service fee of \$44,768 and authorize the City Manager to execute all documents related to the contract. Upon a roll call vote, motion carried 7 to 0.

* **TELEPHONE SERVICES AGREEMENT RENEWAL:** Motion by Vliek, seconded by Urban, to approve the Master Discount Agreement between SBC Global Services, Inc., and the City of Portage for continued dial tone telephone services and authorize the City Manager to execute all documents related to the contract. Upon a roll call vote, motion carried 7 to 0.

* **AMENDMENT TO CODE OF ORDINANCES – HUMAN RESOURCES BOARD:** Motion by Vliek, seconded by Urban, to receive the proposed amendments to Division 3, Article 7 of Chapter 2 of the City of Portage Code of Ordinances and take final action to approve the amendments on April 27, 2004. Upon a roll call vote, motion carried 7 to 0.

CITY COUNCIL MEETING MINUTES FROM APRIL 27, 2004

The Regular Meeting was called to order by Mayor Graham at 7:30 p.m.

Reverend David Montgomery from the Centre Avenue Community Church of God gave the invocation and the Council and the audience recited the Pledge of Allegiance.

The City Clerk called the roll with the following members present: Councilmembers Larry B. DeShazor, Margaret E. O'Brien, Betty Lee Ongley, Peter J. Strazdas and Terry R. Urban, Mayor Pro Tem Ted W. Vlieg and Mayor James G. Graham. Also in attendance were City Manager Michael L. Stampfler, City Attorney Randall Brown and City Clerk James R. Hudson.

PROCLAMATIONS: Mayor Graham issued a Portage Historic Preservation Week Proclamation and a National Day of Prayer Proclamation.

APPROVAL OF MINUTES: Motion by Ongley, seconded by DeShazor, to approve the April 13, 2004 Regular Meeting Minutes and April 20, 2004 Budget Session Minutes as presented. Upon a voice vote, motion carried 7 to 0.

* **CONSENT AGENDA:** Mayor Graham asked Councilmember O'Brien to read the Consent Agenda. Claudette Reid, 1524 Dogwood Drive, asked that Items F.6, Lease Agreement – State Systems Radio, and F.9, Farmland/Open Space Application: 7943 South 25th Street, Pavilion Township, be removed from the Consent Agenda. Andrea Stork, 1516 Dogwood Drive, asked that Items F.1.a, Public Hearing on 2004-2005 Budget, and H.1, Final Adoption of Ordinance Amendment to Division 3, Article 7 of Chapter 2, be removed from the Consent Agenda. Motion by Vlieg, seconded by O'Brien, to approve the Consent Agenda motions as amended. Upon a roll call vote, motion carried 7 to 0.

* **APPROVAL OF CHECK REGISTER OF APRIL 27, 2004:** Motion by Vlieg, seconded by O'Brien, to approve the Check Register of April 27, 2004. Upon a roll call vote, motion carried 7 to 0.

PUBLIC HEARINGS:

REZONING APPLICATION #03-04 (377, 387 AND 397 WEST KILGORE ROAD): Mayor Graham opened the public hearing and introduced Community Development Director Jeffrey Erickson, who outlined the request of the applicants, Walter Hansen and Don Anselmo. Discussion followed.

Walter Hansen, 3027 Woodhams, spoke in support of the rezoning application and indicated that he is voluntarily recording some restrictions on the deed, but there was no intent to enter into a contract with the city regarding these restrictions.

Motion by Urban, seconded by Strazdas, to close the public hearing. Upon a voice vote, motion carried 7 to 0. Without reliance on the deed restriction submitted by Mr. Hansen, motion by Urban, seconded by Ongley, to amend the Code of Ordinances of the City of Portage, Michigan, by amending Article 4 – Zoning of Chapter 42, changing the zoning at the property commonly known as 377, 387 and 397 West Kilgore Road, from R-1C, one-family residential, to OS-1, office service, with the exception that the south and east 25 feet remain zoned R-1C, one-family residential, to become effective fifteen (15) days after publication. Upon a roll call vote, motion carried 7 to 0. Ordinance filed on page 257 of Ordinance Book No. 11 of the City of Portage.

STRYKER CORPORATION PA 198 TAX ABATEMENT: Mayor Graham opened the public hearing. Motion by Urban, seconded by Ongley, to adjourn the public hearing on the creation of

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Verbiage Change to Proposed Ordinance in Agenda Item A.3

A verbiage change has been made to the proposed rezoning ordinance on the agenda for this evening's City Council meeting. This change was made to item A.3 (proposed rezoning of 377, 387, and 397 West Kilgore Road) to clarify that the proposed rezoning will not affect the areas of the aforementioned parcels zoned as R-1C.

Original:

as more specifically described: Lots 119, 120 and 121 of Ridgebrook No. 1 Subdivision

From OS, Office Service to B-1, Local Business

Revised:

From OS, Office Service to B-1, Local Business, excepting those portions of Lots 119, 120 and 121 of Ridgebrook No. 1 that are zoned R-1C.

The revised proposed ordinance is attached here and the relevant attachment for agenda item A.3 for the August 23, 2022, City Council meeting has been updated accordingly.

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF
PORTAGE, MICHIGAN BY AMENDING ARTICLE 4 OF CHAPTER 42,
LAND DEVELOPMENT REGULATIONS OF THE CODIFIED ORDINANCES
OF PORTAGE, MICHIGAN**

THE CITY OF PORTAGE ORDAINS:

That Article 4 (Zoning) of Chapter 42, of the Codified Ordinances of Portage, Michigan, Official Zoning Map, be amended as follows:

<u>Street Addresses</u>	<u>Parcel ID Numbers</u>
377 Kilgore Road	07021-119-O
387 Kilgore Road	07021-120-O
397 Kilgore Road	07021-121-O

as more specifically described: Lots 119, 120 and 121 of Ridgebrook No. 1 Subdivision

From OS, Office Service to B-1, Local Business

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

Patricia M. Randall, Mayor

STATE OF MICHIGAN)
) SS
COUNTY OF KALAMAZOO)

I do hereby certify that I am the duly appointed and acting City Clerk of the City of Portage and that the foregoing Ordinance was adopted by the City of Portage on the _____ day of _____, 2022.

Erica Eklov, City Clerk

Approved as to Form:

Date: 8/17/2022

By: Christopher Kaufman
City Attorney

**ADOPTION OF ZONING ORDINANCE
CITY OF PORTAGE, MICHIGAN
NOTICE**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CITY OF PORTAGE AND ALL OTHER INTERESTED PERSONS.

NOTICE IS HEREBY GIVEN, that an Ordinance to amend Article 4 (Zoning) of Chapter 42 of the Codified Ordinances of Portage, Michigan, was adopted by the City Council at a regular meeting held on the _____ day of _____, 2022, and will become effective _____, 2022.

NOTICE IS FURTHER GIVEN that Article 4 (Zoning) of Chapter 42, Land Development Regulations, of the Codified Ordinance of Portage, Michigan, has been amended as follows:

THE CITY OF PORTAGE ORDAINS:

That Article 4 (Zoning) of Chapter 42, of the Codified Ordinances of Portage, Michigan, Official Zoning Map, be amended as follows:

<u>Street Addresses</u>	<u>Parcel ID Numbers</u>
377 Kilgore Road	07021-119-O
387 Kilgore Road	07021-120-O
397 Kilgore Road	07021-121-O

as more specifically described: Lots 119, 120 and 121 of Ridgebrook No. 1 Subdivision

From OS, Office Service to B-1, Local Business

PLEASE TAKE NOTICE that a copy of the Ordinance as amended may be purchased or inspected at City Hall on any business day except public and legal holidays from and after publication of this Notice from 8:00 a.m. to 5:00 p.m. local time. Further, a copy of a map showing the property rezoned is also available at the time and days noted above.

Dated: _____

Erica Eklov, City Clerk

**FIRST READING
CITY OF PORTAGE, MICHIGAN
NOTICE**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CITY OF PORTAGE AND ALL OTHER INTERESTED PERSONS.

NOTICE IS HEREBY GIVEN, that an Ordinance to amend Article 4 (Zoning) of Chapter 42 of the Codified Ordinances of Portage, Michigan, was introduced for first reading at a regular meeting of the City Council held on _____, 2022, and that the Council will hold a public hearing on the proposed amendment at the Portage City Hall in said City on _____, 2022, at 7:00 p.m. or as soon thereafter as may be heard.

NOTICE IS FURTHER GIVEN that the proposed amendment to Article 4 (Zoning) of Chapter 42, of the Codified Ordinances of Portage, Michigan reads as follows:

THE CITY OF PORTAGE ORDAINS:

That Article 4 (Zoning) of Chapter 42, of the Codified Ordinances of Portage, Michigan, Official Zoning Map, be amended as follows:

<u>Street Addresses</u>	<u>Parcel ID Numbers</u>
377 Kilgore Road	07021-119-O
387 Kilgore Road	07021-120-O
397 Kilgore Road	07021-121-O

as more specifically described: Lots 119, 120 and 121 of Ridgebrook No. 1 Subdivision

From OS, Office Service to B-1, Local Business

PLEASE TAKE FURTHER NOTICE that if the owners of at least twenty percent (20%) of the area of land included in the proposed zoning change, or if the owners of at least twenty percent (20%) of the area of land included within an area extending outward one hundred feet (100') from any point on the boundary of the land included in the proposed change, excluding public right-of-way or other publicly owned land, file a written protest petition against the proposed amendment presented to the City Council before final legislative action on the amendment, a two-thirds vote of the City Council will be required to pass the amendment.

Dated: _____

Erica Eklov, City Clerk

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF
PORTAGE, MICHIGAN BY AMENDING ARTICLE 4 OF CHAPTER 42,
LAND DEVELOPMENT REGULATIONS OF THE CODIFIED ORDINANCES
OF PORTAGE, MICHIGAN**

THE CITY OF PORTAGE ORDAINS:

That Article 4 (Zoning) of Chapter 42, of the Codified Ordinances of Portage, Michigan, Official Zoning Map, be amended as follows:

<u>Street Addresses</u>	<u>Parcel ID Numbers</u>
377 Kilgore Road	07021-119-O
387 Kilgore Road	07021-120-O
397 Kilgore Road	07021-121-O

as more specifically described: Lots 119, 120 and 121 of Ridgebrook No. 1 Subdivision

From OS, Office Service to B-1, Local Business, excepting those portions of Lots 119, 120 and 121 of Ridgebrook No. 1 that are zoned R-1C.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

Patricia M. Randall, Mayor

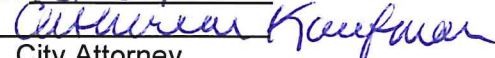
STATE OF MICHIGAN)
) SS
COUNTY OF KALAMAZOO)

I do hereby certify that I am the duly appointed and acting City Clerk of the City of Portage and that the foregoing Ordinance was adopted by the City of Portage on the _____ day of _____, 2022.

Erica Eklov, City Clerk

Approved as to Form:

Date: 8/23/2022

By: 
City Attorney

**ADOPTION OF ZONING ORDINANCE
CITY OF PORTAGE, MICHIGAN
NOTICE**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CITY OF PORTAGE AND ALL OTHER INTERESTED PERSONS.

NOTICE IS HEREBY GIVEN, that an Ordinance to amend Article 4 (Zoning) of Chapter 42 of the Codified Ordinances of Portage, Michigan, was adopted by the City Council at a regular meeting held on the _____ day of _____, 2022, and will become effective _____, 2022.

NOTICE IS FURTHER GIVEN that Article 4 (Zoning) of Chapter 42, Land Development Regulations, of the Codified Ordinance of Portage, Michigan, has been amended as follows:

THE CITY OF PORTAGE ORDAINS:

That Article 4 (Zoning) of Chapter 42, of the Codified Ordinances of Portage, Michigan, Official Zoning Map, be amended as follows:

<u>Street Addresses</u>	<u>Parcel ID Numbers</u>
377 Kilgore Road	07021-119-O
387 Kilgore Road	07021-120-O
397 Kilgore Road	07021-121-O

as more specifically described: Lots 119, 120 and 121 of Ridgebrook No. 1 Subdivision

From OS, Office Service to B-1, Local Business, excepting those portions of Lots 119, 120 and 121 of Ridgebrook No. 1 that are zoned R-1C.

PLEASE TAKE NOTICE that a copy of the Ordinance as amended may be purchased or inspected at City Hall on any business day except public and legal holidays from and after publication of this Notice from 8:00 a.m. to 5:00 p.m. local time. Further, a copy of a map showing the property rezoned is also available at the time and days noted above.

Dated: _____

Erica Eklov, City Clerk

**FIRST READING
CITY OF PORTAGE, MICHIGAN
NOTICE**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CITY OF PORTAGE AND ALL OTHER INTERESTED PERSONS.

NOTICE IS HEREBY GIVEN, that an Ordinance to amend Article 4 (Zoning) of Chapter 42 of the Codified Ordinances of Portage, Michigan, was introduced for first reading at a regular meeting of the City Council held on _____, 2022, and that the Council will hold a public hearing on the proposed amendment at the Portage City Hall in said City on _____, 2022, at 7:00 p.m. or as soon thereafter as may be heard.

NOTICE IS FURTHER GIVEN that the proposed amendment to Article 4 (Zoning) of Chapter 42, of the Codified Ordinances of Portage, Michigan reads as follows:

THE CITY OF PORTAGE ORDAINS:

That Article 4 (Zoning) of Chapter 42, of the Codified Ordinances of Portage, Michigan, Official Zoning Map, be amended as follows:

<u>Street Addresses</u>	<u>Parcel ID Numbers</u>
377 Kilgore Road	07021-119-O
387 Kilgore Road	07021-120-O
397 Kilgore Road	07021-121-O

as more specifically described: Lots 119, 120 and 121 of Ridgebrook No. 1 Subdivision

From OS, Office Service to B-1, Local Business, excepting those portions of Lots 119, 120 and 121 of Ridgebrook No. 1 that are zoned R-1C.

PLEASE TAKE FURTHER NOTICE that if the owners of at least twenty percent (20%) of the area of land included in the proposed zoning change, or if the owners of at least twenty percent (20%) of the area of land included within an area extending outward one hundred feet (100') from any point on the boundary of the land included in the proposed change, excluding public right-of-way or other publicly owned land, file a written protest petition against the proposed amendment presented to the City Council before final legislative action on the amendment, a two-thirds vote of the City Council will be required to pass the amendment.

Dated: _____

Erica Eklov, City Clerk

TO: Planning Commission **DATE:** July 7, 2022

FROM: Kelly Peterson, Director of Community Development

SUBJECT: FY 2021-22 Planning Commission Work Program and Proposed FY 2022-23 Work Program.

I. INTRODUCTION:

The Planning Commission customarily adopts an annual Work Program that includes the duties and responsibilities of the Commission per statute and local ordinance. The FY 2021-22 Work Program was adopted by the Planning Commission in July 2021. The Commission made progress on many work-related items during the past fiscal year, which are summarized below. In addition to routine reviews of site plans, special land use permits, planned developments, plats and other development proposals, the following work was conducted:

II. FY 2020-21 WORK PROGRAM:

- 1) *Upon completion of the Portage Road/Lake Centre District planning exercise, consider preparation of ordinances and economic development tools to implement identified goals and objectives.*

The Lake Center District Corridor and Place-making Study was accepted by City Council in July 2021. The Council has initiated efforts to implement this study such as approving CIP money for various road reconstruction projects along Portage Road and specific intersections. Additional implementation such as new ordinances and economic development tools may be pursued in the upcoming fiscal years. Planning Commission involvement in these planning efforts is expected.

- 2) *Conduct five-year review/update of the 2014 Comprehensive Plan.*

The Council approved a contract with Housel-Lavigne Associates and Abonmarche (planning and engineering consultants) to assist in updating the Comprehensive Plan over the next 18-24 months. During this time, staff and the consultant will provide various methods of public participation and involvement for determining the community's future needs. A new independent webpage will be established for communicating the Comprehensive Plan update, schedule of participation, and various information about the Plan and community.

- 3) *Continue to assist the City Administration and City Council to achieve Redevelopment Ready Communities (RRC) certification, a program sponsored by the Michigan Economic Development Corporation (MEDC). Once studies are completed by the consultant, the Commission will review remaining documents needed for certification including an updated economic development strategy; and an overarching marketing strategy to promote redevelopment ready sites and economic development in general.*

Redevelopment Ready Communities (RRC) certification is in the progress. However, the MEDC has advised that adoption of a new Comprehensive Plan or a resolution to comply with 2014

Comprehensive Plan prior to adoption of the updated Master Plan needs to occur before final certification is granted. Following adoption of the Comprehensive Plan, an executive summary/presentation will be made to the Planning Commission regarding the certification process and the Commission's future engagement with being a Certified Redevelopment Ready Community. Economic development and market strategy are still needed to be updated in addition to other uncompleted items on the RRC checklist.

4) *Continue to guide development to appropriately planned area of the community and consider the protection of environmentally sensitive areas including regulated wetlands, groundwater and surface water, with the intent to achieve a well-organized, balanced, sustainable, and efficient use of land at densities that:*

- *Meets the current and future needs of city residents*
- *Protects key natural and historic resources*
- *Complements the existing and planned capacity of streets and infrastructure*

The Planning Commission continues to guide development consistent with the Comprehensive Plan Update/Future Land Use Map and remains cognizant of the impacts development may have on environmentally sensitive land areas. Additionally, the Planning Commission also continues to ensure new development projects are designed consistent with applicable ordinances through review of site plans, special land use permits, planned developments, plats and other development proposals.

5) *During project plan review, consider the following:*

- *Implementation of Complete Streets Policy elements.*
- *Parking lot interconnection, driveway consolidation, access from adjacent local/collector street or other methods intended to improve traffic flow and safety.*
- *Adjacent residential neighborhood protection measures.*
- *Protection of environmentally sensitive areas including regulated wetlands, ground water and surface water through the use of green development practices or other appropriate measures.*

During the past fiscal year, the Planning Commission has reviewed/approved the following private development projects where one or more of the land use considerations listed above were incorporated:

- A Tentative Plan for McConley Cove Residential Planned Development at 1075 Bacon Avenue
- A Preliminary Condominium of Phase 3 Pennridge Residential Planned Development at 1800 W. Osterhout Avenue
- A Preliminary Condominium for Wild Plum Residential development at 1109 W. Osterhout Avenue
- A Tentative Plan Amendment for Phase 3 of the Streamsong Residential Planned Development at 715 W. Osterhout Avenue
- A Tentative Plan for the Woodway Condominium Residential Planned Development at 7425 Oakland Drive
- A Special Land Use Permit for Blue Line Contractor's at 8405 Portage Road

- A Tentative Plan Amendment for Tall Timbers (Ph VII of Greenspire Planned Development) Residential development at 3413 W. Centre Avenue.
- A Site buffer screening alternative for a proposed self-storage development at 6741/ 6809 Lovers Lane.
- A Special Land Use Permit for RNR Tire Express at 6929 S. Westnedge Avenue.
- A Final Plan for Ph. 2 North of Pennridge Trail 'Planned Development' at 1800 W. Osterhout Avenue.
- A Site Plan for a proposed coaster ride for Airway Fun Center at 5626 Portage Road.
- Additional accessory buildings for a residential property at 10749 Andrews Street.
- A Special Land Use Permit for a proposed animal hospital at 5348 S. Westnedge Avenue.
- Additional accessory building for a residential property at 1711 W. Osterhout Avenue.
- A Special Land Use Permit for Kalamazoo Animal Rescue to establish a veterinary clinic with a cat adoption shelter at 4669 Executive Drive.
- A Special Land Use Permit and Site Plan for NBS to establish a laboratory-related office business at 5528 Portage Road.

6) *Consider and act appropriately upon site-specific rezoning's in the context of the Comprehensive Plan in an effort to encourage sustainable residential, commercial, industrial, planned development and high-tech development opportunities, as appropriate.*

Two rezoning applications were received and acted upon by the Planning Commission during the past fiscal year:

- Rezoning Application #21/22-1: McConley Cove Planned Development; 1075 Bacon Avenue; and Tentative Plan Approval.
- Rezoning Application # 21/22-2: Woodway Condominium Planned Development; 7425 Oakland Drive; and Tentative Plan Approval.

The Planning Commission recommended approval of these applications and City Council subsequently approved these zoning changes.

7) *Consider city-wide Zoning Code text amendments including, but not limited to, City Council referrals and ordinances.*

The Planning Commission and City Council reviewed and approved three proposed zoning amendments:

- Amendment to add 'veterinary hospitals or clinics' under Special Land Use to the CPD district.
- Amendment to add 'technology'- and 'laboratory'-related office uses under Special Land Use to the OS-1 Office District.
- Amendment to add 'technology-' and 'laboratory-'related Office uses under Special Land Use to the B-3 District.

The Planning Commission recommended approval of these applications and City Council subsequently approved these text amendments.

8) *When appropriate, engage the Youth Advisory Committee in the planning process.*

Due to the impacts associated with the Coronavirus pandemic, the Youth Advisory Committee (YAC) was not engaged during FY2021-22. The YAC will be involved during the upcoming public engagement period of the Master Plan update.

9) *Review and recommend the FY2021-2031 Capital Improvement Program.*

During the February 17, 2021 meeting, the Planning Commission reviewed and support the proposed FY 2022-2028 Capital Improvement Program (CIP) document. Following this review/discussion, the Commission subsequently voted unanimously to recommend to City Council approval of the FY 2022-2028 CIP. City staff reduced the CIP year duration from ten years to six to establish a more reasonable financial expectation of appropriations of future projects.

10) *Continue to engage in continuing education through various Planning Commission training options including continued review of professional planning publications and information available through the Michigan Association of Planning (MAP) and American Planning Association (APA) web sites, participation in webinars and/or conferences sponsored by professional planning organizations, and participation in training sessions presented by staff and/or City Attorney.*

- Onsite training sessions were provided in late Summer/ early Fall of 2022 regarding the roles and responsibilities of the Planning Commission, Master Planning, and the Capital Improvement Program.
- The MAP and Planning and Zoning News newsletters continue to be provided to the Commission.
- On-line training and educational materials are also accessible to the Commission through the MAP and APA websites.

III. FY 2022-23 WORK PROGRAM (PROPOSED):

The proposed FY 2022-23 Planning Commission Work Program has been prepared and is attached for review and consideration. If City Council requests the Commission consider/review additional topics/issues, the Commission can amend the Work Program at a later date.

The Commission is advised to review and discuss the attached materials during the July 21, 2022, meeting and, if no further changes, adopt the attached FY 2022-23 Planning Commission Work Program.

Attachments: FY 2022-23 Planning Commission Work Program (PROPOSED)

Project	Description	Status	Next Steps	Associated City Council Goals
Align with FY '22-23 City Councils goals	Council Goals: 1) Economic Development, 2) Environment & Natural Resources, 3) Human Services, 4) Municipal Services, 5) Neighborhoods, 6) Transportation, and 7) Culture & Leisure	–	–	–
Master Plan Update	Update the 2014 Master Plan. This plan is a policy document that guides future growth and development in the city. Since the new plan will be reviewed by the Planning Commission, their engagement throughout public participation of making the new plan is highly recommended.	Due to high staffing needs, a planning consultant has been chosen to assist in updating the Master Plan.	Begin initial meetings with planning consultant for a future Kick-Off Meeting.	All of them
Lake Center District Corridor form-based zoning overlay District	Develop and recommend to City Council a form-based zoning ordinance as one tool to implement the Plan's recommendations.	Commencement of project pending.	Due to high staffing needs, a planning consultant may be sought to assist in drafting a new form-based code.	Economic Development, Neighborhoods, Transportation, and Natural Resource
Zoning code changes	1) In collaboration with staff, Planning Commission researches, reviews, and recommends changes to the zoning code and map. 2) Establish mixed-use zoning district for Lake Center Plan, City Center, and other areas to better accommodate markets needs and achieve City Council goals.	These have various workloads, staffing needs, and priorities.	Determine priorities for code changes, and determine workload demands. May seek planning consultant for assistance.	Economic Development, Neighborhoods, Natural Resources
FY2022-28 Capital Improvement Program (CIP)	Review and recommend the City Council adopt the annual CIP.	Council approved	Determine project demands for staffing responsibilities to begin implementing Planning-related CIP items. Assist other Departments, as needed.	Economic Development, Transportation, Municipal Services
Planning Commission continuing education	Each Planning Commission member needs to self-engage in available training/educational opportunities available through the Michigan Association of Planning (MAP) and American Planning Association (APA) web sites; participate in webinars and conferences sponsored by professional planning organizations; and participate in training sessions presented by staff and/or City Attorney.	Ongoing	Planning Commissioners should register for on-line courses, conferences, and in-person conferences when offered by MAP or other related organizations. Staff and the City Attorney can also provide in-person training sessions.	All of them
Engage other City Boards/ Commissions in MP in the Planning Process (modify)	When appropriate, engage the YAC, HDC, Parks, Senior Citizens Advisory, and Environmental Boards during the Master Plan update (and other plans) for input.	Ongoing	Identify meeting dates of Boards for future MP engagement input.	Environment & Natural Resources, Neighborhoods, and Culture & Leisure
Review/update the 2010 Planning Commission Rules of Procedure	Rules of Procedure are the regulations of the Commission that outlines how it conducts business	Commencement of project pending	Completed	–
Support PC members to attend other City Boards/ Commission	By attending other Boards/ Commissions meeting, the Planning Commissioners can be better informed of other City-related events, processes, and general operations of City services.	Ongoing	–	All of them

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Federal Update from Smith Dawson & Andrews

SUPPORTING PERSONNEL: Adam Herringa, Deputy City Manager

ACTION RECOMMENDED: Receive the presentation from Mr. Garson and Mr. Chin of Smith Dawson & Andrews

The firm of Smith Dawson & Andrews began providing federal lobbying services for the City of Portage on May 13, 2020. They were hired to increase the visibility of the city at the federal level and to advocate for issues important to the community. To this end, they were successful in assisting the City of Portage in obtaining \$500,000 in federally directed spending in support of reconstructing South Westnedge Avenue between Centre and Melody and \$258,000 in funding for police radios. They were also instrumental in obtaining access for Mayor Randall and then City Manager LaMargo to meet President Biden when he visited Pfizer in 2020. Among other items, they are currently pursuing federal assistance from the Army Corps of Engineers regarding the Elijah Root Dam. The cost of the contract is \$60,000 annually.

In addition to a federal lobbyist, the City of Portage also utilizes a state lobbyist. Former Speaker of the House, Chuck Perricone of the firm Capitol Strategies, serves in this role. The initial contract with Capitol Strategies was signed on June 15, 2020. This firm assisted the City of Portage in obtaining \$2.6 million in state funding to date (\$1.5 million for the Zhang Portage Community Senior Center and \$1.1 million for a new aerial fire apparatus). The cost of this contract is \$72,000 annually.

FUNDING: N/A

Attachments: 1. SDA Work Performed for City of Portage 08.31.22v2

Smith Dawson and Andrews – Work Performed for the City of Portage

- **Legislative Priorities and Bill Tracking**

- Relaying latest news and updates from Congress and the Administration to City staff on issues and bills of interest and importance to the City including the Inflation Reduction Act, Infrastructure Investment and Jobs Act (Bipartisan Infrastructure Law), CARES Act (COVID-19 stimulus), American Rescue Plan Act (COVID-19 stimulus), annual appropriations bills, and others as well as developments in subjects such as mall redevelopment, online sales tax revenue, and climate change.
- Compiling and editing the City's annual federal legislative agendas highlighting ongoing policy priorities, projects, and other areas of need as well as support for federal program funding of interest and benefit to the City.
- Delivered a regular coronavirus response newsletter focusing on latest actions by the Administration and Congress in combatting COVID-19 as well as funding opportunities/awards provided under coronavirus stimulus bills signed into law
- Addressed questions from and providing updates to City Staff regarding Treasury guidance on the use of CARES Act Coronavirus Relief Fund (CRF) dollars
- Voiced support for direct federal funding for small/medium municipalities excluded from CARES Act CRF payments in upcoming coronavirus stimulus packages as well as Rep. Upton's SMART Fund legislation aiding small/medium municipalities through letters of support to the City's congressional delegation as well as during in-person events with members of the delegation.

- **Federal Funding Opportunities**

- Providing weekly updates on new federal grant opportunities available in policy areas including but not limited to infrastructure, housing, public health & wellness, arts & humanities, community development, natural resources, and transportation.
- Identifying and researching potential grant opportunities for City projects with input from City staff that included funding for a feasibility study for the kitchen incubator within the proposed senior center (ACF and EDA), water main project along Portage Road (EDA, EPA and Army Corps), Martin Luther King Jr. park (LWCF), and Elijah Root Mill Dam (Army Corps).

- **Community Project Funding (CPF)/Congressionally Designated Spending (CDS) Requests**

- Coordinated with City staff to submit 2 CPF/CDS requests during the FY22 appropriations cycle and 1 CPF/CDS request during the FY23 appropriations cycle to Congressman Upton, Senator Peters, and Senator Stabenow.
 - Compiled and submitted CPF/CDS requests on behalf of the City to the City's Congressional delegation and set up meetings for the City to discuss CPF/CDS requests with congressional staff.
- Westnedge Avenue Reconstruction Project submitted during the FY22 appropriations cycle and received \$500,000 and was one of only a handful of Michigan highway projects to be included in the FY22 Transportation and Housing and Urban Development appropriations bill.

- Radio Equipment Upgrade Project was submitted during the FY22 appropriations cycle and received \$258,000 under the FY22 Commerce, Justice, Science appropriations bill.
- Elijah Root Mill Dam Removal Project was submitted during the FY23 appropriations cycle and was forwarded by Senators Peters and Stabenow.
 - This project unfortunately was not included in the FY23 Interior and Environment appropriations bill.
- **Army Corps of Engineers Environmental Infrastructure Authorization**
 - Collaborated with City staff to submit a request to Congressman Upton's office to add an Environmental Infrastructure authorization in the FY22 Water Resources Development Act for the City to enable projects to receive funding through the Army Corps of Engineers and notified Senator Stabenow's office of the City's application.
 - Edited the city's application and drafted letter of support.
 - Senator Stabenow included a new Environmental Infrastructure authorization of \$85 million for the State of Michigan in the FY22 Water Resources Development Act, which would allow the City's water infrastructure projects to benefit from future Army Corps of Engineers funding.
 - "Amounts made available... may be used for design and construction projects for water-related environmental infrastructure and resourced protection and development projects in Michigan, including for projects for wastewater treatment and related facilities, water supply and related facilities, environmental restoration, and surface water resource protection and development." (Water Resources Development Act of 2022)
- **Economic Development Administration (EDA) Grant Application for Portage Zhang Senior Center Food Incubator**
 - Reviewed and edited grant application documents including project narratives and draft letters of support to ensure timely submission of the grant.
 - Coordinated with congressional offices to obtain letters of support for grant application once the draft letters were approved.
 - Leveraged relationships with the congressional delegation to add additional support for the application at different downstream EDA decision points.
 - Supported city staff in preparation for and setting up calls with EDA representatives to discuss merits of the project and the City's application.

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Rezoning application No. 22/23-1 for Streamsong Phase 3 at 715 W. Osterhout Avenue

SUPPORTING PERSONNEL: Kelly Peterson, Director of Community Development

ACTION RECOMMENDED: Subsequent to the public hearing, consider approving rezoning application No. 22/23-1 for Streamsong Phase 3, 715 West Osterhout Avenue, to rezone 1.4 acres of land from Planned Development to R-1C One-Family Residential District to facilitate a future single-family detached house.

SDV Development, LLC, seeks a rezoning approval from Planned Development to R-1C for 1.4 acres of land within the Phase 3 Streamsong Condominium development addressed as 715 West Osterhout Avenue. The applicant is requesting the rezoning to facilitate the development of a detached single-family house separate from the planned condominium development. The subject area is located in the northeast corner of Phase 3 of Streamsong Condominium, consisting of 175 feet of road frontage (West Osterhout Avenue) by 350 feet deep for a total size of 1.4 acres.

Overview

This rezoning application has been filed in conjunction with a Final Plan application for Streamsong Phase 3 residential Planned Development Tentative Plan Amendment, which is explained in detail in a separate memo. The Tentative Plan Amendment was approved by the Planning Commission on February 3, 2022, and by the City Council on April 12, 2022, with a condition requiring the applicant to file a rezoning application along with the Final Plan application. The subject rezoning No. 22/23-1 has been filed in response to this condition.

This property is undeveloped and consists of a variety of natural vegetation including trees, bushes, and grasses. Most of the western half of this area is a hillside that slopes towards wetlands. The applicant has submitted a concept site drawing of a future house and driveway. The drawing is provided as background material for the rezoning application. Approval of the rezoning does not equate to approval of the site plan drawing. The applicant has also submitted a Land Division to formally separate and establish the 1.4-acre area as a legal lot of record to facilitate the above-mentioned single-family detached house.

Analysis

The applicant has submitted rezoning application No. 22/23-1 to rezone 1.4 acres from Planned Development to R-1C One-Family Residential District of Streamsong Condominium Phase 3 at 715 West Osterhout Avenue to facilitate a future single-family detached house. The application was reviewed for conformance with *Sec. 42-651 Amendments to this Article*. Staff analysis below includes consistency with the Future Land Use Map, suitability of the existing zoning classification, and the impact of the proposed zoning classification.

Comprehensive Plan

The Future Land Use Map component of the Comprehensive Plan designates the subject property, along with the surrounding properties, as appropriate for Low-Density Residential land use (1-4 units/acre density). The rezoning proposal for R-1C One-Family Residential District is of a similar density and housing type. Both the existing Planned Development and the proposed R-1C Zoning are consistent with the Comprehensive Plan/Future Land Use Map and suitable for the subject property. Therefore, staff finds the rezoning application consistent with the Comprehensive Plan.

Suitability of R-1C Zone/ Neighborhood Harmony

The proposed rezoning will match the existing R-1C district to the east and north (across West Osterhout Avenue). The proposed 1.4-acre site for a future single-family dwelling is allowed in the R-1C zone.

The Planning Commission and the City Council found that this proposed site development would be more appropriate under the R-1C district during the review of the Tentative Plan Amendment. Further, a single-family home under the R-1C is in greater harmony with the adjacent, existing R-1C single-family homes in the area. If the rezoning and the proposed land division are approved, the development of the future single-family house will comply with the following R-1C yard setbacks: front - 40 feet, sides - 12 feet, and rear - 30 feet. The 1.4-acre area is suitable to accommodate one future single-family house while meeting these yard setbacks and building away from wetlands.

Public Hearing

A public hearing for this rezoning application was opened at the July 21, 2022, Planning Commission meeting. During the meeting, the Commission discussed the proposed rezoning. Four members of the public provided testimony and expressed opposition to the project due to perceived concerns about pedestrian safety along and across West Osterhout Avenue and impacts on the adjacent wetlands. Following public testimony, the information provided by city staff, and the applicant, the Planning Commission determined no further discussion was needed and voted to close the public hearing.

After careful consideration, the Commission voted unanimously (7-0) to recommend to City Council that Rezoning Application #22/23-1 from Planned Development to R-1C One Family Residential, for 1.4-acres of land within Phase 3 Streamsong Condominium development to facilitate the development of a detached single-family house separate from the planned condominium development, be approved.

Recommendation

Subsequent to the public hearing, it is recommended that City Council consider approving rezoning application No. 22/23-1 for Streamsong Phase 3, 715 West Osterhout Avenue, to rezone 1.4 acres of land from Planned Development to R-1C One-Family Residential District to facilitate a future single-family detached house.

FUNDING: Not Applicable

- Attachments:**
1. 715 W. Osterhout Ave; Rezone application; PD to R1-C
 2. Streamsong Final Plan Drawing
 3. City Council Approval for Tentative Plan Amendment April 12 2022
 4. Staff's Measurements; 1.4 ac lot; 1.24.22

5. First Reading Rezoning Streamsong Phase 3 -1.4 Acre
6. Planning Commission Transmittal dated August 4 2022
7. PCMin07212022 - PC Approved

APPLICATION FOR ZONING AMENDMENT

Application number _____

Date 2/22/2022

APPLICATION INFORMATION:

Meetings of the Portage Planning Commission are held on the first and third Thursday of each month at 7:00 p.m. in the Council Chambers of Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan. All zoning amendment applications must be properly filled out and submitted to the Department of Community Development and the zoning amendment fee paid at least 15 working days prior to the meeting at which the public hearing is held. The applicant will be notified in writing of all such public hearing/meetings.

For more detailed information about the zoning amendment process, please refer to Portage Land Development Regulations, Article 4, Division 8, Subdivision 2.

TO THE PLANNING COMMISSION:

I (WE), the undersigned, do hereby respectfully make application and petition the Portage Planning Commission to amend the Zoning Ordinance and/or change the Zoning Map as hereinafter requested. In support of this application, the following is submitted:

ZONING MAP AMENDMENT

1. a. Platted Land:

The property is part of the recorded plat: The property sought to be rezoned is located at 715 W Osterhout Ave between S Westnedge Ave Street and Oakland Drive Street on the South side of the street, and is known as Lot Number(s) N/A of N/A Plat (Subdivision). It has a frontage of 175 feet and a depth of 350 feet.

b. Unplatted Land:

The property is in acreage, and is not therefore a part of a recorded plat. The property sought to be rezoned is located and described as follows: (Indicate total acreage and parcel number).

Part of Parcel #00033-160-B located at 715 West Osterhout Avenue in Portage, Michigan. Proposed parcel for rezoning measures 350 feet north/south by 175 east/west (not including right-of-way area). Area = 1.41 acres.

2. a. Do you own the property to be rezoned? Yes ☒ No ☐

b. Name of the owner of the property to be rezoned: SDV Development, LLC

Address 3820 Stadium Drive, Kalamazoo MI 49008

3. My (our) interest in the property and purpose for submitting the proposed Zoning Amendment: To create one a single family home site with a parcel zoning of R-1C.

4. CURRENT ZONING: PD PROPOSED ZONING: R-1C

ZONING TEXT AMENDMENT

1. The proposed language to be considered is (attach additional sheets as necessary):
N/A

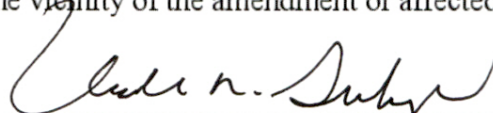
2. The Zoning Code Chapter and Section wherein the proposed text would be modified/inserted.
N/A

3. My (our) interest in and purpose for submitting the proposed Zoning Ordinance Amendment.
N/A

We attach a statement hereto indicating why, in our opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment will advance the public health, safety and welfare. An assessment of the impact of the proposal on the community and property of other persons in the vicinity of the amendment or affected by the amendment is also attached.


Key: c14358281e0823f6f66c5773dca0b645

(Signature of Applicant)



(Signature of Applicant)

3820 Stadium Drive, Kalamazoo, MI 49008

(Address)

(Address)

(269) 207-6564

(Phone)

(Phone)

A copy of all actions taken regarding this application shall be attached and shall be considered a part of this application.

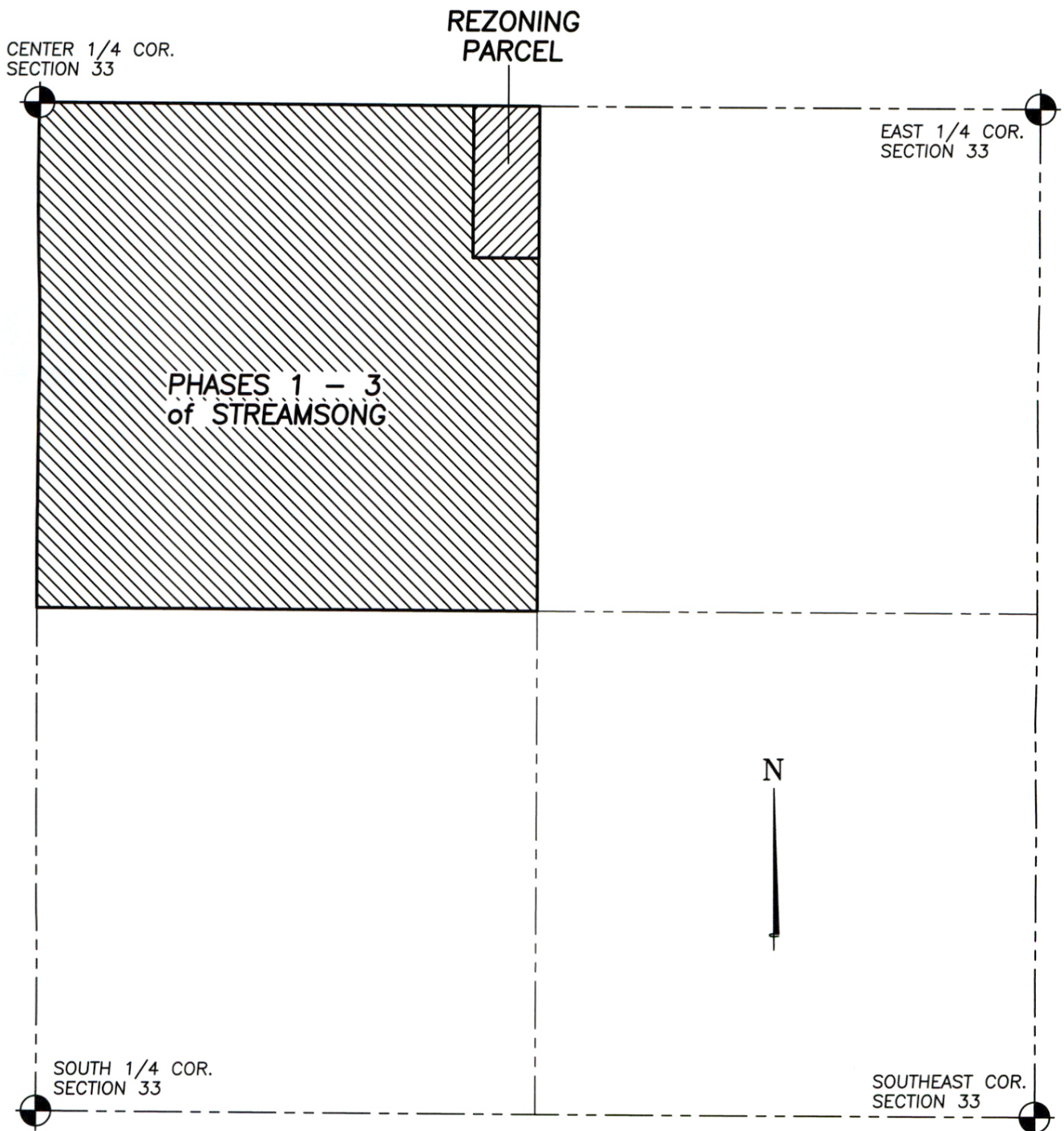
March 11, 2022

**PARCEL DESCRIPTION for
PROPOSED REZONING**

A parcel of land situated in the Southeast quarter of Section 33, Town 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan, being more particularly described as follows:

Commencing at the East quarter corner of Section 33, Town 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan; thence N. $89^{\circ}48'40''$ W. 1329.00 feet along the North line of the Southeast quarter of said Section 33 to the East line of the West half of said Southeast quarter and the **Place of Beginning**; thence S. $00^{\circ}08'25''$ W. 400.00 feet along said West line; thence N. $89^{\circ}48'40''$ W. 175.00 feet parallel with said North line; thence N. $00^{\circ}08'25''$ E. 400.00 feet parallel with said East line to said North line; thence S. $89^{\circ}48'40''$ E. 175.00 feet along said North line to the Place of Beginning, containing 1.61 acres of land.

REZONING PARCEL



FINAL PLAN for PHASE 3 of 'STREAMSONG' CONDOMINIUM in PORTAGE, MICHIGAN

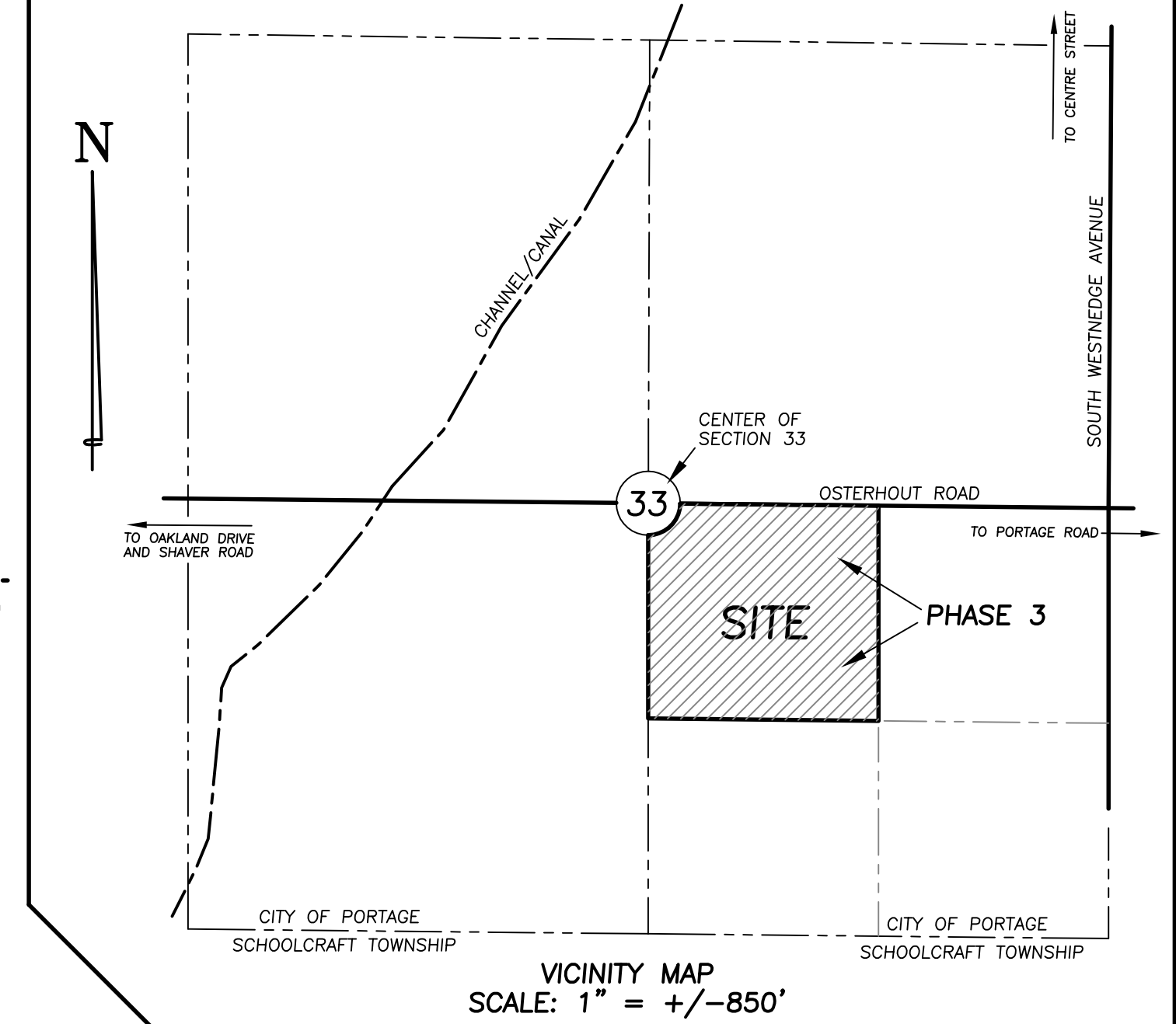
NOTE: "STREAMSONG" IS A CONDOMINIUM WITH PRIVATE STREETS.

ENTIRE PROPERTY = 39.0 ACRES
ADDRESS = 715 W. OSTERHOUT AVE.
CURRENT ZONING = PD

PARCEL DESCRIPTION (ALL PROPERTY):

A parcel of land situated in the Southeast quarter of Section 33, T. 3 S., R. 11 W., City of Portage, Kalamazoo County, Michigan being more particularly described as follows:

The Northwest 1/4 of the Southeast 1/4 of Section 33, Town 3 South, Range 11 West.



100' 0' 100' 200' 300'

NOTE: WITHIN EXISTING PHASES 1 AND 2, SOME DWELLING UNITS HAVE BEEN BUILT, SOME ARE UNDER CONSTRUCTION, AND SOME HAVE NOT YET BEEN CONSTRUCTED. POOL AREA (POOL, CLUBHOUSE, & PARKING LOT) IS COMPLETE.

FIRE DEPT. NOTES

COMBUSTIBLE BUILDING CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE HYDRANTS ARE OPERABLE AND AN ALL WEATHER ROAD SURFACE IS IN PLACE.

THE FIRE FLOW FOR EACH BUILDING IS 1000 GPM FROM ONE HYDRANT WITHIN 400' OF ALL PORTIONS OF THE BUILDING. THIS FLOW IS BASED ON THE FLOOR AREA OF ALL FLOORS INCLUDING BASEMENT FOR A BUILDING OF TYPE V-B CONSTRUCTION. SHOULD A BUILDING EXCEED 3600 SQUARE FEET, THE MINIMUM FIRE FLOW WILL BE BASED ON THE SIZE AND TYPE OF CONSTRUCTION FOR THAT BUILDING.

FIRE APPARATUS ACCESS ROADS 26.1 TO 32 FEET WIDE SHALL BE POSTED ON ONE SIDE AS A FIRE LANE.

ALL STREETS WILL BE WIDE ENOUGH TO ALLOW PARKING ON ONE SIDE OF THE STREET PER THE FIRE CODE.

PROPOSED PHASE 3
= 47 UNITS

AREA INFORMATION:

AREA (EXCLUDING OSTERHOUT AVE) = 39.0 ACRES
AREA OF CONSERVATIVE WETLAND = ±6.35 ACRES
UNDEVELOPED AREA EAST OF CONSERVATIVE WETLAND = ±3.92 ACRES
DEVELOPMENT AREA WEST OF CONSERVATIVE WETLAND = ±28.73 ACRES

NOTE: ALL MDEQ & EGLE APPROVALS AND PERMITS SHALL BE OBTAINED PRIOR TO STARTING UTILITY INSTALLATION. EROSION CONTROL PERMIT SHALL BE OBTAINED FROM THE CITY OF PORTAGE PRIOR TO ANY EARTHMOVING ACTIVITIES (INCLUDING APPROVED S.E.S.C. PLAN).

PHASE DATA

EXISTING PHASE 1: (2017/2018 CONSTRUCTION)
OF UNITS = 29 (PLUS 1 POOL CLUBHOUSE)
AREA = 9.51 ACRES (EXCLUDES OSTERHOUT R/W AREA)
DENSITY = 30 BUILDINGS / 9.51 AC. = 3.15 BUILDINGS/ACRE

EXISTING PHASE 2: (2020 CONSTRUCTION)
OF UNITS = 21
AREA = 6.42 ACRES
DENSITY = 21 UNITS / 6.42 AC. = 3.27 UNITS / ACRE

PROPOSED PHASE 3:
47 UNITS & 1 DWELLING / 23.03 ACRES = 2.08 HOUSES/AC.

SITE DATA (ENTIRE SITE):

SITE AREA = 39.0 ACRES
OF SHOWN DWELLINGS = 98
NET DENSITY = 98 DWELLINGS/39.0 ACRES = 2.51 DWELLINGS PER ACRE

CONDOMINIUM UNIT AREA = INTERIOR OF DWELLINGS
GENERAL COMMON AREA = ROADWAYS, NATURAL AREAS, AND NON YARD AREAS
LIMITED COMMON AREAS = YARD AREAS AROUND EACH DWELLING

GENERAL NOTES:

- 1) SUBJECT PROPERTY CONTAINS 39.0 ACRES AND IS CURRENTLY ZONED "PD".
- 2) SHOWN PROPERTY LINE LOCATIONS AND DIMENSIONS TAKEN FROM PRIOR SURVEY WORK BY THIS OFFICE.
- 3) SHOWN ELEVATION CONTOURS AND TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPHIC MAP PREPARED BY OTHERS.
- 4) SITE SHALL BE SERVED BY PUBLIC WATER MAINS AND SANITARY SEWERS.
- 5) ALL PROPOSED ROADWAYS SHALL HAVE A MINIMUM WIDTH OF 26.1 FEET BETWEEN BACKS OF CONCRETE ROLL CURBS AND SHALL BE PRIVATE. ALL STREETS SHALL BE PAVED AND SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS.
- 6) 4 FOOT WIDE CONCRETE SIDEWALKS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF ALL PROPOSED STREETS.
- 7) STREET NAMES ARE PENDING.
- 8) SITE IS PRIMARILY WOODED.
- 9) PROPOSED STORM SEWER SYSTEM SHALL BE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE ON-SITE CONDOMINIUM ASSOCIATION.
- 10) STREET LIGHTS, STREET SIGNS, TRAFFIC CONTROL, AND LANDSCAPING SHALL BE PROVIDED.
- 11) ALL ON SITE DWELLING CONSTRUCTION SHALL COMPLY WITH CITY OF PORTAGE AND STATE OF MICHIGAN CONSTRUCTION CODES (INCLUDING FOOTING DESIGN NEAR GROUNDWATER IF APPLICABLE).
- 12) THE MAXIMUM NUMBER OF DWELLINGS ON SITE (PER FINAL PLAN) SHALL BE 102.
- 13) OFF-STREET PARKING SPACES MAY BE INCORPORATED IN CERTAIN AREAS.
- 14) ONLY SINGLE FAMILY DETACHED UNITS ARE ALLOWED ALONG WEST PROPERTY LINE.
- 15) EROSION CONTROL PERMIT SHALL BE OBTAINED AS REQUIRED.
- 16) SANITARY SEWER AND WATER MAIN CONSTRUCTION PERMITS SHALL BE OBTAINED FROM THE STATE OF MICHIGAN (E.G.L.E.) AS REQUIRED.

BUILDING SETBACK INFORMATION:

MINIMUM DISTANCE BETWEEN BUILDINGS: 20.0'
MINIMUM DISTANCE BETWEEN BACK OF CURB AND FRONT OF BUILDING/GARAGE: 25.0'
MINIMUM PERIMETER REAR YARD SETBACK: 40.0'

BUILDING SIZE INFORMATION:

NO MORE THAN 40% OF THE DWELLINGS WITHIN STREAMSONG SHALL HAVE A FIRST FLOOR SQUARE FOOTAGE OF 1218 TO 1499. AT LEAST 60% OF ON-SITE DWELLINGS SHALL HAVE A FIRST FLOOR SQUARE FOOTAGE OF 1500-2000.

SHEET INDEX:

- 1) COVER SHEET
- 2) LAYOUT PLAN
- 3) UTILITY PLAN
- 4) GRADING PLAN
- 5) PLAN & PROFILE SHEET (NORTH PORTION)
- 6) PLAN & PROFILE SHEET (SOUTH PORTION)
- 7) CONSTRUCTION DETAILS & NOTES

OWNER & APPLICANT:
SDV DEVELOPMENT, LLC
3820 STADIUM DRIVE
KALAMAZOO, MI 49008
(269) 375-3820

COVER SHEET for FINAL PLAN for
PHASE 3 of STREAMSONG
NW 1/4 of the SE 1/4 of SEC. 33, T. 3 S., R. 11 W., CITY OF PORTAGE, MICHIGAN
MONUMENT ENGINEERING GROUP ASSOC., INC.
Formerly Ingersoll, Watson & McMachen, Inc.
1209 East Milham Road, Suite B • Portage, Michigan 49002 • Phone 269 344-6185

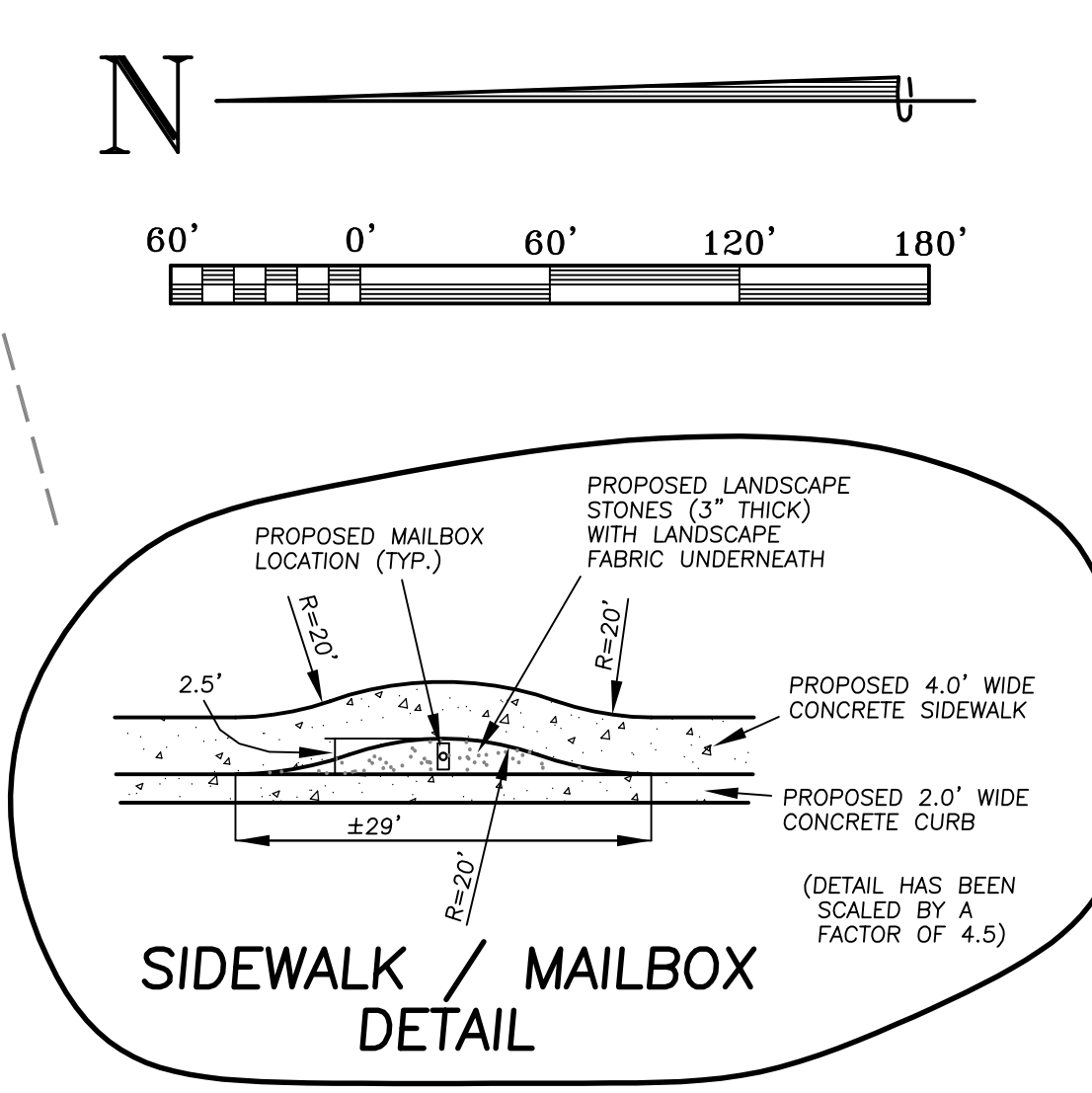
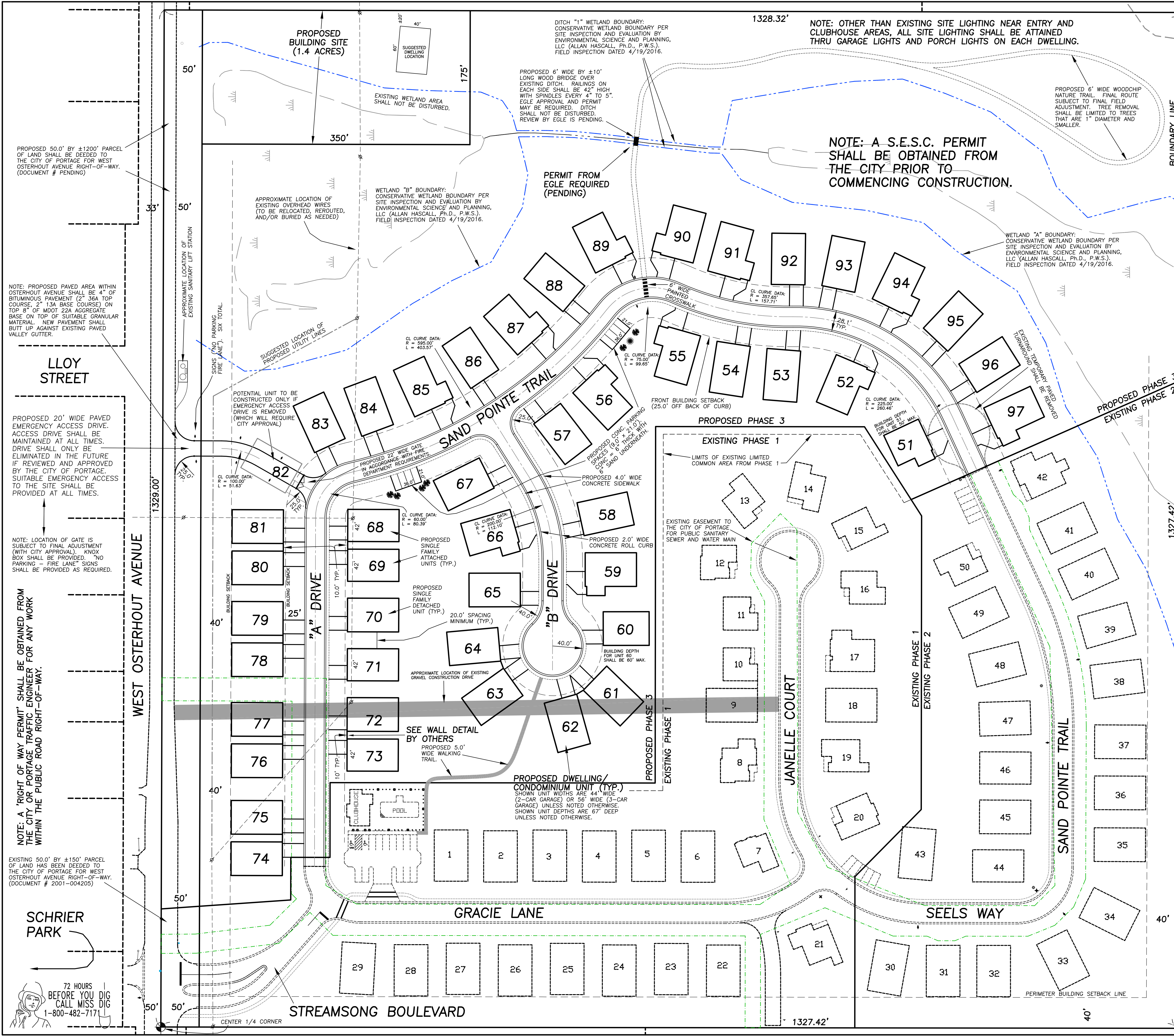
REVISED: 05/26/2022
REVISED: 03/30/2022
REVISED: 11/30/2021

DATE:
8/17/2021

SHEET:
1

JOB No.:
36555-3





NOTE: ON-SITE SPEED LIMIT SHALL BE 25 M.P.H.
(SPEED LIMIT SIGNS SHALL NOT BE PLACED UNLESS REQUIRED BY CITY OF PORTAGE OR DESIRED BY OWNER)

BUILDING SETBACK INFORMATION:
MINIMUM DISTANCE BETWEEN BUILDINGS: 20.0'
MINIMUM DISTANCE BETWEEN EDGE OF PAVEMENT AND FRONT OF BUILDING OR GARAGE: 25.0'
MINIMUM PERIMETER REAR YARD SETBACK: 40.0'

BUILDING SIZE INFORMATION:
THERE ARE 97 CONDOMINIUM DWELLINGS WITHIN STREAMSONG. AT LEAST 60% OF THOSE (59 UNITS) SHALL HAVE A FIRST FLOOR AREA OF 1500 SQUARE FEET OR GREATER. NO MORE THAN 38 UNITS SHALL HAVE A FIRST FLOOR AREA OF 1218 TO 1499 SQUARE FEET. ALL UNITS MUST HAVE A FIRST FLOOR AREA OF AT LEAST 1218 SQUARE FEET. NOTE THAT 'FIRST FLOOR AREA' EXCLUDES GARAGE AREA.

- GENERAL NOTES:**
- 1) "NO PARKING THIS SIDE OF STREET" SIGNS SHALL BE INSTALLED ATOP THE FIRE HYDRANT SIGNS AND MIDWAY BETWEEN THE FIRE HYDRANTS ON THE HYDRANT SIDE OF THE STREETS.
 - 2) STREET NAME SIGNS SHALL BE AT LEAST 9" FROM TOP TO BOTTOM OF ACTUAL SIGN (& PLACED ATOP STOP SIGNS).
 - 3) ALL PAVEMENT MARKINGS AND ALL TRAFFIC SIGNAGE SHALL COMPLY WITH STANDARDS IN THE M.M.U.T.C.D. (CURRENT EDITION).
 - 4) U-CORNER POSTS REQUIRED FOR ALL SIGNS.
 - 5) SOIL EROSION & SEDIMENTATION CONTROL PERMIT SHALL BE OBTAINED AS REQUIRED BY STATE LAW.
 - 6) PERMIT(S) SHALL BE OBTAINED FROM THE CITY OF PORTAGE AS REQUIRED.
 - 7) E.G.L.E. CONSTRUCTION PERMITS REQUIRED (FOR BOTH PUBLIC WATER MAIN & PUBLIC SANITARY SEWER) PRIOR TO THE COMMENCEMENT OF UTILITY INSTALLATION.

PHASE DATA	
EXISTING PHASE 1: (2017/2018 CONSTRUCTION)	
# OF UNITS = 29 (PLUS 1 POOL CLUBHOUSE)	
AREA = 9.51 ACRES (EXCLUDES OSTERHOUT R/W AREA)	
DENSITY = 30 BUILDINGS / 9.51 AC. = 3.15 BUILDINGS/ACRE	
EXISTING PHASE 2: (2020 CONSTRUCTION)	
# OF UNITS = 21	
AREA = 6.42 ACRES	
DENSITY = 21 UNITS / 6.42 AC. = 3.27 UNITS / ACRE	
PROPOSED PHASE 3:	
47 UNITS & 1 DWELLING / 23.03 ACRES = 2.08 HOUSES/AC.	

NOTE: PHASES 1 AND 2 HAVE BEEN CONSTRUCTED. PHASE 3 IS PROPOSED. NOT ALL DWELLINGS HAVE BEEN BUILT.

LAYOUT PLAN		DATE:	8/17/2021
PHASE 3 of STREAMSONG		SHEET:	2
NW 1/4 OF THE SE 1/4 OF SEC. 33, T. 3 S., R. 11 W., CITY OF PORTAGE, MICHIGAN		JOB No.:	36555-3
MONUMENT ENGINEERING GROUP ASSOC., INC.			
Formerly Ingersoll, Watson & McMachen, Inc.			
1209 East Milham Road, Suite B • Portage, Michigan 49002 • Phone 269 344-6165			

NOTE: THE PUBLIC WATER MAIN ON SITE WILL NEED TO BE POLYWRAPPED IN ACCORDANCE WITH SEC. 207.1.3.10 OF THE CITY'S 'CONSTRUCTION SPECIFICATIONS'.

LLOY STREET

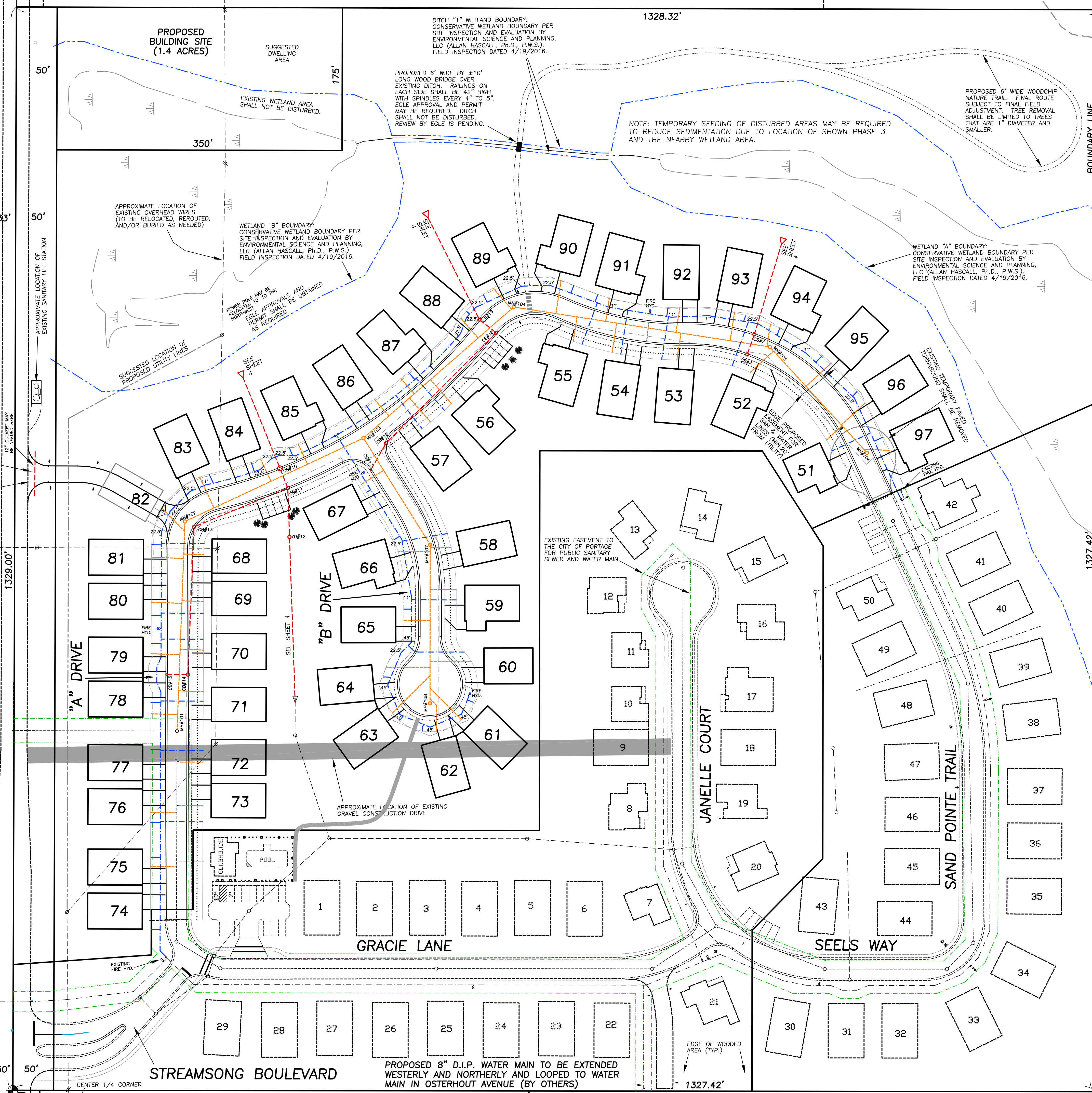
NOTE: PROPOSED PAVED AREA WITHIN OSTERHOUT AVENUE SHALL BE 4" OF BITUMINOUS PAVEMENT (2" 36A TOP COURSE, 2" 13A BASE COURSE) ON TOP 8" OF MODOT 22A AGGREGATE BASE ON TOP OF SUITABLE GRANULAR MATERIAL. NEW PAVEMENT SHALL BUTT UP AGAINST EXISTING PAVED VALLEY GUTTER.

NOTE: A 'RIGHT OF WAY PERMIT' SHALL BE OBTAINED FROM THE CITY OR PORTAGE TRAFFIC ENGINEER FOR ANY WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.

SCHRIER PARK



WEST OSTERHOUT AVENUE



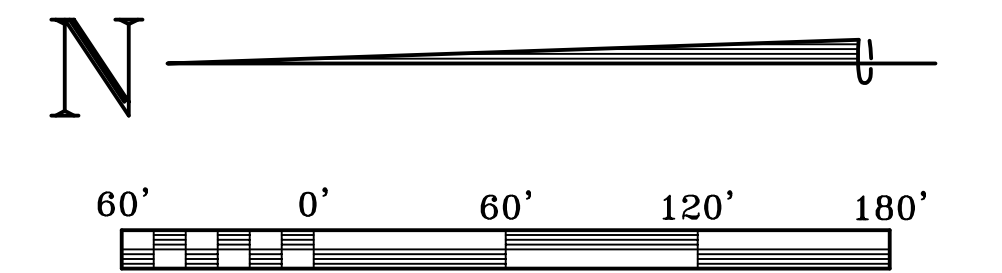
NOTE: OTHER THAN EXISTING SITE LIGHTING NEAR ENTRY & CLUBHOUSE AREAS, ALL SITE LIGHTING SHALL BE ATTAINED THROUGH STANDARD GARAGE LIGHTS & PORCH LIGHTS ON EACH DWELLING.

UTILITY LINE LEGEND

- EXISTING PUBLIC SANITARY SEWER OR PRIVATE 6" SEWER LEAD
- PROPOSED 8" PUBLIC SANITARY SEWER OR PRIVATE 6" SEWER LEAD
- EXISTING PRIVATE STORM SEWER
- PROPOSED PRIVATE STORM SEWER
- EXISTING PUBLIC WATER MAIN
- PROPOSED 8" PUBLIC WATER MAIN OR PRIVATE 1.25" COPPER WATER SERVICE
- PROPOSED GAS, ELECTRIC, TV, AND PHONE
- EDGE OF PROPOSED WATER MAIN EASEMENT TO THE CITY OF PORTAGE
- EDGE OF PROPOSED SANITARY SEWER EASEMENT TO THE CITY OF PORTAGE

NOTE: PROPOSED SANITARY SEWER LEADS AND PROPOSED WATER SERVICES SHALL TERMINATE AT A POINT 20 FEET OFF BACK OF CURB. SHOWN LOCATIONS ARE SUBJECT TO FINAL ADJUSTMENT.

NOTE: CERTAIN BUILDING FOOTINGS AND/OR BASEMENT FLOORS MAY SIT ON ENGINEERED FILL MATERIAL. FOR THESE SITES, PLACEMENT OF FILL, INSPECTION, AND/OR TESTING SHALL BE DONE IN ACCORDANCE WITH CITY OF PORTAGE REQUIREMENTS.



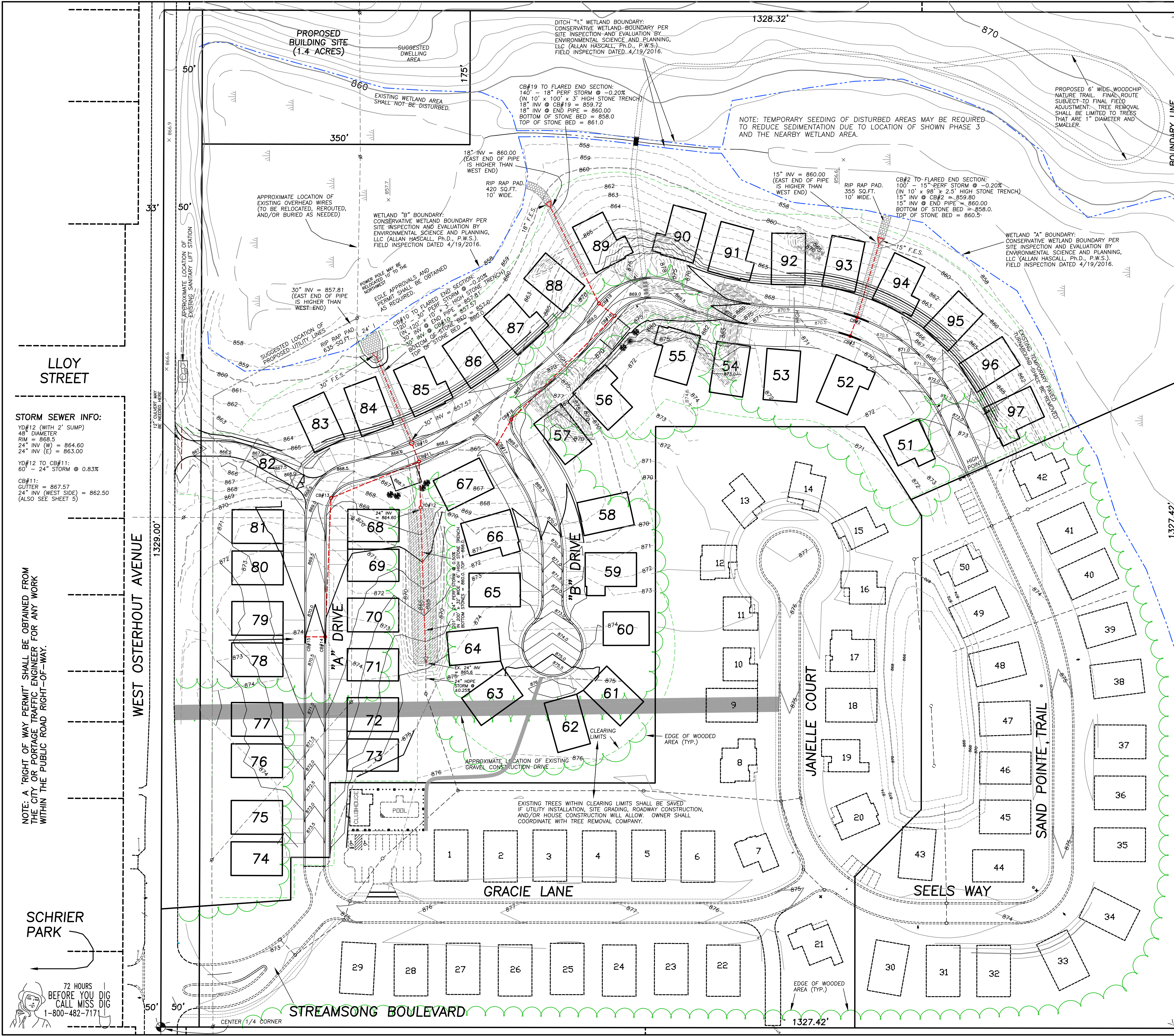
NOTE: A S.E.S.C. PERMIT SHALL BE OBTAINED FROM THE CITY PRIOR TO COMMENCING CONSTRUCTION.

NOTE: A S.E.S.C. PERMIT SHALL BE OBTAINED AS REQUIRED. THE PERMIT SHALL BE COORDINATED WITH THE CITY OF PORTAGE DEVELOPMENT REVIEW ADMINISTRATOR PRIOR TO COMMENCING CONSTRUCTION. THE S.E.S.C. PERMIT SHALL BE APPLIED FOR AFTER OBTAINING SITE PLAN APPROVAL.

- NOTE: TEMPORARY SEEDING OF DISTURBED AREAS MAY BE REQUIRED TO REDUCE SEDIMENTATION DUE TO LOCATION OF SHOWN PHASE 3 AND THE NEARBY WETLAND AREA.
- GENERAL NOTES:
- "NO PARKING THIS SIDE OF STREET" SIGNS SHALL BE INSTALLED ATOP THE FIRE HYDRANT SIGNS AND MIDWAY BETWEEN THE FIRE HYDRANTS ON THE HYDRANT SIDE OF THE STREETS.
 - STREET NAME SIGNS SHALL BE AT LEAST 9" FROM TOP TO BOTTOM OF ACTUAL SIGN (& PLACED ATOP STOP SIGNS).
 - ALL PAVEMENT MARKINGS AND ALL TRAFFIC SIGNAGE SHALL COMPLY WITH STANDARDS IN THE M.M.U.T.C.D. (CURRENT EDITION)
 - U-CHANNEL POSTS REQUIRED FOR ALL SIGNS.
 - SOIL EROSION & SEDIMENTATION CONTROL PERMIT SHALL BE OBTAINED AS REQUIRED BY STATE LAW.
 - PERMIT(S) SHALL BE OBTAINED FROM THE CITY OF PORTAGE AS REQUIRED.
 - E.G.L.C. CONSTRUCTION PERMITS REQUIRED (FOR BOTH PUBLIC WATER MAIN & PUBLIC SANITARY SEWER) PRIOR TO THE COMMENCEMENT OF UTILITY INSTALLATION.

NOTE: PHASES 1 AND 2 HAVE BEEN CONSTRUCTED. PHASE 3 IS PROPOSED. NOT ALL DWELLINGS HAVE BEEN BUILT.

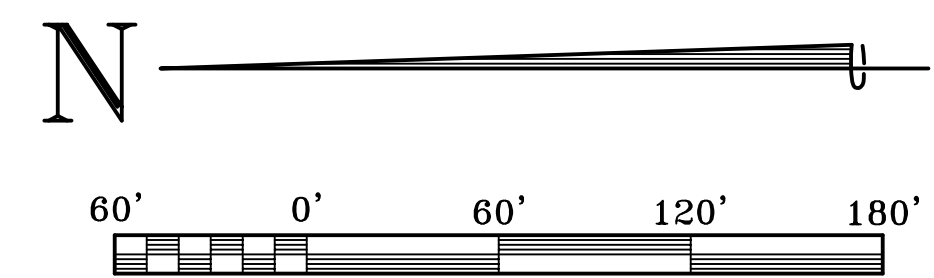
UTILITY PLAN PHASE 3 of STREAMSONG NW 1/4 of the SE 1/4 of SEC. 33, T. 3 S., R. 11 W., CITY OF PORTAGE, MICHIGAN MONUMENT ENGINEERING GROUP ASSOC., INC. Formerly Ingersoll, Watson & McMachen, Inc. 1209 East Milham Road, Suite B • Portage, Michigan 49002 • Phone 269 344-6185	DATE:	8/17/2021
	SHEET:	3
	JOB No.:	36555-3
	REVISED: 05/26/2022 REVISED: 03/30/2022 REVISED: 11/30/2021	



LEGEND

- 870 --- EXISTING ELEVATION CONTOUR FROM 2022 FIELD MAPPING (1.0' INTERVAL)
- 870 --- EXISTING ELEVATION CONTOUR FROM CITY OF PORTAGE TOPO MAP (2.0' INTERVAL)
- 871.0 --- PROPOSED ELEVATION CONTOUR (0.5' INTERVAL WITHIN ROADWAY, 1.0' INTERVAL OUTSIDE ROADWAY)
- - - - - EXISTING PRIVATE STORM SEWER PIPE
- - - - - PROPOSED PRIVATE STORM SEWER PIPE

NOTE: CERTAIN BUILDING FOOTINGS AND/OR BASEMENT FLOORS MAY SIT ON ENGINEERED FILL MATERIAL. FOR THESE SITES, PLACEMENT OF FILL, INSPECTION, AND/OR TESTING SHALL BE DONE IN ACCORDANCE WITH CITY OF PORTAGE REQUIREMENTS.



NOTE: A S.E.S.C. PERMIT SHALL BE OBTAINED FROM THE CITY PRIOR TO COMMENCING CONSTRUCTION.

NOTE: A S.E.S.C. PERMIT SHALL BE OBTAINED AS REQUIRED. THE PERMIT SHALL BE COORDINATED WITH THE CITY OF PORTAGE DEVELOPMENT REVIEW ADMINISTRATOR PRIOR TO COMMENCING CONSTRUCTION. THE S.E.S.C. PERMIT SHALL BE APPLIED FOR AFTER OBTAINING SITE PLAN APPROVAL.

NOTE: TEMPORARY SEEDING OF DISTURBED AREAS MAY BE REQUIRED TO REDUCE SEDIMENTATION DUE TO LOCATION OF SHOWN PHASE 3 AND THE NEARBY WETLAND AREA.

NOTE: WHERE FILL MATERIAL IS TO BE PLACED FOR FUTURE FOUNDATION / BASEMENT / HOUSES, GEOTECHNICAL COMPANY SHALL BE HIRED TO MONITOR AND/OR TEST THOSE FILL AREAS. THIS SHALL BE COORDINATED WITH THE CITY OF PORTAGE BUILDING SERVICES DEPARTMENT.

NOTE: PHASES 1 AND 2 HAVE BEEN CONSTRUCTED. PHASE 3 IS PROPOSED. NOT ALL DWELLINGS HAVE BEEN BUILT.

GRADING PLAN PHASE 3 of STREAMSONG NW 1/4 OF THE SE 1/4 OF SEC. 33, T. 3 S., R. 11 W., CITY OF PORTAGE, MICHIGAN		REVIS: 05/26/2022 REVISED: 03/30/2022 REVISED: 11/30/2021
MONUMENT ENGINEERING GROUP ASSOC., INC. Formerly Ingersoll, Watson & McMachen, Inc. 1209 East Milham Road, Suite B • Portage, Michigan 49002 • Phone 269 344-6185		DATE: 8/17/2021
		SHEET: 4
		JOB No.: 36555-3

STORM SEWER INFO:

YO#12 (WITH 2' SUMP)
48" DIAMETER
RIM = 866.5
24" INV (W) = 864.60
24" INV (E) = 863.00

YO#12 TO CB#11:
60' - 24" STORM @ 0.83%

CB#11:
OUTLET = 867.57
24" INV (WEST SIDE) = 862.50
(ALSO SEE SHEET 3)

NOTE: A "RIGHT OF WAY PERMIT" SHALL BE OBTAINED FROM THE CITY OR PORTAGE TRAFFIC ENGINEER FOR ANY WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.

SCHRIER PARK

72 HOURS BEFORE YOU DIG CALL MISS DIG
1-800-482-7171

LEGEND

- EXISTING PUBLIC SANITARY SEWER
- PROPOSED 8" PUBLIC SANITARY SEWER OR PRIVATE 6" SEWER LEAD
- EXISTING PRIVATE STORM SEWER
- PROPOSED PRIVATE STORM SEWER
- EXISTING PUBLIC WATER MAIN
- PROPOSED 8" PUBLIC WATER MAIN OR PRIVATE 1.25" COPPER WATER SERVICE
- PROPOSED GAS, ELECTRIC, TV, AND PHONE
- EDGE OF PROPOSED UTILITY EASEMENT TO THE CITY OF PORTAGE (PRELIMINARY)
- EDGE OF PROPOSED 4.0' WIDE CONCRETE SIDEWALK OR EDGE OF PROPOSED 5' WIDE WALKING TRAIL
- PROPOSED 2.0' WIDE CONCRETE ROLL CURB
- PROPOSED UNIT #
- EDGE OF EXISTING EASEMENT TO THE CITY OF PORTAGE
- EDGE OF CONSERVATIVE WETLAND
- BUILDING SETBACK LINE

GENERAL NOTES:

- LIGHT POLES AND ANY UTILITY POLE/BOX SHALL BE LOCATED AT LEAST 5.0 FEET OFF BACK OF CURB.
- STREET NAME SIGNS SHALL BE AT LEAST 9" FROM TOP TO BOTTOM OF ACTUAL SIGN (& PLACED ATOP STOP SIGNS).
- ALL PAVEMENT MARKINGS AND ALL TRAFFIC SIGNAGE SHALL COMPLY WITH STANDARDS IN THE M.U.L.T.C.D. (CURRENT EDITION).
- U-CHANNEL POSTS REQUIRED FOR ALL SIGNS.
- SOIL EROSION & SEDIMENTATION CONTROL PERMIT SHALL BE OBTAINED AS REQUIRED BY STATE LAW.
- PERMIT(S) SHALL BE OBTAINED FROM THE CITY OF PORTAGE AS REQUIRED.
- M.D.E.C. CONSTRUCTION PERMITS REQUIRED (FOR BOTH PUBLIC WATER MAIN & PUBLIC SANITARY SEWER) PRIOR TO THE COMMENCEMENT OF UTILITY INSTALLATION.
- "NO PARKING THIS SIDE OF STREET" SIGNS SHALL BE INSTALLED ATOP THE FIRE HYDRANT SIGNS AND MIDWAY BETWEEN THE FIRE HYDRANTS ON THE HYDRANT SIDE OF THE STREETS.
- FIVE INCH "STORZ" FITTINGS SHALL BE USED ON FIRE HYDRANTS.
- FOR ON-SITE DWELLINGS, BASEMENT FOOTINGS AND FOUNDATIONS SHALL COMPLY WITH BUILDING CODE REQUIREMENTS BASED ON TYPE OF SOIL PRESENT AND STABILITY OF SOIL.
- FOR ON-SITE DWELLINGS, REQUIRED RADON VENTING SYSTEM BELOW BASEMENT FLOOR SHALL, AS A PRECAUTION, BE PLUMBED TO ALSO BE A DRAINAGE SYSTEM DURING PERIODS OF HIGH GROUNDWATER.
- ALL PROPOSED STREET LIGHTS SHALL COMPLY WITH CITY OF PORTAGE STANDARDS AND CONSUMERS ENERGY STANDARDS WITH REGARD TO LOCATION AND LIGHT SPECIFICATION.
- ON-SITE SPEED LIMIT SHALL BE 25 MILES PER HOUR.
- UNDERGROUND GAS, ELECTRIC, TELEPHONE AND CABLE TV LINES SHALL BE DESIGNED BY UTILITY OWNERS AND SHALL NOT BE LOCATED IN PROPOSED STREET RIGHT-OF-WAYS UNLESS UTILITY IS CROSSING STREET (SQUARE TO CENTER LINE).
- AS-BUILT CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE ROADWAY PROJECT.
- PRIOR TO START OF UTILITY WORK, PRE-CONSTRUCTION MEETING SHALL BE HELD AT CITY OF PORTAGE OFFICES.

NOTE: PROPOSED WATER MAIN SHALL HAVE A MINIMUM OF 5.0' OF COVER AND A MAXIMUM OF 6.0' OF COVER AT INSTALLED LOCATION. WATER MAIN SHALL ALSO MAINTAIN 18" OF VERTICAL SEPARATION (MINIMUM) BETWEEN WATER MAIN AND STORM SEWER/ SANITARY SEWER. WATER SERVICES SHALL ALSO MAINTAIN AT LEAST 18" OF VERTICAL SEPARATION AT SEWER CROSSINGS.

ALSO SEE NOTES & INFO ON SHEET 6

EGE APPROVALS AND PERMIT SHALL BE OBTAINED.

NOTE: ALL STREET TREES SHALL BE INSTALLED AT LEAST 2.0' FROM WATER MAIN.

NOTE: IT IS RECOMMENDED THAT HYDRANTS WITH 6" BURY DEPTH BE USED TO REDUCE LIKELIHOOD OF HYDRANT EXTENSIONS BEING REQUIRED.

NOTE: NATURAL GAS, ELECTRIC, TELEPHONE, AND CABLE TV UNDERGROUND LINES SHALL BE CENTERED APPROXIMATELY 11 FEET OFF BACK OF CURB (ON SIDE OPPOSITE WATER MAIN).

NOTE: VEHICLE DRIVER'S SIGHT DISTANCE REQUIREMENTS SHALL BE MAINTAINED AT ALL INTERSECTIONS.

NOTE: 325' LINE OF SIGHT / SIGHT DISTANCE SHALL BE MAINTAINED AT INTERNAL INTERSECTIONS FOR SAFETY IN ACCORDANCE WITH CITY REQUIREMENTS.

NOTE: DEWATERING LIKELY NOT REQUIRED DURING CONSTRUCTION.

NOTE: ON-SITE SPEED LIMIT SHALL BE 25 M.P.H.
(SPEED LIMIT SIGNS SHALL NOT BE PLACED UNLESS REQUIRED BY CITY OF PORTAGE OR DESIRED BY OWNER)

NOTE: EACH UNIT WILL HAVE A FRONT YARD LIGHT ON A POLE OR BUILDING MOUNTED LIGHTS. "REGULAR" STREET LIGHTS WILL NOT BE INCORPORATED INTO PHASE 3 OF THIS DEVELOPMENT.

ALSO SEE NOTES & INFO ON SHEET 6

SCALES:
PLAN VIEW: 1" = 40'
PROFILE: 1" = 40' HORIZ.
1" = 4' VERTICAL

"A" DRIVE (PRELIM.) STA 0+00 TO STA 7+75

LINE LEGEND

- PROPOSED C.L. GRADE
- EXISTING GRADE ALONG C.L.
- EXISTING GRADE 50' SOUTH OF C.L.
- EXISTING GRADE 50' NORTH OF C.L.

NOTE: FOR CATCH BASINS AT LOW POINTS, GUTTER ELEVATION IS 0.50' BELOW CENTER LINE ELEVATION. FOR ALL OTHER CATCH BASINS, GUTTER ELEVATION IS 0.40' BELOW CENTER

NOTE: STORM SEWER PIPE RUN CB#16 TO #18 SHALL BE IN A 185" x 4' WIDE BY 2.5' HIGH STONE TRENCH. BOTTOM OF STONES = ELEV 858.0.

LINE LEGEND

- PROPOSED C.L. GRADE
- EXISTING GRADE ALONG C.L.
- EXISTING GRADE 50' NORTH OF C.L.
- EXISTING GRADE 50' SOUTH OF C.L.



SCALES:
PLAN VIEW: 1" = 40'
PROFILE: 1" = 40' HORIZ.
1" = 4' VERTICAL

PROPOSED PUBLIC
8" D.I.P. WATER MAIN
(WITHIN MINIMUM 20.0'
WIDE EASEMENT TO BE
GRANTED TO THE CITY
OF PORTAGE)

SEE SHEETS
2, 3, & 4

NOTE: HIGH GROUNDWATER WITHIN
THIS PROPERTY IS IN THE 857 TO
858 RANGE.

ALSO SEE NOTES &
INFO ON SHEET 5

NOTE: DEWATERING LIKELY NOT
REQUIRED DURING CONSTRUCTION.

GENERAL NOTES:

- 1) LIGHT POLES AND ANY UTILITY POLE/BOX SHALL BE LOCATED AT LEAST 5.0 FEET OFF BACK OF CURB.
- 2) STREET NAME SIGNS SHALL BE AT LEAST 9" FROM TOP TO BOTTOM OF ACTUAL SIGN (& PLACED ATOP STOP SIGNS).
- 3) ALL PAVEMENT MARKINGS AND ALL TRAFFIC SIGNAGE SHALL COMPLY WITH STANDARDS IN THE M.M.U.T.C.D.(CURRENT EDITION)
- 4) U-CHANNEL POSTS REQUIRED FOR ALL SIGNS.
- 5) SOIL EROSION & SEDIMENTATION CONTROL PERMIT SHALL BE OBTAINED AS REQUIRED BY STATE LAW.
- 6) PERMIT(S) SHALL BE OBTAINED FROM THE CITY OF PORTAGE AS REQUIRED.
- 7) M.D.E.C. CONSTRUCTION PERMITS REQUIRED (FOR BOTH PUBLIC WATER MAIN & PUBLIC SANITARY SEWER) PRIOR TO THE COMMENCEMENT OF UTILITY INSTALLATION.
- 8) "NO PARKING THIS SIDE OF STREET" SIGNS SHALL BE INSTALLED ATOP THE FIRE HYDRANT SIGNS AND MIDWAY BETWEEN THE FIRE HYDRANTS ON THE HYDRANT SIDE OF THE STREETS.
- 9) FIVE INCH "STORZ" FITTINGS SHALL BE USED ON FIRE HYDRANTS.
- 10) FOR ON-SITE DWELLINGS, BASEMENT FOOTINGS AND FOUNDATIONS SHALL COMPLY WITH BUILDING CODE REQUIREMENTS BASED ON TYPE OF SOIL PRESENT AND STABILITY OF SOIL.
- 11) FOR ON-SITE DWELLINGS, REQUIRED RADON VENTING SYSTEM BELOW BASEMENT FLOOR SHALL, AS A PRECAUTION, BE PLUMBED TO ALSO BE A DRAINAGE SYSTEM DURING PERIODS OF HIGH GROUNDWATER.
- 12) ALL PROPOSED STREET LIGHTS SHALL COMPLY WITH CITY OF PORTAGE STANDARDS AND CONSUMERS ENERGY STANDARDS WITH REGARDS TO LOCATION AND LIGHT SPECIFICATION.
- 13) ON-SITE SPEED LIMIT SHALL BE 25 MILES PER HOUR.
- 14) UNDERGROUND GAS, ELECTRIC, TELEPHONE AND CABLE TV LINES SHALL BE DESIGNED BY UTILITY OWNERS AND SHALL NOT BE LOCATED IN PROPOSED STREET RIGHT-OF-WAYS UNLESS UTILITY IS CROSSING STREET (SQUARE TO CENTER LINE).
- 15) AS-BUILT CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE ROADWAY PROJECT.
- 16) PRIOR TO START OF UTILITY WORK, PRE-CONSTRUCTION MEETING SHALL BE HELD AT CITY OF PORTAGE OFFICES.

LEGEND

- EXISTING PUBLIC SANITARY SEWER
- PROPOSED 8" PUBLIC SANITARY SEWER OR PRIVATE 6" SEWER LEAD
- EXISTING PRIVATE STORM SEWER
- PROPOSED PRIVATE STORM SEWER
- EXISTING PUBLIC WATER MAIN
- PROPOSED 8" PUBLIC WATER MAIN OR PRIVATE 1.25" COPPER WATER SERVICE
- PROPOSED GAS, ELECTRIC, TV, AND PHONE
- EDGE OF PROPOSED UTILITY EASEMENT TO THE CITY OF PORTAGE (PRELIMINARY)
- EDGE OF PROPOSED 4.0' WIDE CONCRETE SIDEWALK OR EDGE OF PROPOSED 5' WIDE WALKING TRAIL
- ===== PROPOSED 2.0' WIDE CONCRETE ROLL CURB
- 85 PROPOSED UNIT #
- EDGE OF EXISTING EASEMENT TO THE CITY OF PORTAGE
- EDGE OF CONSERVATIVE WETLAND
- BUILDING SETBACK LINE

ALSO SEE NOTES &
INFO ON SHEET 5

NOTE: EACH UNIT WILL HAVE A FRONT
YARD LIGHT ON A POLE OR BUILDING
MOUNTED LIGHTS. "REGULAR" STREET
LIGHTS WILL NOT BE INCORPORATED
INTO PHASE 3 OF THIS DEVELOPMENT.

NOTE: ALL STREET TREES SHALL BE
INSTALLED AT LEAST 2.0' FROM WATER MAIN.

NOTE: IT IS RECOMMENDED THAT HYDRANTS WITH
6" BURY DEPTH BE USED TO REDUCE LIKELIHOOD
OF HYDRANT EXTENSIONS BEING REQUIRED.

NOTE: NATURAL GAS, ELECTRIC,
TELEPHONE, AND CABLE TV
UNDERGROUND LINES SHALL
BE CENTERED APPROXIMATELY
11 FEET OFF BACK OF CURB
(ON SIDE OPPOSITE WATER MAIN)

NOTE: VEHICLE DRIVER'S SIGHT DISTANCE
REQUIREMENTS SHALL BE MAINTAINED AT
ALL INTERSECTIONS.

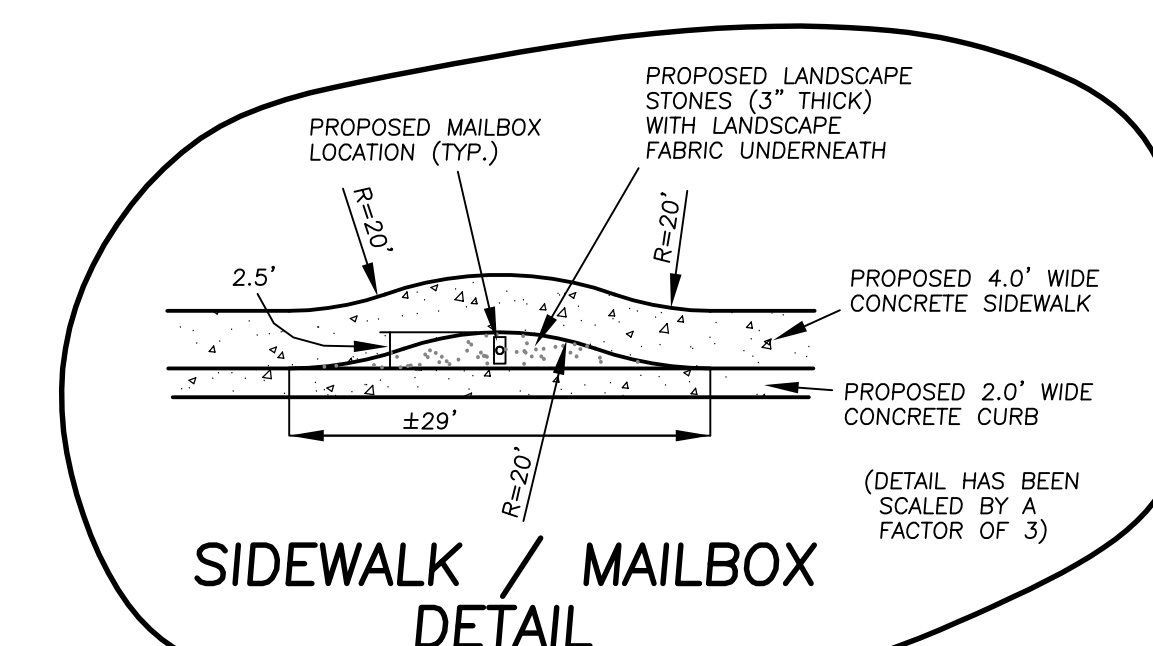
NOTE: 325' LINE OF SIGHT / SIGHT
DISTANCE SHALL BE MAINTAINED
AT INTERNAL INTERSECTIONS
FOR SAFETY IN ACCORDANCE
WITH CITY REQUIREMENTS

NOTE: ON-SITE SPEED LIMIT
SHALL BE 25 M.P.H.

(SPEED LIMIT SIGNS SHALL NOT BE PLACED UNLESS REQUIRED BY
CITY OF PORTAGE OR DESIRED BY OWNER)

CAUTION: U/G UTIL'S

NOTE: PROPOSED WATER MAIN
SHALL HAVE A MINIMUM OF 5.0'
OF COVER AND A MAXIMUM OF
6.0' OF COVER AT INSTALLED
LOCATION. WATER MAIN SHALL
ALSO MAINTAIN 18" OF VERTICAL
SEPARATION (MINIMUM) BETWEEN
WATER MAIN AND STORM SEWER/
SANITARY SEWER. WATER SERVICES
SHALL ALSO MAINTAIN AT LEAST
18" OF VERTICAL SEPARATION AT
SEWER CROSSINGS.

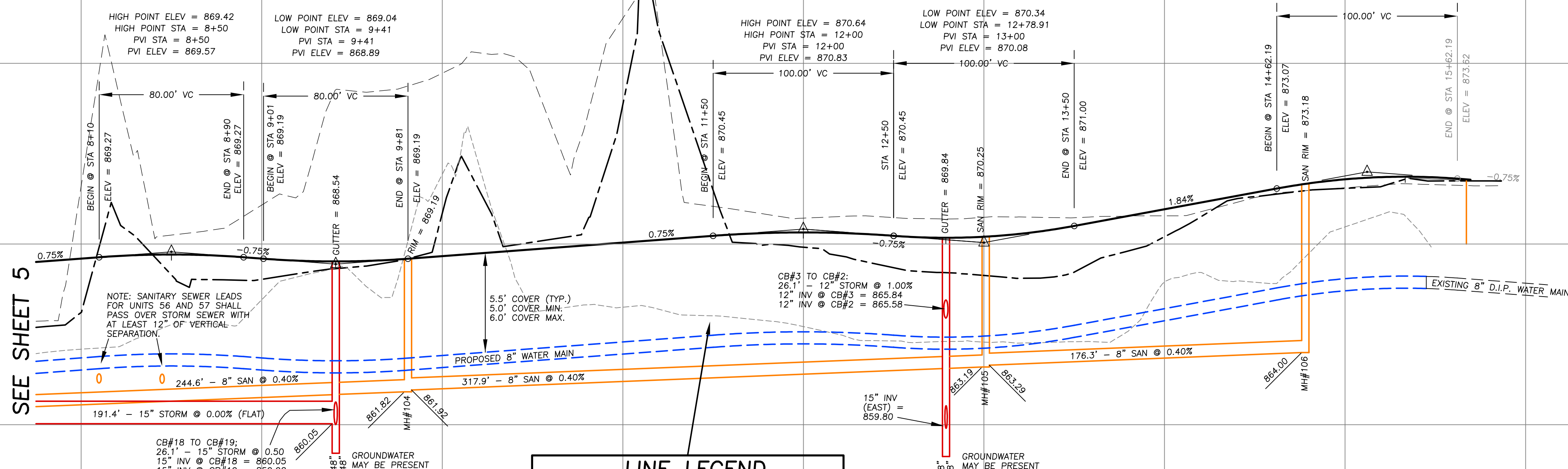


7+00 8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00

PROPOSED ROAD
CENTER LINE GRADE

"A" DRIVE (PRELIM.)
STA 7+75 TO STA 15+70

HIGH POINT ELEV = 873.72
HIGH POINT STA = 15+33.27
PVI STA = 15+12.19
PVI ELEV = 873.99



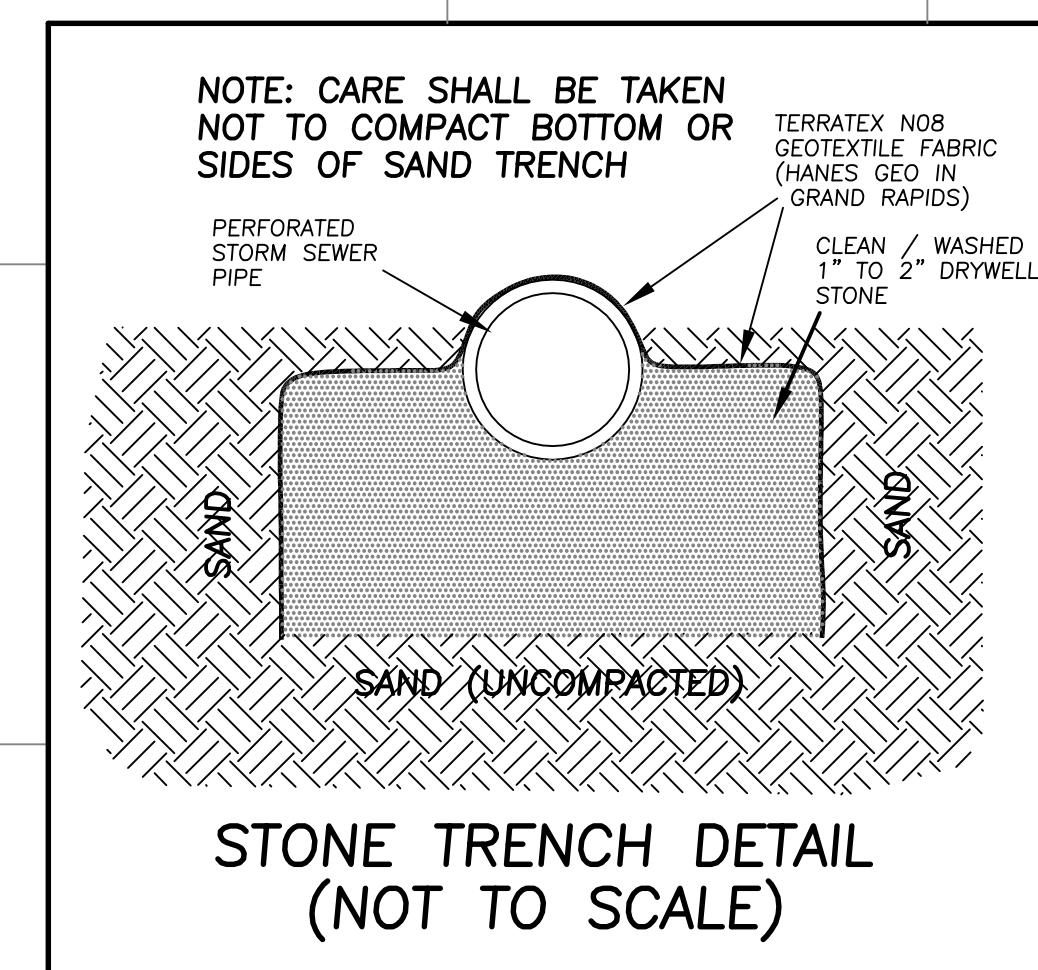
NOTE: STORM SEWER PIPE RUN
CB#16 TO #18 SHALL BE IN A
185' x 4' WIDE BY 2.5' HIGH
STONE TRENCH. BOTTOM OF
STONES = ELEV 858.0.

LINE LEGEND

- PROPOSED C.L. GRADE
- EXISTING GRADE ALONG C.L.
- EXISTING GRADE 50' WEST OF C.L.
- EXISTING GRADE 50' EAST OF C.L.

NOTE: ALL 1.25" WATER SERVICES SHALL PASS OVER SANITARY
SEWER PIPE AND STORM SEWER PIPE WITH AT LEAST 18" OF
VERTICAL SEPARATION. WATER SERVICES SHALL ALSO HAVE
AT LEAST 5.0' OF EARTH COVER (AND NO MORE THAN 6.0'
OF EARTH COVER) BASED ON FINAL GRADE.

NOTE: SANITARY SEWER LEADS SHALL PASS UNDER WATER MAIN
IF 18" OF VERTICAL SEPARATION CAN BE PROVIDED BETWEEN
LEAD AND WATER MAIN. OTHERWISE, LEAD SHALL PASS OVER
WATER MAIN WITH 18" OF VERTICAL SEPARATION PROVIDED.



GENERAL NOTES

- 1) CONTRACTOR SHALL NOTIFY MISS DIG AT 1-800-482-7171 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 2) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON THIS SITE WHICH ARE NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL UTILITIES ON SITE, WHETHER SHOWN ON THESE PLANS OR NOT.
- 3) CONTRACTOR SHALL PROVIDE ALL SIGNS, FENCING, LIGHTS, BARRICADES, ETC. NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING CONSTRUCTION.
- 4) REQUESTS FOR CONSTRUCTION STAKING SHALL BE DIRECTED TO THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THEIR ACTUAL NEED.
- 5) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES FOR THE PROTECTION AND/OR RELOCATION OF EXISTING UTILITIES.
- 6) ALL MATERIALS PLACED DURING CONSTRUCTION SHALL BE IN NEW CONDITION, SHALL BE FREE FROM DEFECTS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY AND THEIR INSPECTOR.
- 7) ALL CONSTRUCTION SHALL BE SUBJECT TO CONSTRUCTION INSPECTION BY OWNER, OWNER'S REPRESENTATIVE, AND THE CITY OF PORTAGE.
- 8) ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON USGS DATUM AS PROMULGATED WITHIN THE CITY OF PORTAGE.
- 9) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTAGE CONTRACT CONDITIONS AND SPECIFICATIONS.
- 10) A SOIL EROSION CONTROL PERMIT NEEDS TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY GRADING ACTIVITIES.

CONSTRUCTION NOTES

- 1) ALL PIPE LENGTH DISTANCES ARE FROM CENTER TO CENTER OF STRUCTURE.
- 2) ALL TRENCHING AND BACKFILLING FOR UTILITIES SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF PORTAGE STANDARD SPECIFICATIONS AND THE REQUIREMENTS INDICATED ON THE CONSTRUCTION DRAWINGS.
- 3) ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, AND LAWS.

WATER MAIN NOTES

- 1) ALL 8" OR 10" WATER MAIN SHALL BE AWWA C151, CLASS 52 DUCTILE IRON PIPE. ALL 12" WATER MAIN SHALL BE AWWA C151, CLASS 53 DUCTILE IRON PIPE. ALL PIPE SHALL HAVE CEMENT LINING AND SHALL BE INSTALLED ACCORDING TO THE CITY OF PORTAGE STANDARD SPECIFICATIONS (AVAILABLE AT CITY OF PORTAGE WEBSITE: www.portage.mi.gov).
- 2) ALL WATER MAIN CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY A CITY OF PORTAGE APPROVED INSPECTOR.
- 3) MINIMUM 5.0' AND MAXIMUM 6.0' OF COVER OVER NEW WATER MAIN PIPE IS REQUIRED ONCE FINAL SITE GRADING IS COMPLETE.
- 4) WATER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF PORTAGE STANDARD DETAIL SD-153, TYPICAL SERVICE LINE AND METER BOX INSTALLATIONS. PLUMBING PERMIT REQUIRED.
- 5) HYDRANT ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF PORTAGE STANDARD DETAIL SD-144, AUXILIARY VALVE LOCATION.
- 6) HYDRANT SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF PORTAGE STANDARD DETAIL SD-145, STANDARD HYDRANT SIGN. NOTE: FIRE HYDRANT SIGNS SHALL BE INSTALLED A MINIMUM 4.0' FROM THE CENTER OF THE INSTALLED HYDRANT PER THE CITY'S NEW REQUIREMENTS.

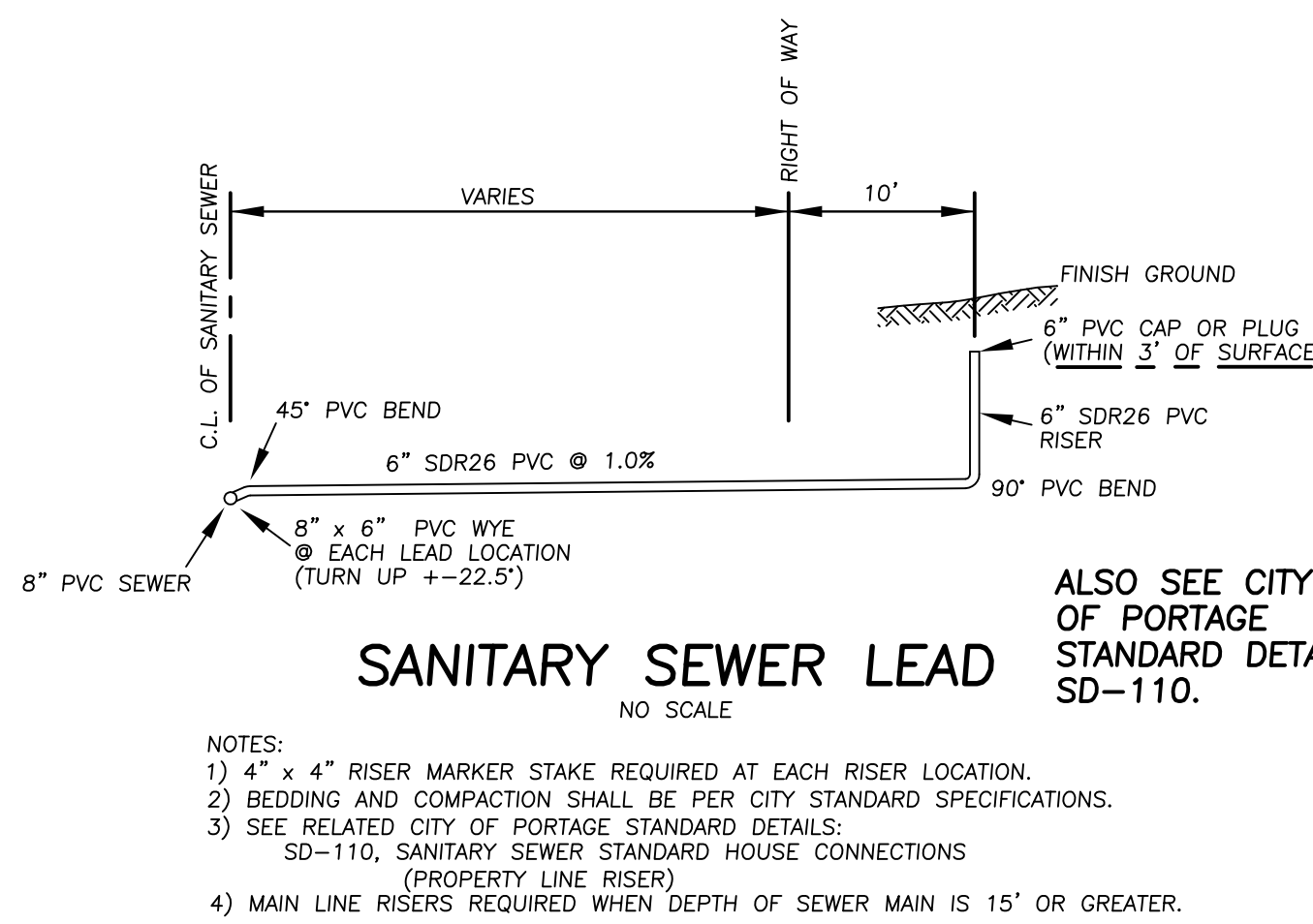
SANITARY SEWER NOTES

- 1) ALL SANITARY SEWER PIPE SHALL BE SDR26 PVC AND SHALL COMPLY WITH ASTM D 3033 OR ASTM D 3034. PIPE SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- 2) ALL SANITARY SEWER CONSTRUCTION, INCLUDING MAINLINES, LATERALS, MANHOLES, AND APPURTENANCES, SHALL CONFORM WITH THE CITY OF PORTAGE REQUIREMENTS AND SPECIFICATIONS AND SHALL BE SUBJECT TO THEIR INSPECTION.

PRIVATE UTILITY NOTES

- 1) UNDERGROUND ELECTRIC, NATURAL GAS, TELEPHONE, AND CABLE TV PRIVATE UTILITIES SHALL BE SIZED AND INSTALLED BY UTILITY OWNERS.

NOTE: ALL SANITARY SEWER SHALL BE SDR26 PIPE.



STORM SEWER NOTES

- 1) STORM SEWER PIPE SHALL BE EITHER CORRUGATED POLYETHYLENE (C.P.E.), REINFORCED CONCRETE (R.C.P.), OR OTHER TYPES MEETING MDOT AND CITY OF PORTAGE APPROVAL.
- 2) CORRUGATED POLYETHYLENE (C.P.E.) PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M 294 TYPE 5 (DUAL WALL, SMOOTH INSIDE, CORRUGATED OUTSIDE, NO PERFORATIONS). THE JOINTS SHALL BE WATER TIGHT AND COMPLY WITH ASTM D 3212. (HANCOR HI-Q, ADS N-12, OR EQUIVALENT)
- 3) REINFORCED CONCRETE PIPE (R.C.P.) SHALL MEET THE REQUIREMENTS OF ASTM C 76. THE JOINTS SHALL BE WATER TIGHT AND COMPLY WITH ASTM C 443.
- 4) ~~NON-REINFORCED CONCRETE PIPE (R.C.P.) SHALL MEET THE REQUIREMENTS OF ASTM C 443. THE JOINTS SHALL BE WATER TIGHT AND COMPLY WITH ASTM C 443.~~
- 5) PREMIUM WATER TIGHT JOINTS (RUBBER OR SLIP SEAL) ARE REQUIRED AT EACH STORM SEWER PIPE JOINT IN ACCORDANCE WITH CITY OF PORTAGE REQUIREMENTS.
- 6) PIPE CONNECTIONS AT ALL SOLID WALLED STRUCTURES SHALL BE MADE WITH A WATER TIGHT RESILIENT CONNECTOR (RUBBER TYPE BOOT WITH STAINLESS STEEL BANDS, OR OTHER TYPE AS APPROVED BY CITY OF PORTAGE).
- 7) STORM SEWER PIPE SHALL HAVE A MINIMUM OF 24 INCHES OF COVER.
- 8) ALL STORM SEWER PIPE AND INSTALLATION SHALL COMPLY WITH CITY OF PORTAGE "CONSTRUCTION SPECIFICATIONS AND STANDARDS".
- 9) ALL STORM SEWER PIPE, JOINTS, AND GASKETS SHALL BE INSPECTED. ANY DEFECTIVE PRODUCTS SHALL NOT BE INSTALLED AND SHALL BE REMOVED FROM THE SITE.
- 10) ALL SOLID WALLED STRUCTURES SHALL HAVE CONCRETE BOTTOMS.
- 11) DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE BACKFILL HAS BEEN PLACED AND PRIOR TO INSTALLING ANY ASPHALT OR CONCRETE SURFACE. NO PIPE SHALL EXCEED A DEFLECTION OF FIVE (5) PERCENT. THE DEFLECTION TEST SHALL BE RUN USING A RIGID BALL OR MANDREL, HAVING A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. DEFLECTION SHALL BE CONDUCTED AFTER FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS.
- 12) ALL PUBLIC STORM SEWER PIPE SHALL BE TELEVIEWED IN ACCORDANCE WITH SECTION 208.2.6 (TELEVIEWING) OF THE CITY'S SPECIFICATIONS.

SOIL EROSION CONTROL NOTES

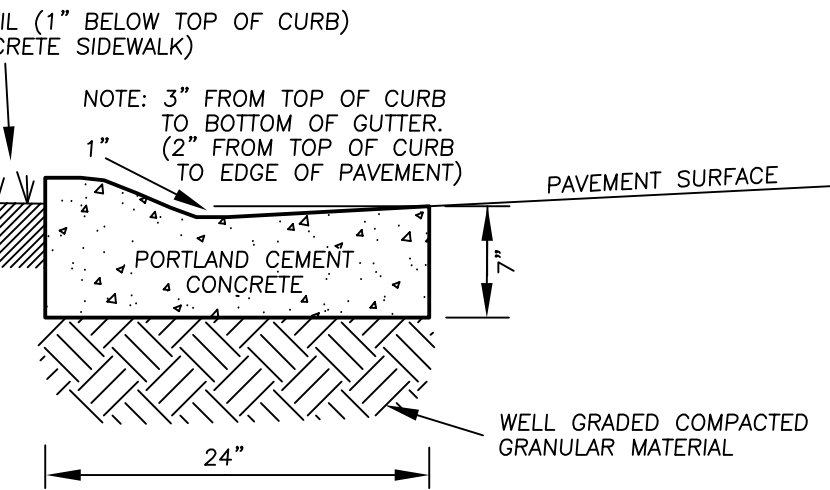
- 1) ALL CONSTRUCTION SHALL COMPLY WITH THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (P.A. 451 OF 1994, AS AMENDED) AS ADMINISTERED BY THE CITY OF PORTAGE.
- 2) EARTHWORK CONTRACTORS SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - A) BERMING OR FILTERING OF RUNOFF AT PROPERTY LINES WHERE EROSION COULD OCCUR.
 - B) PROTECTION OF ALL EXISTING AND NEWLY CONSTRUCTED STORM SEWER STRUCTURES, WHETHER ADJACENT TO THE SITE OR ON THE SITE.
 - C) MINIMIZATION OF TRACKING OF MATERIAL OFF-SITE.
 - D) SWEEPING AND CLEANING OF ADJACENT STREETS AS NECESSARY.
- 3) OWNER SHALL OBTAIN "SOIL EROSION CONTROL PERMIT" FROM THE CITY OF PORTAGE.

RESTORATION NOTES

- 1) ALL DISTURBED AREAS SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND GRASS SEED, OR OTHER REQUIRED LANDSCAPING.
- 2) EXISTING STREETS AND YARDS SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT WHICH EXISTED PRIOR TO CONSTRUCTION.

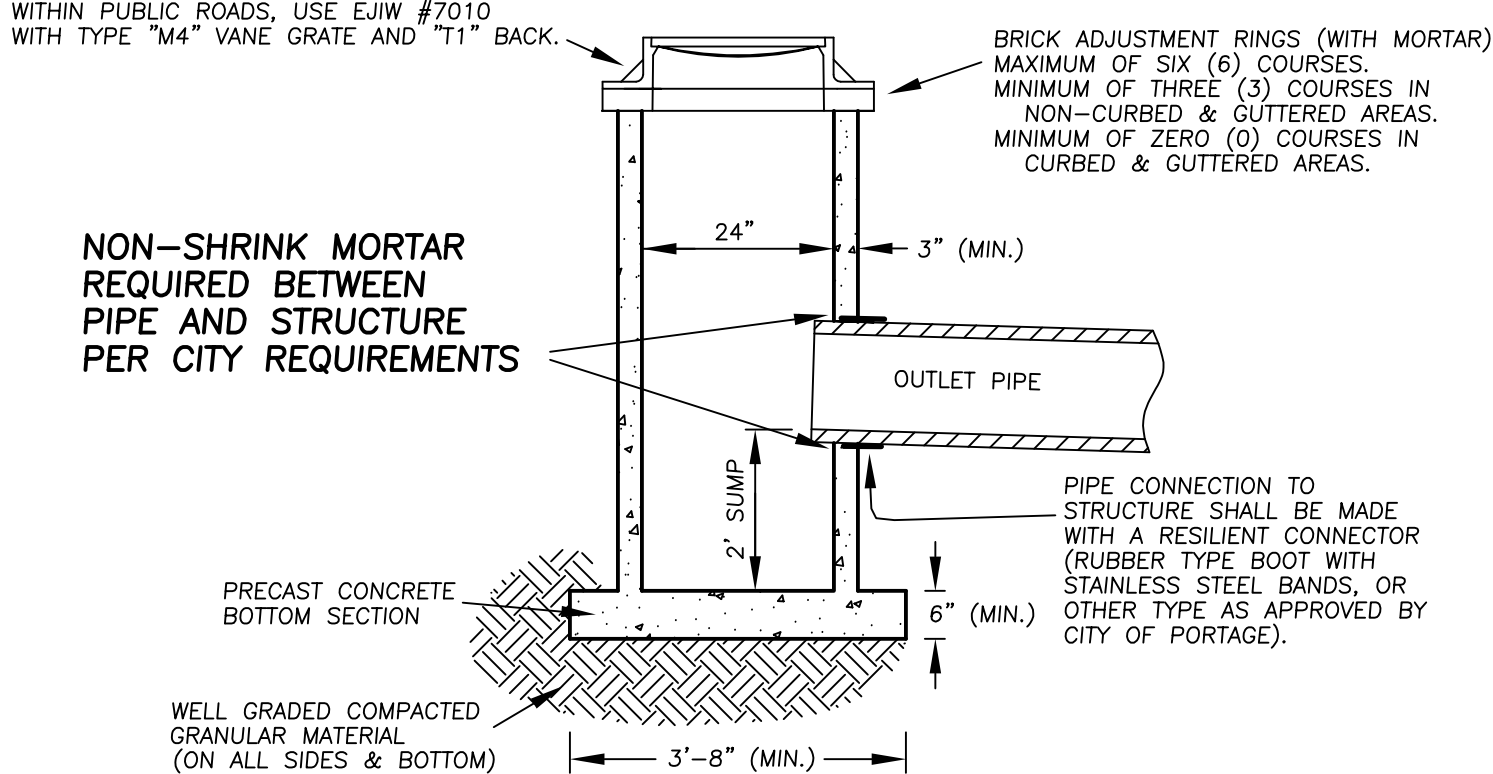
STREET LIGHTS & STREET SIGNS

- 1) DECIDUOUS TREES AT PLANTING SHALL HAVE A MINIMUM CALIPER OF 1.5" AT 6" ABOVE THE ROOT BALL; A CLEAR STEM OF 4 FEET; AND A BURLAP BALL SIZE OF AT LEAST 10 TIMES THE CALIPER. ALLOWED TREES INCLUDE: SARGENT CHERRY, AMUR CORKTREE, GOLDENRAIN TREE, MAPLES (HEDGE, PACIFIC SUNSET, TRI-DENT, TATARIAN MAPLE), AMERICAN & EUROPEAN HORNBEAM, KATSURA TREE, IVORY SILK JAPANESE TREE, LILAC, & ORNAMENTAL PEARS (CLEVELAND AND REDSPIRE CALLERY PEAR).
- 2) STREET LIGHTS SHALL BE 8500 LUMEN, HIGH PRESSURE SODIUM VAPOR. DECORATIVE LIGHT POLES SHALL HAVE A HEIGHT OF 19 FEET. ALL LIGHT STANDARDS AND UTILITY POLES SHALL BE LOCATED AT LEAST 5 FEET OFF PROPOSED BACK OF CURB.
- 3) ALL PAVEMENT MARKINGS AND TRAFFIC SIGNS MUST CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ("M.M.U.T.C.D.").
- 4) ALL STREET SIGNS SHALL CONFORM TO CITY OF PORTAGE PUBLISHED REQUIREMENTS. ALL SIGNS SHALL BE INSTALLED ON 3 POUND GALVANIZED U-CHANNEL POSTS AND SHALL HAVE A MINIMUM POST BURY OF 36 INCHES. DISTANCE FROM BOTTOM OF SIGN TO GROUND SHALL BE 7 FEET. ANYTHING NOT SPECIFIED IN THESE PLANS SHALL BE IN ACCORDANCE WITH THE M.M.U.T.C.D. STREET NAME SIGNS SHALL BE 9 INCHES TALL (VERTICAL DIMENSION OF ACTUAL SIGN).



CONCRETE ROLL CURB

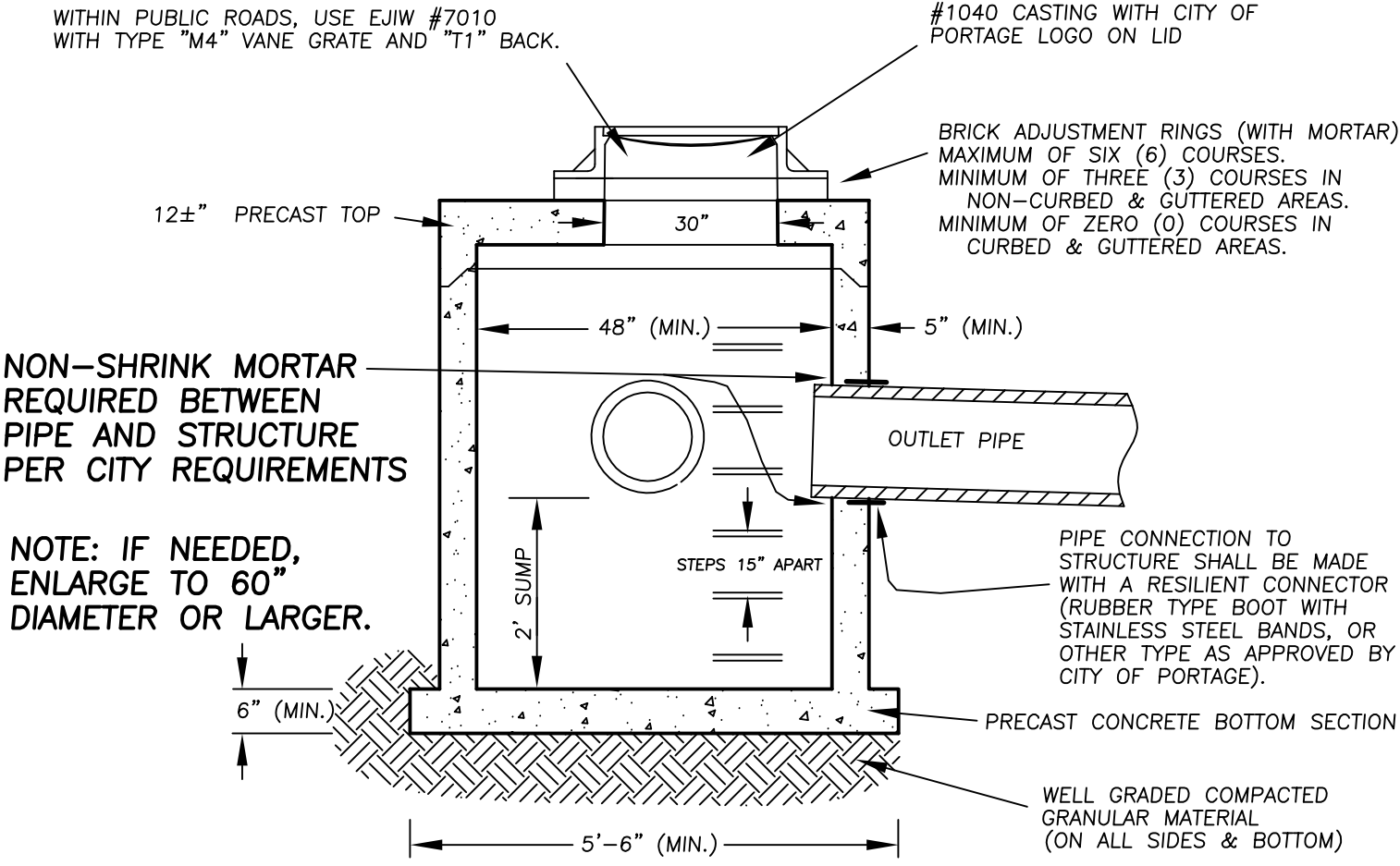
- NOTE: 1) CONCRETE SHALL BE MDOT GRADES 35P OR 35S, AND MEET THE FOLLOWING REQUIREMENTS:
• ALL AGGREGATES SHALL BE Limestone OR SLAG MATERIAL.
• ENTRAINED AIR, 6 TO 8 PERCENT
• COMPRESSIVE STRENGTH AT 28 DAYS = 3500 P.S.I.
• SLUMP = 1.5 TO 3 INCHES
• MODULUS OF RUPTURE AT 28 DAYS = 650 P.S.I.
• MINIMUM PORTLAND CEMENT CONTENT = 5.50 SACKS PER CUBIC YARD
- 2) EXPANSION JOINTS SHALL BE PLACED AT SPRING POINTS AND UNIFORM INTERVALS OF NOT MORE THAN 100 FEET.
- 3) PLANE OF WEAKNESS JOINTS SHALL BE PLACED AT UNIFORM INTERVALS OF TEN (10) FEET. IRREGULAR SECTIONS SHALL NOT BE LESS THAN EIGHT (8) FEET.
- 4) CONCRETE SHALL BE CURED IN A MANNER APPROVED BY THE CITY OF PORTAGE.



24" STORM SEWER INLET

- NOTES:
- 1) STRUCTURE SHALL HAVE A 2 FOOT SUMP UNLESS SLOPE OF OUTLET PIPE EQUALS OR EXCEEDS THREE (3) PERCENT.
 - 2) HEIGHT OF STRUCTURES WILL VARY BUT SHALL NOT EXCEED FIVE (5.0) FEET.
 - 3) STRUCTURES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478.
 - 4) SEE RELATED CITY OF PORTAGE STANDARD DETAILS: SD-102, 24" CATCH BASIN
SD-103, STANDARD CURB INLET CASTING
SD-104, STANDARD DROP CURB INLET CASTING

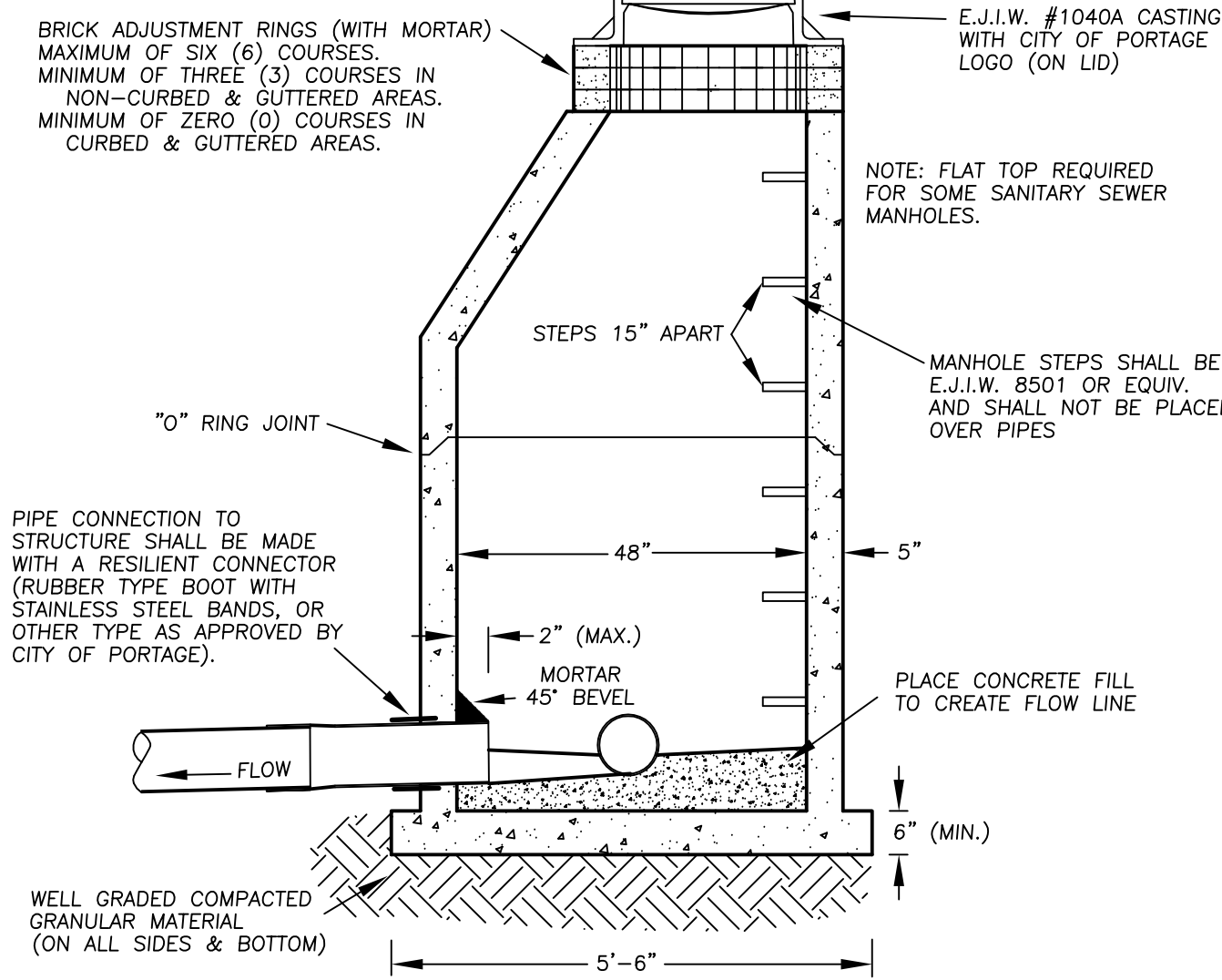
NOTE: STORM SEWER MANHOLE LIDS SHALL HAVE A STANDARD CITY OF PORTAGE LOGO ON LID AND MANHOLES DO NOT HAVE A SUMP.



48" STORM SEWER STRUCTURE W/FLAT TOP

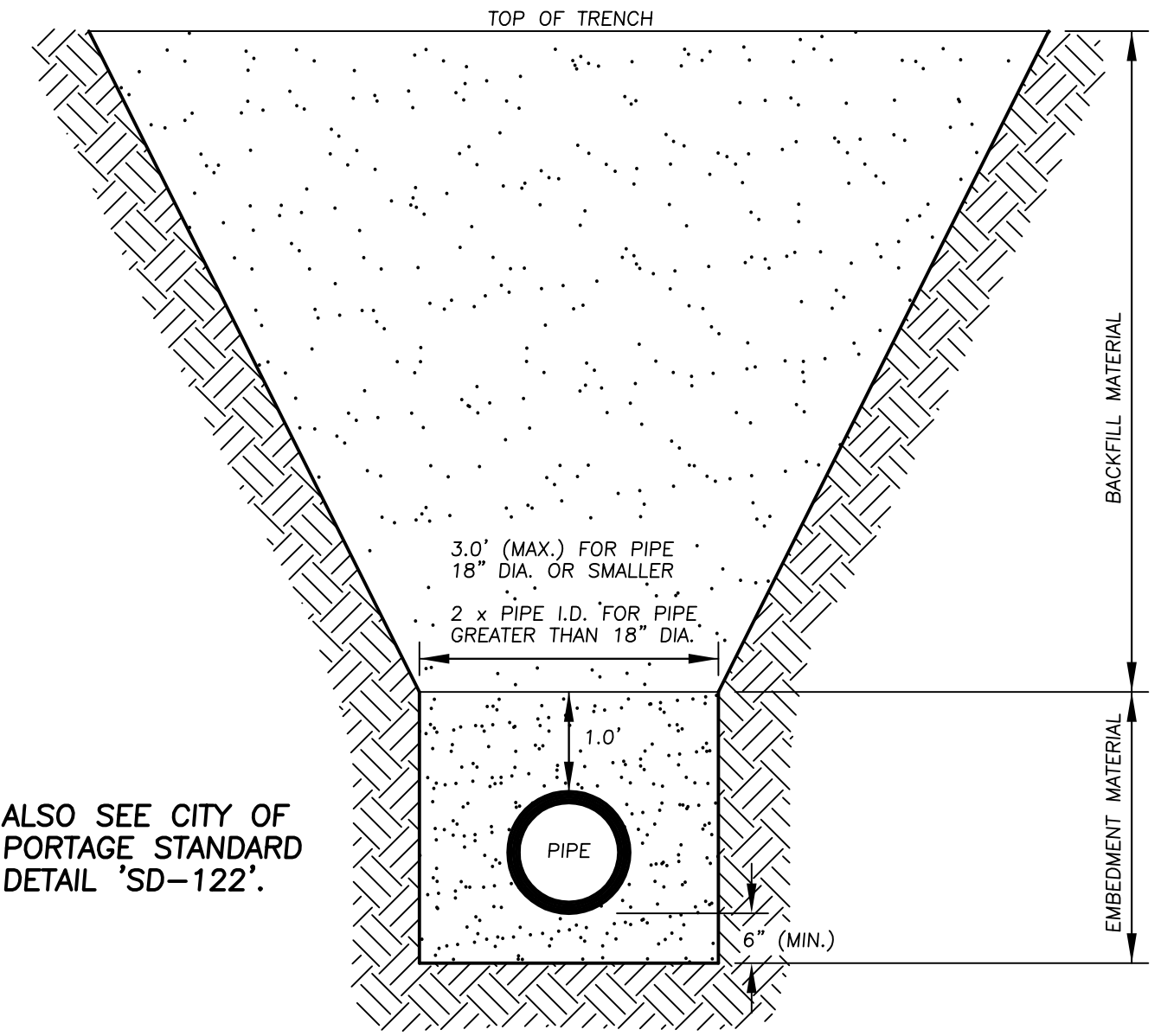
- NOTES:
- 1) MANHOLE STRUCTURES SHALL NOT HAVE A SUMP AND SHALL REQUIRE EJIW #1040A CASTING WITH CITY OF PORTAGE LOGO PER CITY STANDARDS.
 - 2) HEIGHT OF STRUCTURES WILL VARY.
 - 3) STRUCTURES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478.
 - 4) SOME STRUCTURES MAY HAVE TO BE ENLARGED TO ACCOMMODATE PIPES AND RESILIENT CONNECTORS. STRUCTURAL DIMENSIONS FOR LARGER DIAMETER STRUCTURES SHALL CONFORM TO ASTM C-478.
 - 5) MANHOLE STEPS SHALL BE EJIW #8501 OR EQUIVALENT.
 - 6) INSTALL STEPS AFTER STRUCTURE IS IN PLACE TO INSURE STEPS ARE LOCATED UNDER OPENING. TOP STEP SHALL BE NO MORE THAN 24 INCHES FROM TOP OF CASTING. BOTTOM STEP SHALL BE NO MORE THAN 24 INCHES FROM BENCH/BOTTOM OF STRUCTURE.
 - 7) SEE RELATED CITY OF PORTAGE STANDARD DETAILS: SD-101, STANDARD 48" DRAINAGE STRUCTURE
SD-103, STANDARD CURB INLET CASTING
SD-104, STANDARD DROP CURB INLET CASTING
SD-106, STANDARD MANHOLE STEP

NOTE: SANITARY SEWER MANHOLE LIDS SHALL HAVE A STANDARD CITY OF PORTAGE LOGO ON LID.



48" SANITARY SEWER MANHOLE

- NOTES:
- 1) HEIGHT OF STRUCTURES WILL VARY.
 - 2) STRUCTURES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 WITH O-RING RUBBER GASKET TYPE JOINTS. ASTM C-443 RUBBER GASKETS SHALL NOT BE REMOVED.
 - 3) INSTALL STEPS AFTER STRUCTURE IS IN PLACE. IF NECESSARY, TO INSURE STEPS ARE LOCATED UNDER OPENING. TOP STEP SHALL BE NO MORE THAN 24 INCHES FROM TOP OF CASTING. BOTTOM STEP SHALL BE NO MORE THAN 24 INCHES FROM BENCH.
 - 4) SEE RELATED CITY OF PORTAGE STANDARD DETAILS: SD-105, STANDARD MANHOLE
SD-106, SANITARY SEWER STANDARD MANHOLE CASTING
SD-107, SANITARY SEWER PRESSURE-TIGHT MANHOLE CASTING
SD-108, STANDARD MANHOLE STEP



UTILITY TRENCH DETAIL

- NOTES:
- 1) LARGE ROCKS, BOULDERS, AND STONES OVER ONE (1.0) INCH IN DIAMETER SHALL BE REMOVED TO PROVIDE A CLEARANCE OF SIX (6) INCHES (MIN.) FROM ANY PART OF THE PIPE.
 - 2) ALL EMBEDMENT AND BACKFILL MATERIALS SHALL BE FREE FROM FROZEN EARTH, ICE, SNOW, TOPSOIL, MUCK, CINDERS, ASHES, REFUSE, ORGANIC MATTER, BOULDERS, ROCKS, OR OTHER MATERIALS WHICH, IN THE OPINION OF THE ENGINEER, ARE UNSUITABLE.
 - 3) EMBEDMENT MATERIAL SHALL BE GRANULAR MATERIAL WITH MAXIMUM PARTICLE SIZE OF 1.0" COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT AS DETERMINED BY THE MODIFIED PROCTOR METHOD.
 - 4) BACKFILL MATERIAL UNDER PAVEMENT AREAS AND AREAS WITHIN TRENCH INFLUENCE OF BACK OF CURB OR EDGE OF PAVEMENT SHALL BE GRANULAR MATERIAL COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT AS DETERMINED BY THE MODIFIED PROCTOR METHOD.
 - 5) BACKFILL MATERIAL FOR PIPE TRENCHES NOT UNDER PAVEMENT AREAS AND AREAS OUTSIDE OF TRENCH INFLUENCE MAY BE NONGRANULAR NATIVE MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS ACCEPTABLE MATERIAL AND IS ADEQUATELY COMPACTED TO PREVENT SETTLEMENT.
 - 6) BACKFILL MATERIAL MAY BE PLACED, SPREAD, AND COMPACTED WITH EQUIPMENT OPERATED LONGITUDINALLY ALONG THE PIPE LINE, PUSHING MATERIAL INTO THE TRENCH FROM THE SIDE WITHOUT LONGITUDINAL SPREADING AND COMPACTION SHALL NOT BE ALLOWED.
 - 7) SEE RELATED CITY OF PORTAGE STANDARD DETAIL: SD-122, STANDARD TRENCH DETAIL

REVISED: 03/30/2022

CONSTRUCTION DETAILS & NOTES PHASE 3 of STREAMSONG NW 1/4 OF THE SE 1/4 OF SEC. 33, T. 3 S., R. 11 W., CITY OF PORTAGE, MICHIGAN		DATE: 8/17/2021
MONUMENT ENGINEERING GROUP ASSOC., INC. Formerly Ingersoll, Watson & McMathen, Inc. 1209 East Milham Road, Suite B • Portage, Michigan 49002 • Phone 269 344-6165		SHEET: 7
		JOB No.: 36555-3



TO: Honorable Mayor and City Council

FROM: Adam Herringa, Acting City Manager

SUBJECT: Accept Tentative Plan Amendment for Streamsong Phase 3 Planned Development

SUPPORTING PERSONNEL: Kelly Peterson, Director of Community Development

ACTION RECOMMENDED: Subsequent to the public hearing, approve the Tentative Plan Amendment for Streamsong Phase 3 Planned Development, subject to the condition listed in the February 3, 2022 Planning Commission report.

An application has been received from SDV Development, LLC requesting to amend the previously approved 2018 Tentative Plan Amendment and originally approved 2017 Tentative Plan for the Streamsong Planned Development (PD) involving the remaining vacant portion of 715 West Osterhout. Streamsong Phase 3 represents the final phase of the residential condominium development.

The Tentative Plan Amendment proposes to 1) reduce the overall amount of preserved open space by splitting off a 1.4-acre parcel for a future single-family detached home, and 2) allow a 3rd-car garage for approximately 13-14 houses within the Streamsong Planned Development.

In a staff report dated February 3, 2022, the Department of Community Development discusses the proposed tentative plan amendment including the proposed 1.4-acre parcel split for a future single-family detached home, requested the addition of a 3rd car garage for approximately 13 future Streamsong homes, details with regard to past or current required soil erosion permits, potential impacts to the wetlands and an analysis as to whether or not the 1.4-acre parcel should be re-zoned to a different zoning district. Staff provided two paths for advancing the proposed amendment, both with conditions, for the Planning Commission's consideration. Based on the analysis provided in the report, staff supports the proposed Tentative Plan Amendment for Streamsong Planned Development subject to the following condition:

The applicant file a rezone of the future 1.4-acre out-lot from Planned Development (PD) to R-1C as being fully separate from the main Streamsong Condominium Planned Development area and not meeting the intent of the Planned Development zoning district. And that the proposed development of a future single-family house on the out-lot, as described in the project narrative and site drawing, has qualities more similar to the R-1C district development and in the greater neighborhood. Under this condition, the applicant shall file a rezoning application prior to or along with the Final Plan application for Phase 3 of the Streamsong Planned Development.

The Planning Commission convened a public hearing on January 20, 2022, where three public comments were received. The commission voted to continue the public hearing to February 3, 2022, to ensure the commission adequately addressed the neighborhood and Commissioner's concerns about the overall

development impacts discussed during the January 20, 2022 meeting. Five written or verbally expressed concerns were raised between the first and second meeting and were addressed by staff in the Analysis section of the February 3, 2022 staff report. At the February 3, 2022 hearing, one public comment was received. Project representative Pat Flanagan of Monument Engineering Group Associates was present at both meetings to support the application and explain the proposed changes. After careful consideration, the Planning Commission voted 8-1 to recommend to City Council that the Tentative Plan Amendment for Streamsong Planned Development, 715 West Centre Avenue, be approved subject to the above condition contained in the February 3, 2022 staff report.

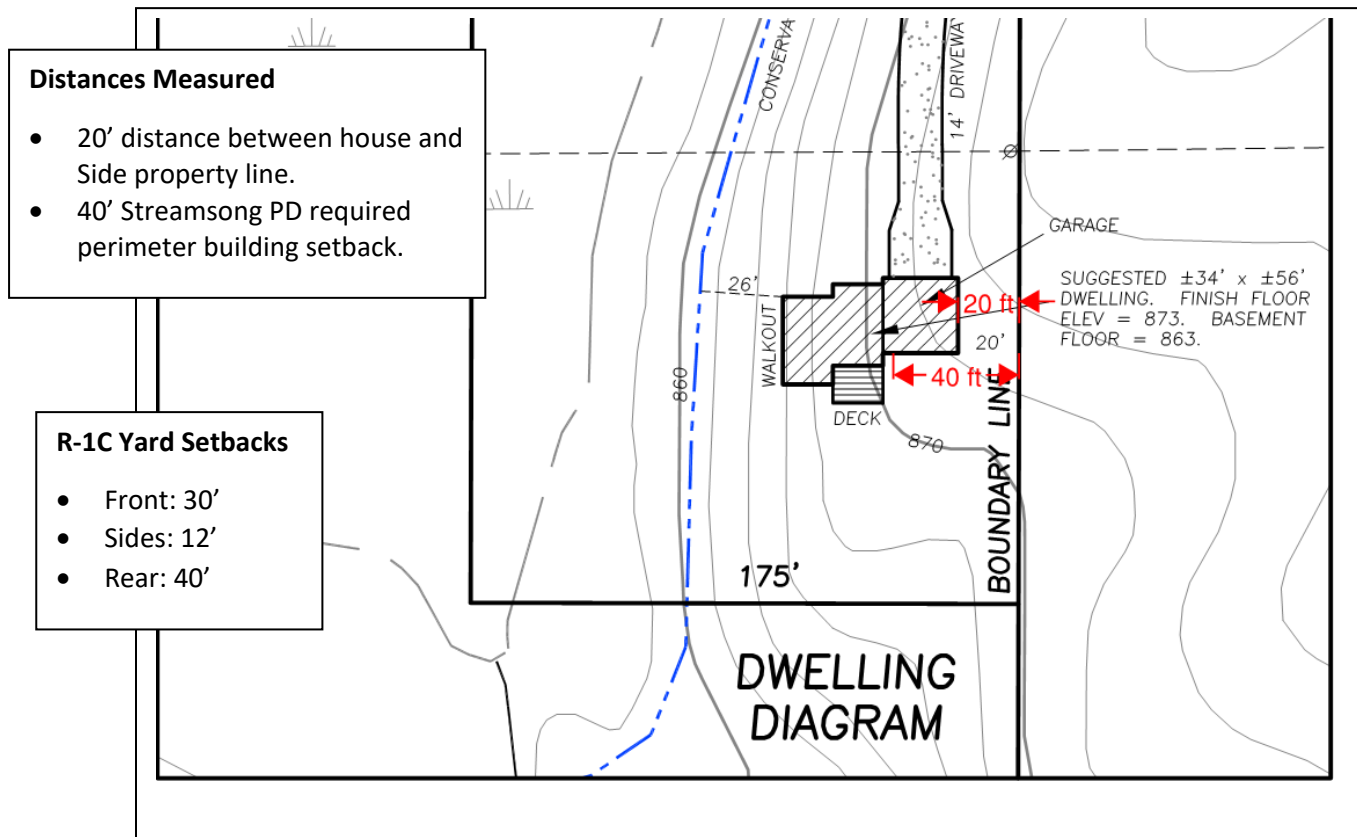
As of March 31, 2022, the applicant has filed the rezoning application for the future 1.4-acre out-lot from Planned Development (PD) to R-1C, which is the initial step toward meeting the condition.

Subsequent to the April 12, 2022, public hearing, it is recommended that City Council consider approving the Tentative Plan Amendment for Streamsong Phase 3 Planned Development, 715 West Osterhout Avenue, subject to the condition listed in the February 3, 2022, Planning Commission report.

FUNDING: Not Applicable

- Attachments:**
1. Communication from Planning Commission Chair dated march 3, 2022
 2. Department of Community Development Staff Report Dated February 3, 2022
With Attachments
 3. Meeting minutes dated January 20, 2022
 4. Meeting minutes dated February 3, 2022

Staff's Measurements



**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF
PORTAGE, MICHIGAN BY AMENDING ARTICLE 4 OF CHAPTER 42,
LAND DEVELOPMENT REGULATIONS OF THE CODIFIED ORDINANCES
OF PORTAGE, MICHIGAN**

THE CITY OF PORTAGE ORDAINS:

That Article 4 (Zoning) of Chapter 42, of the Codified Ordinances of Portage, Michigan, Official Zoning Map, be amended as follows:

<u>Street Address</u>	<u>Parcel ID Numbers</u>
715 W Osterhout Ave (part)	00033-160-B

From PD, planned development to R-1C, one family residential – as more specifically described:

A parcel of land situated in the Southeast quarter of Section 33, Town 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan, being more particularly described as follows: Commencing at the East quarter corner of Section 33, Town 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan; thence N. 89°48'40" W. 1329.00 feet along the North line of the Southeast quarter of said Section 33 to the East line of the West half of said Southeast quarter and the Place of Beginning; thence S. 00°08'25" W. 400.00 feet along said West line; thence N. 89°48'40" W. 175.00 feet parallel with said North line; thence N. 00°08'25" E. 400.00 feet parallel with said East line to said North line; thence S. 89°48'40" E. 175.00 feet along said North line to the Place of Beginning, containing 1.61 acres of land.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

Patricia M. Randall, Mayor

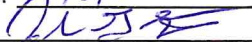
STATE OF MICHIGAN)
) SS
COUNTY OF KALAMAZOO)

I do hereby certify that I am the duly appointed and acting City Clerk of the City of Portage and that the foregoing Ordinance was adopted by the City of Portage on the _____ day of _____, 2022.

Erica Eklov, City Clerk

Approved as to Form:

Date: 8/5/22

By: 
City Attorney

**ADOPTION OF ZONING ORDINANCE
CITY OF PORTAGE, MICHIGAN
NOTICE**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CITY OF PORTAGE AND ALL OTHER INTERESTED PERSONS.

NOTICE IS HEREBY GIVEN, that an Ordinance to amend Article 4 (Zoning) of Chapter 42 of the Codified Ordinances of Portage, Michigan, was adopted by the City Council at a regular meeting held on the _____ day of _____, 2022, and will become effective _____, 2022.

NOTICE IS FURTHER GIVEN that Article 4 (Zoning) of Chapter 42, Land Development Regulations, of the Codified Ordinance of Portage, Michigan, has been amended as follows:

THE CITY OF PORTAGE ORDAINS:

That Article 4 (Zoning) of Chapter 42, of the Codified Ordinances of Portage, Michigan, Official Zoning Map, be amended as follows:

Street Address

Parcel ID Numbers

715 W Osterhout Ave

00033-160-B

From PD, planned development to R-1C, one family residential – as more specifically described:

A parcel of land situated in the Southeast quarter of Section 33, Town 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan, being more particularly described as follows: Commencing at the East quarter corner of Section 33, Town 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan; thence N. 89°48'40" W. 1329.00 feet along the North line of the Southeast quarter of said Section 33 to the East line of the West half of said Southeast quarter and the Place of Beginning; thence S. 00°08'25" W. 400.00 feet along said West line; thence N. 89°48' 40" W. 175.00 feet parallel with said North line; thence N. 00°08'25" E. 400.00 feet parallel with said East line to said North line; thence S . 89°48'40" E. 175.00 feet along said North line to the Place of Beginning, containing 1.61 acres of land.

PLEASE TAKE NOTICE that a copy of the Ordinance as amended may be purchased or inspected at City Hall on any business day except public and legal holidays from and after publication of this Notice from 8:00 a.m. to 5:00 p.m. local time. Further, a copy of a map showing the property rezoned is also available at the time and days noted above.

Dated: _____

Erica Eklov, City Clerk

**FIRST READING
CITY OF PORTAGE, MICHIGAN
NOTICE**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CITY OF PORTAGE AND ALL OTHER INTERESTED PERSONS.

NOTICE IS HEREBY GIVEN, that an Ordinance to amend Article 4 (Zoning) of Chapter 42 of the Codified Ordinances of Portage, Michigan, was introduced for first reading at a regular meeting of the City Council held on _____, 2022, and that the Council will hold a public hearing on the proposed amendment at the Portage City Hall in said City on _____, 2022, at 7:00 p.m. or as soon thereafter as may be heard.

NOTICE IS FURTHER GIVEN that the proposed amendment to Article 4 (Zoning) of Chapter 42, of the Codified Ordinances of Portage, Michigan reads as follows:

THE CITY OF PORTAGE ORDAINS:

That Article 4 (Zoning) of Chapter 42, of the Codified Ordinances of Portage, Michigan, Official Zoning Map, be amended as follows:

Street Address

Parcel ID Numbers

715 W Osterhout Ave

00033-160-B

From PD, planned development to R-1C, one family residential, or any other classification permitted by law.

As more specifically described: A parcel of land situated in the Southeast quarter of Section 33, Town 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan, being more particularly described as follows: Commencing at the East quarter corner of Section 33, Town 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan; thence N. 89°48'40" W. 1329.00 feet along the North line of the Southeast quarter of said Section 33 to the East line of the West half of said Southeast quarter and the Place of Beginning; thence S. 00°08'25" W. 400.00 feet along said West line; thence N. 89°48' 40" W. 175.00 feet parallel with said North line; thence N. 00°08'25" E. 400.00 feet parallel with said East line to said North line; thence S . 89°48'40" E. 175.00 feet along said North line to the Place of Beginning, containing 1.61 acres of land.

PLEASE TAKE FURTHER NOTICE that if the owners of at least twenty percent (20%) of the area of land included in the proposed zoning change, or if the owners of at least twenty percent (20%) of the area of land included within an area extending outward one hundred feet (100') from any point on the boundary of the land included in the proposed change, excluding public right-of-way or other publicly owned land, file a written protest petition against the proposed amendment presented to the City Council before final legislative action on the amendment, a two-thirds vote of the City Council will be required to pass the amendment.

Dated: _____

Erica Eklov, City Clerk

TO: Honorable Mayor and City Council

FROM: City of Portage Planning Commission

DATE: August 4, 2022

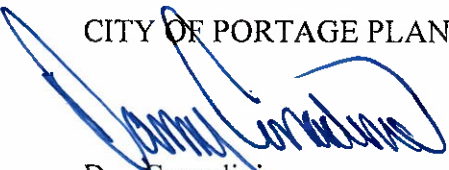
SUBJECT: Rezoning Application # 22/23-1 from Planned Development of Streamsong Phase 3 to R-1C to facilitate a future single family development at 715 W. Osterhout Avenue.

At the July 21, 2022 meeting, the Planning Commission reviewed and discussed rezoning application # 22/23-1 from Planned Development to R-1C One-Family Residential to facilitate a future single family development at 715 W. Osterhout Avenue. Applicant, Pat Flanagan, of Monument Engineering, was present to discuss the rezoning and future intent use of this 1.4-acre site. Four members of the public provided public comments at the meeting, which are noted in the meeting minutes. The rezoning application included a single-family house with a future driveway, outside of wetlands, and complying with the R-1C yard setbacks. If the rezoning is approved, the applicant is expected to submit permits to construct the future house and associated improvements.

The Planning Commission voted unanimously (7-0) to recommend to City Council that rezoning application # 22/23-1 from Planned Development of Streamsong Phase 3 to R-1C to facilitate a future single family development at 715 W. Osterhout Avenue, be approved.

Sincerely,

CITY OF PORTAGE PLANNING COMMISSION



Dan Corradini
Chairman

Attachments: July 21, 2022 Planning Commission meeting minutes.

CITY OF PORTAGE PLANNING COMMISSION

Thursday, July 21, 2022

7:00 PM Portage

City Hall Council Chambers

The City of Portage Planning Commission meeting of July 21, 2022, was called to order by Chairman Corradini at 7:00 p.m.

IN ATTENDANCE

- Eric Feldt, City Planner
- Catherine Kaufman, City Attorney
- Biqi Zhao, Deputy Director of Planning and Zoning
- Patrick McGinnis, City Manager

ROLL CALL

Mr. Feldt called the roll: Chairman Corradini (yes); Vice Chair Joshi (excused); Fries (yes); Pezzoli (yes); Baldwin (yes); Adams (absent*); Youngs (yes); Casper (excused); and Freiman (yes).
Commissioner

Commissioner Baldwin motioned to excuse Vice Chair Joshi, Commissioner Casper, and Commissioner Adams. Commissioner Pezzoli supported the motion. Motion carried 6-0.

APPROVAL OF MINUTES

Motion by Commissioner Pezzoli, seconded by Commissioner Youngs to approve the Planning Commission Meeting Minutes of June 16, 2022. Motion carried 6-0.

*Adams arrived after Approval of Minutes.

PUBLIC HEARINGS

1) An application for seeking site plan approval, building height flexibility, and alternative conflict land use screening for a new speculative warehouse at 801 E. Milham Avenue.

Mr. Feldt summarized the request, site conditions, the proposal which is for a warehouse with two future expansions, and the site drawings. He discussed the applicable zoning regulations: Sec 42-480 thru 485 - Site Plan Review, Sec 42-350 & 350(B)(footnote 6(c) - Building Height Flexibility, and Sec 42-573(F) - Alternative Conflicting Land Use Screening. He provided an overview of public comments received by staff which had concerns about perceived impacts to wildlife, vegetation removal, and emergency access drive. Mr. Feldt indicated that staff finds the project meets the applicable zoning regulations and, therefore, recommends approval with the five conditions outlined in the report. Commissioners inquired about a series of topics, including the definition of a speculative warehouse, soil contamination, the emergency access road, storm water management, and site access management.

Applicant, Jeff Smoke, Great Lakes Capital and Industrial Partners USA, of 112 West Jefferson South Bend, Indiana, provided information and answers to questions by Commissioners. Chairman Corradini opened the public hearing.

Maria Castle, 415 Dawnlee Ave, asked about project access to Dawnlee Avenue, inquired about the recent tree clearing, and what permits are required for the project. Staff detailed reiterated that there will be an gated emergency access at the end of Dawnlee Avenue for Fire Department use only and that construction vehicles will access the site through E. Milham Avenue along with employees. Staff confirmed that the City currently does not require a permit for tree clearing.

David VanDyke 213 Dawnlee Ave, asked if there will be landscape screening at the gate on Dawnlee. Mr. Feldt stated there will be no screening at the gate but noted the access road is designed to limit views of the warehouse.

There being no further public comment, Commissioner Baldwin motioned to close the public hearing. Commissioner Pezzoli seconded the motion. Motion carried 7 to 0. Commissioner Baldwin inquired about height of the gate. Mr. Feldt stated he will check the site plan and provide the specification.

Commissioner Pezzoli motioned to approve the application seeking site plan approval, building height flexibility, and alternative conflict land use screening for a new speculative warehouse at 801 E. Milham Ave with the five conditions:

- 1) Prior to issuance of a building permit, a landscape plan shall be submitted showing coniferous trees to be planted on the subject site immediately east of 425 Dawnlee Avenue and the opening near 429 Boston Avenue, consistent with ordinance requirements, for the City of Portage review and approval.
- 2) Prior to construction of the public water main, a public utility plan shall be submitted and approved by the City of Portage.
- 3) A new site plan application shall be submitted and reviewed by the Planning Commission prior to construction of any future building additions shown on the current site plan drawings.
- 4) Final stormwater design must be approved by the City of Portage.
- 5) Final execution of a site plan development agreement between the developer and the City of Portage.

Commissioner Fries supported the motion. The Motion passed 7-0.

2) A rezoning application No. 22/23-1 to rezone 1.4 acres of land currently located at 715 W. Osterhout Avenue from Planned Development to R-1C One-Family Residential District to facilitate a future single family detached house development.

Mr. Feldt summarized the request to rezone 1.4 acres of the previously approved Streamsong Phase 3 site plan. He discussed the applicable zoning code Sec 42-651, City Comprehensive Plan, neighborhood harmony elements, and the R-1C requirements. He clarified that approval does not include any approval of submitted conceptual site plans. Commissioner Adams inquired if the PD needs to be amended for the project. Mr. Feldt stated that it does and that the associate Final Plan approval is the next item on the agenda.

Applicant, Pat Flanagan, of Monument Engineering, 1209 East Milham Suite B, Portage, discussed the rezone and future intent of this 1.4-acre area. Commissioner Adams asked about the slope of the site and if there are plans to build a retaining wall. Applicant stated they did not expect a retaining wall but the dwelling potentially being a walkout on the west side.

Chairman Corradini opened the public hearing.

Tammy Pojar 380 West Osterhout Avenue, stated opposition to the rezoning of the Planned Development because the site is part of a wetland.

Carolyn Everts 10607 Gracie Lane, also stated opposition to the rezoning and that in the past the Streamsong site plan had been approved without a sidewalk. She continued that she had requested a crosswalk for W. Osterhout Avenue but they were denied because there was no sidewalk.

Jeff Pojar, 380 West Osterhout Avenue expressed opposition of the rezoning of the lot because the area is a part of a wetland and wildlife area.

Troy Meier, 420 West Osterhout Avenue, stated opposition and that the lot is not a reasonable place to develop especially given the amount of development behind the property.

Mr. Flanagan responded that this parcel is five times as big as the City's minimum lot size and that 7/10ths of the subject parcel is not wetland. Chairman Corradini stated the commission takes every citizen's comments very seriously, expressed appreciation for the members of the public that spoke, and that there will be another opportunity to speak in front of City Council.

Chairman Corradini motioned to close the public hearing and Commissioner Baldwin supported the motion. Motion passed 7-0.

Commissioner Fries motioned to recommend to City Council the rezoning of 1.4 acres of land located at 715 W. Osterhout Avenue from PD to R-1C District to facilitate a future single-family home. Commissioner Pezzoli supported the motion. Motion passed 6-1; Freiman (no)

SITE/FINAL PLANS

A Final Plan for the previously approved Planned Development tentative plan amendment for Streamsong Phase 3, residential condominium development, at 715 W. Osterhout Avenue.

Mr. Feldt provide the history of the Streamsong Condominium Planned Development project, and summarized the applicant's proposed amendments of 1) split off the 1.4 acres are in the Northeast; and 2) allow 13 homes to have 3-car garage which were earlier supported by the Planning Commission and City Commission earlier in the year. A summary of public comments received in opposition to the amendment detailed perceived impacts to wetlands, environment and ecosystem. Public comments were addressed in the staff report.

A discussion of the sidewalk issue commenced among Commissioners, and a series of questions and answers by staff ensued related to sidewalk installation and current conditions along Osterhout Ave. Applicant, Pat Flanagan with Monument Engineering 1209 East Milham Suite B, Portage, stepped forward. He discussed the overall reduction in total units, the planned internal sidewalks and trail, and nature trail. Mr. Flanagan indicated that building a sidewalk along W. Osterhout Avenue comes with challenges such as navigating around an existing guardrail, existing sewer lift station, and difficult grades within the area. A more strategic method would be installing a sidewalk in the future when the Osterhout Avenue corridor is evaluated as a whole, and a engineering determinations can be made related to sidewalk feasibility and location.

Commissioner Pezzoli motioned to recommend to City Council approval of the Final Plan for the previously approved Planned Development tentative plan amendment for Streamsong Phase 3, residential condominium development, at 715 W. Osterhout Avenue with the following condition: prior to construction of the public water and sewer mains a public utility plan shall be submitted and approved by the City of Portage. Commissioner Adams asked to add a condition for pedestrian crossing. Commissioner Pezzoli asked if that was within the power of the Commission or the Administration. Mr. Feldt stated the City can review a pedestrian crossing request of the Commission between the entrance of Streamsong Condominium and Schrier Park and report back to the Commission. Commissioner Pezzoli accepted the amendment. Commissioner Adams supported the motion. Motion passed 7-0.

NEW BUSINESS

An additional accessory building space of 1,200 square feet for a proposed pole barn at 7146 Lovers Lane.

Mr. Feldt summarized the proposed use and building dimensions, showed pictures of existing conditions, provided a zoning map, and discussed the applicable zoning codes. He indicated that staff finds the proposal to be consistent with Sec 42-121(B)(b)(3). Commissioner Adams inquired if there is a limit to the number of accessory buildings allowed on an R-1B lot. Mr. Feldt stated no but there is an indirect limit through a 10% limit based on lot size. He also stated that the overall resulting coverage of this project will be minimal.

Applicant, Nemesio Ladkrood 7146 Lover's Lane, stepped forward to present the project and answer questions from the Commission.

Commissioner Adams asked why staff did not recommend the removal of the other accessory buildings. Mr. Feldt stated it is built into the overall project. Attorney Kaufman stated the Commission can include a condition, but Mr. Feldt did not see it as necessary. The Commission discussed whether or not to add a condition requiring the removing of existing accessory buildings after the proposed building is construction. No condition was recommended.

Commissioner Pezzoli motioned to approve the additional accessory building space of 1,200 square feet for a proposed pole barn at 7146 Lover's Lane. Chairman Corradini supported the motion. Motion passed 7-0.

Chairman Corradini motioned to table the last following items of the agenda to August 4th Planning Commission meeting:

- FY 2021-22 Planning Commission Work Program Report and Proposed FY 2022-23 Work Program.
- Election of Officers

The motion was supported by Commissioner Freiman. Motion passed 7-0.

OLD BUSINESS

None.

STATEMENT OF CITIZENS

None.

STATEMENT OF COMMISSIONERS

None.

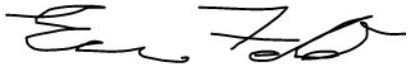
STATEMENT OF STAFF

Mr. Feldt provided follow-up information to the Commission related to the site plan for 801 East Milham to confirm a 4-foot chain link fence with two, 12-foot swinging gates for emergency only fire department access via Dawnlee Ave.

ADJOURNMENT:

There being no further business to come before the Commission, Chairman Corradini adjourned the meeting at 8:50 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Eric Feldt', written in a cursive style.

Eric Feldt, AICP, CFM
City Planner/Project Manager