

5:00 p.m. Committee of the Whole Meeting of August 8, 2023.

7:00 p.m. Call to Order.

Invocation.

Pledge of Allegiance.

Roll Call.

Proclamations:

A. Consent Agenda:

1. Approve the City Council Meeting Minutes of the:

a. Regular Meeting of July 25, 2023.

2. Approve the Accounts Payable Register of August 8, 2023 as presented.

3. Approve the purchase of properties addressed as

a. 9131 Portage Industrial Drive in the amount of \$106,000,

b. 9246 Portage Industrial Drive in the amount of \$745,000, and

c. 9996 Portage Industrial Drive in the amount of \$300,000;

and authorize the City Manager to execute all documents related to these purchases on behalf of the city.

4. Set a Special Meeting on Tuesday, October 3, 2023, beginning at 5:30 p.m., to interview Board and Commission applicants.

5. Minutes of Boards & Commissions:

a. Senior Citizens Advisory Board of June 21, 2023

6. Materials Transmitted.

7. Calendar of Meetings:

- Environmental Board on Wednesday, August 9 at 7:00 p.m. in Conference Room 1.
- Senior Citizens Advisory Board on Wednesday, August 16 at 2:30 at the Portage-Zhang Senior Center.
- Planning Commission on Thursday, August 17 at 7:00 p.m. in the City Council Chambers.

B. Petitions and Statements of Citizens:

C. Communications:

D. Public Hearings:

1. Subsequent to the public hearing, consider approving the Tentative Plan and Rezoning Application #22/23-9, from OS-1 Office Service and B-1 Local Business Districts to Planned Development (PD) District for a senior housing facility at 732, 810, 830, and 906 East Centre Avenue.

2. Subsequent to the public hearing, consider approving Ordinance Amendment #22/23-11 to amend various sections of Chapter 42 Article 4 (Zoning Code) to ensure consistency with state regulations, address technical items, and other changes.

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 COUNCIL MEETING MINUTES FROM JULY 25, 2023

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

ROLL CALL: Councilmembers Lisa Brayton, Terry Urban, Mayor Pro Tem Jim Pearson, and Mayor Patricia Randall were present.

ABSENT: Councilmembers Chris Burns, Lori Knapp, Victor Ledbetter.

ALSO PRESENT: City Manager Pat McGinnis, Chief Development Officer Peter Dame, City Attorney Catherine Kaufman, and City Clerk Erica Eklov.

At the request of Mayor Randall, the audience observed a moment of silence to reflect on gathering together to do the work of the city recognizing everyone is united in the love of 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 Pearson, seconded by Urban, to approve the Consent Agenda as presented. Upon a roll call vote, motion carried 4 to 0.

Approval of Minutes: Motion by Pearson, seconded by Urban, to approve the City Council Meeting Minutes of the Regular Meeting of July 11, 2023. Upon a roll call vote, motion carried 4 to 0.

Accounts Payable Register: Motion by Pearson, seconded by Urban, to approve the Accounts Payable Register of July 25, 2023 as presented. Upon a roll call vote, motion carried 4 to 0.

Local Officers Compensation Commission Report: Motion by Pearson, seconded by Urban, to receive the report from the Local Officers Compensation Commission. Upon a roll call vote, motion carried 4 to 0.

Calendar of Meetings: Motion by Pearson, seconded by Urban, to receive the Calendar of Meetings as presented. Upon a roll call vote, motion carried 4 to 0.

PETITIONS AND STATEMENTS OF CITIZENS: Prior to beginning the Statements of Citizens session, Mayor Randall provided a prepared statement regarding an update on the Lake Center District Housing Task Force efforts and its recent meeting.

Mayor Randall then noted she had received a letter earlier in the day from the Zylman Ventures manager, Dale H. Kraker, withdrawing his applications regarding the Austin Landings project. Mayor Randall noted that a portion of the Task Force still pertains to another neighborhood development and the future of the Task Force remained open-ended.

1. Michael Cartier (1127 Lakeview Drive) spoke regarding the efforts of the Task Force to date and the discussions at the recent meeting. He asked about the availability of an online platform or portal for the public to use for question submittal and open responses.
2. Tom Space (1909 Winters Drive) spoke regarding the traffic concerns on Winters Drive and Bennett Street, including recent traffic patrols conducted by Chief Wayland with the issuance of 22 tickets on a single day in September during the school year.
3. Terri Hertzell (317 Crocket Avenue) spoke on behalf of herself and several neighbors regarding property maintenance issues at 309 Crocket Avenue. She noted that the resident is physically unable to maintain his property, but asked for help with addressing the issue, as well as a better understanding of the city's code enforcement.
4. Ken Ackert (9702 East Shore Drive) spoke regarding the recent Lake Center Task Force meeting and the issue of the public not being able to attend. He noted that making the public wait outside was a rude

gesture given many were in attendance to support the elected officials and Task Force members, and implored the Council to do better in the future.

5. Mary Wieloploski (8836 East Shore Drive) thanked the Council for their efforts regarding the proposed Austin Landings development, noting her prepared statements were no longer relevant considering the D. Kraker letter. She asked that the developer's letter be made publicly available for reading.
6. Tobi Hanna-Davies (City of Kalamazoo resident) spoke regarding the effects of home values adjacent to low-income housing and the myths of negatively-affected property values. She cited her prior residence in the city of Ann Arbor located near a similar development and current community work in the Kalamazoo area.
7. James Bedouin (8645 Balmoral Street) asked about the status of the Austin Landings development, the scope of the project, and the adjacent city trail plans.
8. Howard Misner (10425 Hammock Circle) spoke via phone to express concerns regarding the opening of a gun store next to an existing liquor store in the city.

PUBLIC HEARINGS:

Woodlands at Austin Lake (4301 Branch Avenue) - Tentative Plan Amendment: Mayor Randall opened the public hearing at 7:31 p.m. At the Mayor's request, City Manager McGinnis provided a summary of the proposed project. As there were no public comments, motion by Urban, seconded by Brayton, to close the public hearing. Upon a voice vote, motion carried 4 to 0. Motion by Pearson, seconded by Urban, to approve the Tentative Plan Amendment to modify the previously approved Tentative Plan for the Woodlands at Austin Lake Condominiums at 4301 Branch Avenue. Upon a roll call vote, motion carried 4 to 0.

COUNCIL COMMITTEE REPORTS: None.

STATEMENTS OF CITIZENS: None.

STATEMENTS OF CITY COUNCIL AND CITY MANAGER: Councilmember Urban had no comment.

Councilmember Brayton relayed her attendance at several recent events, including two veterans' events and two ribbon-cutting events. Councilmember Brayton also acknowledged a recognition event for the donation of two K9 protective vests.

City Manager McGinnis issued a reminder of the Zhang Portage Senior Center's upcoming Centenarian Luncheon slated for August 4th, as well as the weekly Friday at the Flats event followed by the outdoor movie.

Mayor Pro Tem Pearson noted a change to his closing comments in light of the recent letter received from developer Dale Kraker and thanked Mayor Randall for her leadership.

Mayor Randall thanked Dale Kraker for his willingness to work with the city. She then acknowledged the Kalamazoo Neighborhood Housing single-family home recently completed on the corner of Oakland Drive and West Centre Avenue resulting from the passage of the countywide Senior Millage. She was happy to be able to keep Portage taxpayer dollars contributed to the countywide millage within the city. Mayor Randall then mentioned a second housing development that would be on the Kalamazoo area Parade of Homes and encouraged citizens to tour the property. She closed with a mention of the Centenarian Luncheon at the Zhang Portage Senior Center and thanked the residents in attendance.

ADJOURNMENT: Mayor Randall adjourned the meeting at 07:39 PM.

Erica L. Eklov, 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 August 8, 2023 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 July 16, 2023 through July 29, 2023 and notes \$456,971.32 in automated clearing house payments, \$721,457.11 in paper checks, \$127,728.33 in auto-pay payments and \$1,579,050.34 in electronic payments for a grand total of \$2,885,207.10.

FUNDING: Not Applicable

Attachments: 1. Accounts Payable Register of August 8, 2023

ACCOUNTS PAYABLE REGISTER
Check Dates From: 7/16/2023 to 7/29/2023

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Check Type: ACH Transaction

Check Date	Check	Vendor Name	Description	Amount
07/21/2023	19715(A)	A I S CONSTRUCTION EQUIP. CO.	MAINTENANCE SUPPLIES	1,042.53
07/21/2023	19716(A)	A NEW LEAF	CITY HALL PLANT CARE	108.50
07/21/2023	19717(A)	AIRGAS USA LLC	WELDING SUPPLIES	102.30
07/21/2023	19718(A)	ALRO STEEL CORPORATION	REPAIR AND MAINTENANCE	794.00
07/21/2023	19719(A)	AMAZON.COM SALES, INC.	UMBRELLAS SCHRIER PARK-PR; TRUCK TOWELS-FD	2,607.34
07/21/2023	19720(A)	VOID		0.00
07/21/2023	19721(A)	AMERICAN ARBOR LLC	TREE WORK SVCS-PRUNING & REMOVAL	20,728.00
07/21/2023	19722(A)	AMERICAN SAFETY & FIRST AID	FIRST AID SUPPLIES	514.15
07/21/2023	19723(A)	ANIMAL REMOVAL SERVICE, LLC	ANIMAL REMOVAL SERVICES	1,198.00
07/21/2023	19724(A)	ARENA, TRACI	NOTARY FEES - STATE AND COUNTY	20.00
07/21/2023	19725(A)	AUNALYTICS INC	MONTHLY DISASTER RECOVERY SERVICES	1,572.00
07/21/2023	19726(A)	B S & A SOFTWARE	ONLINE TRAINING/SET UP FOR COM DEV	600.00
07/21/2023	19727(A)	BAUCKHAM, SPARKS, THALL, SEEGER AND	FILING FEES	175.00
07/21/2023	19728(A)	BLUE CARE NETWORK-GREAT LAKES	HEALTH INSURANCE	157,868.64
07/21/2023	19729(A)	C D W GOVERNMENT, INC.	ADOBE PRO LICENSES	2,496.90
07/21/2023	19730(A)	CARDINAL BUS, INC.	TRIP VENDOR PAYMENT 230708 POWWOW	3,320.00
07/21/2023	19731(A)	CARLETON EQUIPMENT CO.	RENTAL LOADER & EQUIP REPAIRS	2,455.70
07/21/2023	19732(A)	CHARTER COMMUNICATIONS	CABLE TV	922.06
07/21/2023	19733(A)	CLEARNETWORK, INC.	UNIFIED SECURITY MONITORING SVCS	1,950.00
07/21/2023	19734(A)	COMPLETE LANDSCAPING SOLUTIONS	CONTRACT LAWN MOWING	194.17
07/21/2023	19735(A)	CROWN TROPHY	NAME PLATES TAGS	20.00
07/21/2023	19736(A)	CUSTOMIZED CLEANING SERVICES, INC.	SANIGLAZE TILE FLOORS, PATIO FLOOR SEALING	6,009.00
07/21/2023	19737(A)	DEER CONTRACTING & LANDSCAPE	REMOVE SILT, SAND, MUCK-LIBERTY PK	3,890.00
07/21/2023	19738(A)	DELTA DENTAL PLAN OF MICHIGAN	DENTAL INSURANCE	19,658.06
07/21/2023	19739(A)	DICKINSON WRIGHT PLLC	BOND COUNSEL SERVICES	18,700.00
07/21/2023	19740(A)	EARLE, SHELIA L	FITNESS INSTRUCTION	340.00
07/21/2023	19741(A)	ESCAPE FIRE & SAFETY SERVICES, INC.	FABRICATION & WELDING SERVICES	2,869.33
07/21/2023	19742(A)	FIDELITY SECURITY LIFE INSURANCE CO	VISION INSURANCE	1,293.28
07/21/2023	19743(A)	FIRE SERVICE MANAGEMENT	FIRE PPE REPAIRS & CLEANING	5,537.00
07/21/2023	19744(A)	FOREMOST SALES COMPANY LLC	PARK FACILITIES CLEANING	6,660.00
07/21/2023	19745(A)	FULL CIRCLE FARM	FOOD ASSISTANCE REIMBURSEMENT	134.00
07/21/2023	19746(A)	GOLF CARS +	CONCERT GOLF CART RENTAL	362.50
07/21/2023	19747(A)	GORDON WATER SYSTEMS	WATER SERVICES	434.85

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Check Date	Check	Vendor Name	Description	Amount
07/21/2023	19748(A)	GRAY, SANDRA	NOTARY FEES - STATE AND COUNTY	20.00
07/21/2023	19749(A)	GRIFFIN PEST SOLUTIONS	PEST CONTROL SVCS	479.00
07/21/2023	19750(A)	GRYPHON PLACE	FY 22-23 HUMAN SERVICES BOARD	1,850.00
07/21/2023	19751(A)	HOUSEAL LAVIGNE ASSOCIATES, LLC	PROFESSIONAL SERVICES - MASTER PLAN	4,930.00
07/21/2023	19752(A)	INSIGHT PUBLIC SECTOR, INC.	MONTHLY MICROSOFT O365 CLOUD SVC	6,462.71
07/21/2023	19753(A)	IRISH AYRES ENTERPRISES, LLC	MOWING MAINT, LANDSCAPING	9,575.23
07/21/2023	19754(A)	J & H OIL COMPANY	BULK GASOLINE	18,044.56
07/21/2023	19755(A)	J & J LAWN SERVICE, INC.	UTILITY MOWING & WEED CONTROL	7,860.20
07/21/2023	19756(A)	JB PRINTING	PORTAGER, PZSC NEWS LTR, PARKS BROCHURE	9,745.01
07/21/2023	19757(A)	KUSHNER & COMPANY, INC.	COBRA AND FSA ADMINISTRATION	255.28
07/21/2023	19758(A)	LAWSON PRODUCTS, INC	REPAIR & MAINT SUPPLIES	700.28
07/21/2023	19759(A)	LENDING HANDS OF MICHIGAN, INC.	FY 22-23 HUMAN SERVICES BOARD	2,500.00
07/21/2023	19760(A)	LOWE'S HOME CENTER	REPAIR/MAINT SUPPLIES	9.49
07/21/2023	19761(A)	MACQUEEN EQUIPMENT LLC	SWEEPER REPAIR/MAINT, FIRE REPAIR SUP	988.59
07/21/2023	19762(A)	MATERIALS RESOURCES	FIRE CLEANING SUPPLIES	212.22
07/21/2023	19763(A)	MCCI LLC	JUSTFOIA RENEWAL COVERAGE	8,190.00
07/21/2023	19764(A)	MCGUIRE, INGRID	REIMB EXPS-APT US&C PUBLIC TREASURERS CONF	689.96
07/21/2023	19765(A)	MCNALLY ELEVATOR CO.	ELEVATOR MAINTENANCE	580.32
07/21/2023	19766(A)	METRONET HOLDINGS LLC	TELEPHONE SERVICE	2,382.16
07/21/2023	19767(A)	MICHIGAN OFFICE ENVIRONMENTS	OFFICE FURNITURE-PARKS	9,817.34
07/21/2023	19768(A)	MIDWEST ENERGY & COMMUNICATIONS	STREETLIGHT ENERGY COSTS	334.36
07/21/2023	19769(A)	MOTOR PARTS AND EQUIPMENT CORP	EQUIPMENT REPAIR/MAINT SUP	3,481.57
07/21/2023	19770(A)	VOID		0.00
07/21/2023	19771(A)	NYE UNIFORMS	MISC UNIFORMS	2,995.55
07/21/2023	19772(A)	O'BOYLE-COLWELL-BLALOCK & AS.	LAKEVIEW PARK A&E SERVICES	10,143.75
07/21/2023	19773(A)	ONSTAFF USA INC	TEMPORARY EMPLOYEE SERVICES	4,517.53
07/21/2023	19774(A)	PARIS CLEANERS	LAUNDRY SERVICES	864.72
07/21/2023	19775(A)	PEOPLEFACTS, LLC	BACKGROUND SERVICES	50.01
07/21/2023	19776(A)	PORTAGE COMMUNITY CENTER	FY 22-23 HUMAN SERVICES BOARD	55,888.95
07/21/2023	19777(A)	PRECISION PRINTER SERVICES INC	PRINTER SUPPORT SERVICES	939.60
07/21/2023	19778(A)	PRINTING SERVICES INC	PRINTING SERVICES	2,287.25
07/21/2023	19779(A)	QUADIENT LEASING USA, INC	LEASE PAYMENT	732.30
07/21/2023	19780(A)	QUALITY AIR HEATING & COOLING, INC.	SYSTEM REPAIR	600.00
07/21/2023	19781(A)	R W LAPINE INC.	HVAC ON-CALL SERVICES	1,536.31

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07/21/2023	19782(A)	ROAD EQUIPMENT PARTS CENTER	AMBER/GREEN STROBES	824.85
07/21/2023	19783(A)	ROBERT LAMSON, LLC	PRE-COE EVALUATION	150.00
07/21/2023	19784(A)	ROE-COMM, INC.	MISC RADIO SERVICES	169.56
07/21/2023	19785(A)	S B F ENTERPRISES, INC.	PRINT & PROCESS QTLY WATER & SP ASSESSMENT	1,177.56
07/21/2023	19786(A)	SEVERANCE ELECTRIC COMPANY, INC	TRAFFIC SIGNAL MAINT & REPAIRS	7,590.88
07/21/2023	19787(A)	SIMPLIFILE LLC	DOCUMENT RECORDING	99.75
07/21/2023	19788(A)	TMK WORLDWIDE, LLC	METER SERVICE	75.85
07/21/2023	19789(A)	VANDERVEEN, LAUREN	REIMB-CPA & MICPA RENEWAL, MICPA ETHICS	821.00
07/21/2023	19790(A)	VERPLANK TRUCKING CO.	H-1 LIMESTONE	1,695.06
07/21/2023	19791(A)	WIGHTMAN	ENGINEERING SVCS-RESIDENTIAL PLANNED DEV	4,652.50
07/21/2023	19792(A)	WOLVERINE POWER SYSTEMS	FIRE FACILITY MAINT	990.00
07/21/2023	19793(A)	XEROX CORPORATION	XEROX COPIER FEES	181.05
07/28/2023	19794(A)	ADP, INC.	ADP WORKFORCE NOW	2,812.50
07/28/2023	19795(A)	CLARK, RONALD	REIMB EXPS-POL SCHOOL OF STAFF & COMMAND	402.00
07/28/2023	19796(A)	PLAYFORD, LOUIE	REIMB EXPS-STAFF/COMMAND SCHOOL	1,087.20
Total ACH				456,971.32

Check Type: Paper

07/17/2023	324475	EMPLOYEE ISSUED	REPLACE REJECTED PAYROLL DIRECT DEPOSIT	1,883.22
07/21/2023	324476	A-1 REFRIGERATION SALES & SERV	ALARM MODE INSPECTION/CHECK UP	252.56
07/21/2023	324477	ACTION MECHANICAL INC	BD PAYMENT REFUND	1,484.00
07/21/2023	324478	ALLEGRA PRINT & IMAGING	PRINTING SERVICES	588.00
07/21/2023	324479	ALLEN, JULIE	SCHRIER PARK DEPOSIT REFUND	150.00
07/21/2023	324480	ALTA EQUIPMENT CO.	DURAPATCHER REPAIRS	3,322.56
07/21/2023	324481	ARCANGELI, MATTHEW	YOGA 4 LIFE REFUND	65.00
07/21/2023	324482	ASCENSION BORGESS HOSPITAL	POST OFFER PHYSICAL	764.00
07/21/2023	324483	AT&T	ELECTRONIC COMMUNICATIONS	85.38
07/21/2023	324484	AYAN, LAURA	STAND UP PADDLEBOARD YOGA REFUND	30.00
07/21/2023	324485	BADGER EVERGREEN NURSERY LLC	TREES FOR TRAD HOLIDAY	180.00
07/21/2023	324486	BAILEY'S MEATS	FOOD ASSISTANCE REIMBURSEMENT	5.00
07/21/2023	324487	BALKEMA CONSTRUCTION, INC.	MLK PARK ADDL LANDSCAPE SERVICES	9,787.24
07/21/2023	324488	BAY AREA TOUCHLESS CARWASH LLC	CAR WASHES	288.00
07/21/2023	324489	BEHRE, CHRISTOPHER	RAMONA BONFIRE MUSICIAN	300.00
07/21/2023	324490	BLOOM SLUGGETT, PC	LITIGATION-S WESTNEDGE AVE STORM SEWER PRJ	1,410.00

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07/21/2023	324491	BRANCH, CHERI	TRIP REFUND 230930 LAKE PLACID	150.00
07/21/2023	324492	BRANCH, JOYCE	TRIP REFUND 230720 FISH BOIL	160.00
07/21/2023	324493	BRIGHTGUY, INC.	FLASHLIGHTS/CAR CHARGERS	617.42
07/21/2023	324494	BRONSON HEALTHCARE GROUP	LEGAL BLOOD DRAW	100.00
07/21/2023	324495	BURDICK, MINDY	ARCHERY FOR YOUTH REFUND	60.00
07/21/2023	324496	CAMPBELL AUTO SUPPLY	MISC AUTO SUPPLIES	120.98
07/21/2023	324497	CAMPBELL, BRADY	LAKEVIEW PARK PAVILION #1 REFUND	110.00
07/21/2023	324498	CENTER FOR INTERNET SECURITY, INC.	NETWORK SECURITY, MONITORING & MGMT SVCS	24,415.42
07/21/2023	324499	CINTAS CORPORATION NO. 2	UNIFORM RENTAL FOR INSPECTORS	15.81
07/21/2023	324500	CITY OF KALAMAZOO TREASURER	BIO DIESEL FUEL	252.93
07/21/2023	324501	CSISZAR, LASZLO	SCHRIER PARK DEPOSIT REFUND	150.00
07/21/2023	324502	DEBLECOURT, JEFFREY	CANINE SERVICES	165.00
07/21/2023	324503	DENNY'S SAW CRIB	CHAINSAW IGNITION COIL	237.97
07/21/2023	324504	DIXON ENGINEERING, INC	CONST & ENG SVCS-HAVERHILL WATER TWR	36,250.00
07/21/2023	324505	DUNLOP, JOHN W	FISH CAMP INSTRUCTOR	330.00
07/21/2023	324506	DUNN, DEREK	TUITION REIMBURSEMENT	330.75
07/21/2023	324507	EMERGENCY VEHICLE PRODUCTS	FIRE APPARATUS MAINT	1,303.49
07/21/2023	324508	EMPSON, MINDY JO	FOOD ASSISTANCE REIMBURSEMENT	114.00
07/21/2023	324509	EVENT PRODUCTION SERVICES OF MI LLC	MOVIE IN THE PARK	1,700.00
07/21/2023	324510	FAWLEY OVERHEAD DOOR, INC.	FIRE FACILITY MAINT	50.00
07/21/2023	324511	FISCHER, KERRY	HAYLOFT THEATRE DEPOSIT REFUND	150.00
07/21/2023	324512	FLETCHER ENTERPRISES	PARKS BUILDING EXTERIOR WINDOW PAINTING	6,050.00
07/21/2023	324513	FLOCK GROUP INC	ALRP CAMERAS W/INSTALLATION	20,125.00
07/21/2023	324514	FLYWHEEL COMMUNITY DEVELOPMENT SVC	PORTAGE ROAD RESIDENTIAL CONSULTING SVC	5,000.00
07/21/2023	324515	FRAYER, MATTHEW	WESTFIELD PAVILION RENTAL REFUND	20.00
07/21/2023	324516	GLOBERSON, JEFF	PICKLEBALL SESSION 2 REFUND	15.00
07/21/2023	324517	GORDON FOOD SERVICE	CONCESSION & EVENT SUPPLIES	1,336.51
07/21/2023	324518	GRANGER III, GEORGE A	SITE PLAN REVIEW	360.00
07/21/2023	324519	GREENWOOD, KAREN	GRAIN ELEVATOR DEPOSIT REFUND	150.00
07/21/2023	324520	GRESHAM, KATIE	HAYLOFT THEATRE DEPOSIT REFUND	150.00
07/21/2023	324521	GRIMMER, SUZANNE	HAYLOFT THEATRE DEPOSIT REFUND	170.00
07/21/2023	324522	GROTHAUSE, DAVID	FOOD ASSISTANCE REIMBURSEMENT	14.00
07/21/2023	324523	HAGEN, SARAH	CELERY FLATS DEPOSIT REFUNDS	750.00
07/21/2023	324524	HEMMES, KELLY	SCHRIER PARK DEPOSIT REFUND	150.00

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07/21/2023	324525	HISEY, VONNIE	SCHRIER PARK DEPOSIT REFUND	150.00
07/21/2023	324526	HOLCOMB, JOSHUA	UKULELE CLASS INSTRUCTION	300.00
07/21/2023	324527	HOLDER, MICHELE	UKULELE CLASS REFUND	75.00
07/21/2023	324528	HOLLAND, JALEN	SCHRIER PARK RENTAL REFUND	550.00
07/21/2023	324529	HOLLISTER, CLAY	RAMONA PARK SOFTBALL REFUND	100.00
07/21/2023	324530	HOME DEPOT	REPAIR/MAINT SUPPLIES	1,924.80
07/21/2023	324531	VOID		0.00
07/21/2023	324532	HORTON, ELISE	RAMONA PARKING VOUCHERS REFUND	20.00
07/21/2023	324533	HOWE, GEOFF	GRAIN ELEVATOR DEPOSIT REFUND	150.00
07/21/2023	324534	HUDSON, MARGARET	TRIP REFUND SOUTH HAVEN 230726	280.00
07/21/2023	324535	INDIANA UNIVERSITY	FUND RAISING SCHOOL	1,295.00
07/21/2023	324536	JOZWIK, HEATHER	TUITION REIMBURSEMENT	360.00
07/21/2023	324537	JUSTICE FENCE COMPANY	HAVERHILL FENCE REPAIR	4,000.00
07/21/2023	324538	K2AVL INC	JUNE & JULY CONCERT SOUND	3,480.00
07/21/2023	324539	KALAMAZOO COUNTY TREASURER	COLONIAL ACRES JUNE 2023 MOBILE HOME TAX	452.50
07/21/2023	324540	KALAMAZOO PICKLEBALL	BEGINNER CLASSES	685.00
07/21/2023	324541	KALAMAZOO SYMPHONY ORCHESTRA	WOODWIND TRIO PERFORMANCE	400.00
07/21/2023	324542	KIESLER POLICE SUPPLY	9 MM SIM ROUNDS	1,228.00
07/21/2023	324543	KSS ENTERPRISES	DISINFECTANT CHEMICAL FOR FITNESS EQUIP	235.76
07/21/2023	324544	LANTIS, LYDIA	STUART MANOR DEPOSIT REFUND	150.00
07/21/2023	324545	LAPEKAS, MILDRED ARLEEN	REFUND FOR ONE CEMETERY PLOT	850.00
07/21/2023	324546	LOCEY SWIM POOL CO.	CITY HALL FOUNTAIN SUPPLIES	47.40
07/21/2023	324547	LYSTER EXTERIORS	CDBG & KAL CO-WINDOW REPLACEMENT	6,725.00
07/21/2023	324548	MACK, BRIAN	PICKLEBALL SESSION 2 REFUND	15.00
07/21/2023	324549	MACOMB OAKLAND REGIONAL CENTER, INC	RESPECTING DIFFERENCES TRAINING	1,858.74
07/21/2023	324550	MAPLE LAKE BUILDERS	SIDING INSTALL AT SCHRIER PARK	14,950.00
07/21/2023	324551	MCCANN INDUSTRIES, INC.	REPAIR AND MAINTENANCE	527.25
07/21/2023	324552	MCDONALD'S TOWING & RESCUE, INC.	TOWING SERVICES	178.50
07/21/2023	324553	MESSER, LEIGH ANN	FOOD ASSISTANCE REIMBURSEMENT	5.00
07/21/2023	324554	MICH MUNICIPAL POLICE & FIRE REPAIR	POLICE VEHICLE REPAIR & MAINT	185.68
07/21/2023	324555	MICHIGAN FLYWHEELERS MUSEUM	TRIP VENDOR PAYMENT SOUTH HAVEN	360.00
07/21/2023	324556	MILLER, MARY	TRIP REFUND TIGERS GAME 230823	150.00
07/21/2023	324557	MORALES, MARINA	SCHRIER PARK DEPOSIT REFUND	150.00
07/21/2023	324558	MORRISON LANDSCAPE SERVICES LLC	LANDSCAPING SUP & SVC	7,350.00

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Check Date	Check	Vendor Name	Description	Amount
07/21/2023	324559	MOSQUITO BEATERS LLC	MOSQUITO SPRAY FOR CONCERT	169.00
07/21/2023	324560	NATIONAL FIRE PROTECTION ASSOC	FIRE CODE SUBSCRIPTION	1,552.50
07/21/2023	324561	NATIONAL HOSE TESTING SPECIALTIES	FIRE HOSE TESTING	6,360.00
07/21/2023	324562	NORMAN, DANA	RENTAL REFUND	150.00
07/21/2023	324563	OFFICE DEPOT, INC.	OFFICE SUPPLIES	1,079.49
07/21/2023	324564	OSTERHOUT, SHELLI	PICKLEBALL SESSION 2 REFUND	30.00
07/21/2023	324565	OVERNEATH CREATIVE COLLECTIVE LLC	CABLECASTING & BROADCASTING SVCS	49,700.00
07/21/2023	324566	OWENS, KELLY	GRAIN ELEVATOR DEPOSIT REFUND	150.00
07/21/2023	324567	PALMER, JENNY	RAMONA PARK PAVILION #1 REFUND	110.00
07/21/2023	324568	PAPPAS, LYNN M	FOOD ASSISTANCE REIMBURSEMENT	138.00
07/21/2023	324569	PAW PAW VETERINARY CLINIC, P.C.	K9 EXAM/OFFICE VISIT	275.42
07/21/2023	324570	PETERMAN CONCRETE CO.	CEMETERY FOUNDATIONS	179.25
07/21/2023	324571	PETTY CASH-JANET GATES	REPLENISHMENT CHECK	370.18
07/21/2023	324572	PETTY CASH-KIM STEWART	REPLENISHMENT CHECK	161.99
07/21/2023	324573	PETTY CASH-MEGAN HUBER	REPLENISHMENT CHECK	1,254.29
07/21/2023	324574	PHELPS, DAWN	GRAIN ELEVATOR DEPOSIT REFUND	150.00
07/21/2023	324575	PILGRIM, GAIL	TRIP REFUND GRAND HOTEL 2023 231016	200.00
07/21/2023	324576	PRAETORIAN GROUP, THE	ANNUAL FEE POLICE ONE ONLINE TRAINING	2,565.00
07/21/2023	324577	PURITY CYLINDER GASES, INC	WELDING SUPPLIES	12,582.09
07/21/2023	324578	RATHCO SAFETY SUPPLY, INC.	STREET SIGNS & SERVICES	3,714.00
07/21/2023	324579	RILEY, ELANOR	BOARD PICNIC IN THE PARK FOOD REFUND	322.65
07/21/2023	324580	ROAD COMMISSION OF KALAMAZOO COUNTY	TRAFFIC SIGNAL ENERGY & MAINT CHARGES	608.62
07/21/2023	324581	ROBERTSON, NIKOLE	GRAIN ELEVATOR DEPOSIT REFUND	160.00
07/21/2023	324582	ROWERDINK, INC.	MAINTENANCE SUPPLIES	377.45
07/21/2023	324583	SCHRAUBEN, GLENN	RAMONA PARK SOFTBALL REFUND	310.00
07/21/2023	324584	SCHULTZ, GREG	RAMONA SOFTBALL DEPOSIT REFUND	100.00
07/21/2023	324585	SCHULTZ, NANCY	4TH PLACE-GARLIC MUSTARD CONTEST	50.00
07/21/2023	324586	SCHURING JR CO, JOHN	TWO NOTARY BOND FEES	90.00
07/21/2023	324587	SCOTT, DANA MARIE	PERFORMANCE-FRIDAY AT THE FLATS	200.00
07/21/2023	324588	SHAMBAUGH & SON, LP	SPRINKLER INSPECTIONS-POLICE & FIRE	1,560.00
07/21/2023	324589	SHEPPARD, CYNTHIA	YOGA CLASS REFUND	90.00
07/21/2023	324590	SHI INTERNATIONAL CORP.	IPAD AIR, INDOOR ACCESS PT, WEBCAMS	2,022.94
07/21/2023	324591	SIMONE-HACK, CHESNEY	GRAIN ELEVATOR DEPOSIT REFUND	150.00
07/21/2023	324592	SIMS, SUSANNAH	ART IN THE PARK: BEADWORK REFUND	25.00

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Check Date	Check	Vendor Name	Description	Amount
07/21/2023	324593	SITEONE LANDSCAPE SUPPLY LLC	IRRIGATION REPAIR SUPPLIES	180.36
07/21/2023	324594	SMITH, CLAYTON K. III	PERFORMANCE FIREGLOW SUMMER LUNCHEON	150.00
07/21/2023	324595	SMITH, CLAYTON K. III	FARMERS MARKET MUSICIAN	100.00
07/21/2023	324596	SOCIETY FOR HISTORY & RACIAL EQUITY	RENTAL DEPOSIT REFUND	100.00
07/21/2023	324597	SPENCER, BETH	GRAIN ELEVATOR DEPOSIT REFUND	150.00
07/21/2023	324598	STATE OF MICHIGAN	SOR FEES	90.00
07/21/2023	324599	STATE OF MICHIGAN (TREASURY)	2022 PILOT - STATE OF MICHIGAN DISTRIBUTION	169,896.61
07/21/2023	324600	STATE SYSTEMS RADIO, INC	RADIO SERVICES FEES	561.00
07/21/2023	324601	STEENSMA LAWN & POWER EQUIPMENT	SMALL EQUIPMENT REPAIR/MAINT	499.92
07/21/2023	324602	STRYKER, JANNETTE	STUART MANOR DEPOSIT REFUND	150.00
07/21/2023	324603	SZOKE, MIKE	LAKEVIEW SOFTBALL DEPOSIT REFUND	100.00
07/21/2023	324604	T J M SERVICES	BISHOP BOG BOARDWALK INSTALL	117,295.00
07/21/2023	324605	TEAM SUPPORT SERVICES, LLC	RECORDS MANAGEMENT	984.10
07/21/2023	324606	TELUS COMMUNICATIONS (U.S.) INC	SKYHAWK GPS ACCESS/SERVICE FEES	755.20
07/21/2023	324607	TRAFFIC TECH SERVICES LLC	TRAFFIC COUNTING SERVICES	672.00
07/21/2023	324608	TYLER, JODY	RAMONA PARKING VOUCHERS REFUND	50.00
07/21/2023	324609	ULINE, INC.	CHAIR & DOLLIES FOR SCHRIER BLDG	7,420.90
07/21/2023	324610	UNDERGROUND SECURITY COMPANY	ANNUAL STORAGE FEE	3,005.70
07/21/2023	324611	UNITED DISTRIBUTION GROUP	RAMONA CONCESSION SUPPLIES	1,014.19
07/21/2023	324612	UNITED PARCEL SERVICE	UPS WEEKLY	12.19
07/21/2023	324613	UNITED STATES TREASURY	IRS FORM 720 - PCORI FEE YEAR ENDED 6/30	186.00
07/21/2023	324614	USPS	POSTAGE PERMIT 58 DOLLARS	686.83
07/21/2023	324615	VANDERWAL, AMBER	SCHRIER PARK DEPOSIT REFUND	150.00
07/21/2023	324616	VANGUARD FIRE & SUPPLY CO., INC.	FIRE EXTINGUISHER MAINT	248.29
07/21/2023	324617	VANSTREAIN, CAROL	ARCHERY FOR YOUTH REFUND	50.00
07/21/2023	324618	VERIZON WIRELESS	CELL PHONE/WIRELESS CARD SERVICE	3,159.86
07/21/2023	324619	WASTE MANAGEMENT	WTP IRON WASTE REMOVAL	1,141.01
07/21/2023	324620	WESA, ARTHUR	FISH BOIL REFUND 230720	170.00
07/21/2023	324621	WILCOX, YVONNE	SCHRIER PARK DEPOSIT REFUND	150.00
07/21/2023	324622	WITHEE, ROBERT F	ICONIX FRIDAY AT THE FLATS MUSIC	200.00
07/21/2023	324623	YASSAY, CINDY	REFUND OF OVERPAYMENT OF SPC ASSESSMENT	101.00
07/21/2023	324624	ZERO WASTE USA, INC.	DOG WASTE BAGS	2,491.43
07/28/2023	324625	AT&T	ELECTRONIC COMMUNICATIONS	247.29
07/28/2023	324626	BALKEMA EXCAVATING, INC.	SANITARY SEWER LIFT STATION IMPROVEMENTS	41,751.90

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Check Date	Check	Vendor Name	Description	Amount
07/28/2023	324627	FREIMAN, RICHARD L.	FARMERS MARKET MUSICIAN	100.00
07/28/2023	324628	GRAHAM, WILLIAM	REIMB NFPA FIRE MEMBERSHIP	175.00
07/28/2023	324629	GRIMMER, SUZANNE	HAYLOFT THEATRE DEPOSIT REFUND	170.00
07/28/2023	324630	HOUSING RESOURCES, INC.	MAY & JUNE RENTAL ASSISTANCE	103,429.00
07/28/2023	324631	MILLER TAX ACCOUNTING	2022 PERSONAL PROP TAX REFUND DUE TO BOR	202.55
07/28/2023	324632	RICKER, TRACY	IRRIGATION DAMAGE REPAIRS REIMB	160.00
07/28/2023	324633	SEMI U INC.	ROY PARISH DRIVING SCHOOL	2,680.00
07/28/2023	324634	SMITH, CLAYTON K. III	PERFORMANCE FIREGLOW SUMMER LUNCHEON	50.00
07/28/2023	324635	TJ MAXX	2022 PERSONAL PROP TAX REFUND DUE TO BOR	2,754.04
Total Paper Checks				721,457.11
Check Type: Auto-Pay Payments				
07/17/2023		MISSIONSQUARE	EMPLOYER RETIREMENT CONTRIBUTIONS	46,524.89
07/17/2023		CONSUMERS AUTOPAY	GAS-ELECTRIC	10,702.40
07/18/2023		CONSUMERS AUTOPAY	GAS-ELECTRIC	2,435.80
07/19/2023		CONSUMERS AUTOPAY	GAS-ELECTRIC	13,862.56
07/20/2023		CONSUMERS AUTOPAY	GAS-ELECTRIC	1,994.03
07/28/2023		MISSIONSQUARE	EMPLOYEE RETIREMENT WITHHOLDINGS	42,089.18
07/28/2023		BLUECROSS/BLUESHIELD OF MI	HEALTH INSURANCE	10,119.47
Total Auto-Pay Payments				127,728.33
Check Type: Electronic Payments				
07/21/2023		HUNTINGTON NATIONAL BANK	DEBT SERVICE FEES	1,750.00
07/28/2023		MULTIPLE	WEEKLY TAX DISBURSEMENT 7/21/23	1,577,300.34
Total Electronic Payments				1,579,050.34
Grand Total				2,885,207.10

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Property Acquisition - 9131, 9246, and 9996 Portage Industrial Drive

SUPPORTING PERSONNEL: Rodney Russell, Director of Public Works

ACTION RECOMMENDED: Approve the purchase of properties addressed as

- a. 9131 Portage Industrial Drive in the amount of \$106,000,
- b. 9246 Portage Industrial Drive in the amount of \$745,000, and
- c. 9996 Portage Industrial Drive in the amount of \$300,000;

and authorize the City Manager to execute all documents related to these purchases on behalf of the city.

The City of Portage Department of Public Works (DPW) is committed to providing the highest level of customer service to Portage residents. With the growth of the city, there has been a corresponding increase in the construction of new water & sewer infrastructure, streets, parks, and facilities. As a result, the Public Works and Transportation & Utilities departments have experienced a significant rise in maintenance demands. To meet these demands, additional staff and equipment have been required. However, the current Public Works facility is not sufficient to meet those needs, prompting the City Administration to search for potential properties that would accommodate both current and future requirements. Suitable industrial land in the City of Portage is becoming limited, necessitating action before potential properties become too scarce. After careful investigation, three properties on Portage Industrial Drive were identified as potential candidates. These properties provide two access points, are adjacent to city-owned property and have minimal residential impact. Two of the parcels are undeveloped and the third has a modern and useable office building. All properties have been on the market for an extended period of time.

Attached is more detailed information about the parcels and additional justification for pursuing the development of a new DPW facility. The timeline and ultimate cost of a new facility are yet to be determined. However, in the current real estate market, it is prudent to acquire the subject parcels before they are purchased by another party. The City Administration anticipates a gradual transition from the existing facility to a new facility. Greater details and plans will be developed as part of the 2024-2030 Capital Improvement Program with costs spread out over time.

It is recommended that City Council approve the purchase of properties addressed as 9131 Portage Industrial Drive in the amount of \$106,000, 9246 Portage Industrial Drive in the amount of \$745,000, and 9996 Portage Industrial Drive in the amount of \$300,000; and authorize the City Manager to execute all documents related to these purchases on behalf of the city.

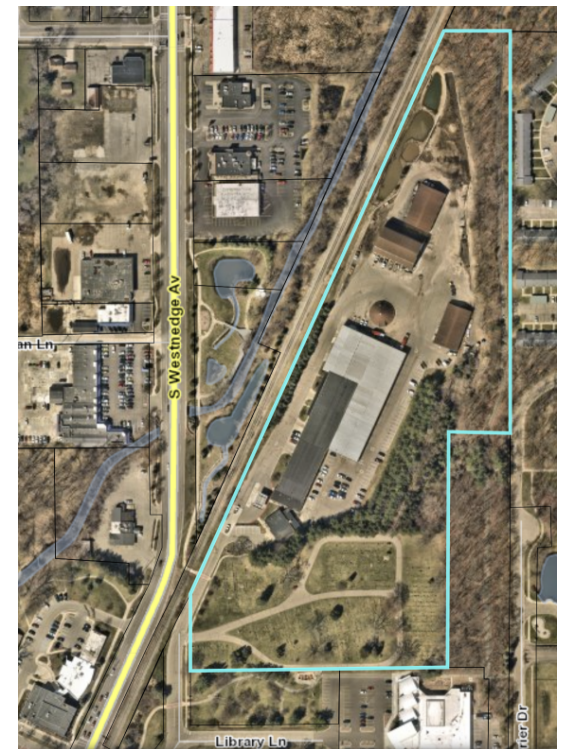
FUNDING: Funding is available for the purchase of the subject properties through a combination of the approved property acquisition component of the Fiscal Year 2023-2024 Capital Improvement

Program budget and the DPW building improvements component of the Fiscal Year 2022-2023
Capital Improvement Program budget.

Attachments: 1. DPW Portage Industrial Proposal 7-5 Revisedv3

New DPW Facility & Campus Proposal

Current DPW Facility



DPW Facility – 59,924 sq. ft, one story (with mezzanine), constructed 1969, 1975, 1993, & 2003. Office Space 6,800 sq. ft. Total acreage of property 16.48 with 7.09 usable

Why a New DPW Facility? – General

- Oldest City facility is still being utilized since 1969 for its original intended purpose, without major renovation
- Showing its age – increasingly difficult to maintain and operate
- While ADA compliant, and meeting minimum standards, improvements should be made for better accessibility and inclusive accommodations
- Lacking a dedicated staff training and private employee computer/phone access area
- Insufficient room to accommodate employee wellness workout facility
- Insufficient area for covered/unheated bulk materials storage

Why a New DPW Facility? - Safety

- Fire suppression is only installed in equipment storage areas that were constructed 1993 and newer.
- No fire alarms or monitoring for the entire building
- One way in/out prevents access should train incident or blockage/accident at intersection occurs
- Uncompliant EV repair/maintenance areas, require more safety protocols and larger clear area around vehicles
- Staff are required to walk through active mechanic garage, and could potentially be exposed to unsafe situations
- Mirrors are placed in blind corner areas to prevent collisions
- Existing Igloo presents blind spot for employees and work vehicles coming in and out of facility

Why a New DPW Facility? – Operation Efficiency

- Current building electrical infrastructure is at capacity, and will be unable to accommodate electric vehicle charging
- Older heating system at end of serviceable life and inefficient, will need to be replaced and upgraded
- Equipment Storage area is full, leaving several vehicles parked outside, causing premature wear, due to exposure to elements
- Traffic flow during funerals at Central Cemetery is discouraged, and can cause problematic staff access/citizen experience
- Inadequate equipment wash area to accommodate multiple vehicles post winter shift operation
- Refueling area only accommodates fueling of one vehicle on each side

Why a New DPW Facility?- Staff

- Men's locker room outdated lacking enough locker space and inadequate for today's needs, no room for expansion or necessary improvements (65 males to 5 stalls)
- Women's locker room is outdated & inadequate. Only allows for one-person occupancy with no room for expansion or necessary improvements (10 female employees to 2 stalls)
- Only one small conference room that holds 10 people maximum, scheduling meetings for 2 departments is challenging at certain times of year
- Office area is completely full with no room for further expansion or growth of additional positions or interns

DPW Facility Projected CIP Expense

Future DPW CIP Expenses	Budget Year	Projected Cost
Facility HVAC	21-22	\$150,000.00
Igloo Demo, New Unheated Storage, Bay Floors	22-23	\$297,500.00
Salt Barn Analysis and Repair of West Wall	23-24	\$75,000.00
Windows Vestibule/Façade Design & Floor	23-24	\$175,000.00
Restroom & Locker Room Upgrades	24-25	\$150,000.00
Carpet, Tile, Condenser, Fresh Air	24-25	\$126,000.00
Building Improvements	25-26	\$200,000.00
Exterior Upgrades	26-27	\$231,500.00
Alternative Energy Implementation	27-28	\$300,000.00
Roof Completion	28-29	\$375,000.00
Fuel System and Tank Replacement	29-30	\$400,000.00
		\$2,480,000.00

Proposed Site Locations

9131 Portage
Industrial Dr
2.62 Acres

9246 Portage
Industrial Dr.
4.6 Acres

11.88 Acres

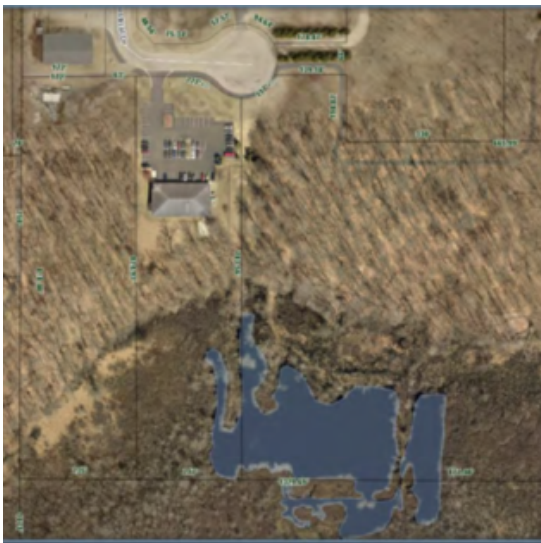
City Owned
Property

9996 Portage
Industrial Dr.
14.6 Acres

Total Acreage 21.82

9246 Portage Industrial Drive

- Very Well Maintained
- Abundance of Natural Light
- New Roof 2021
- Backup Generator
- 13,200 sq. ft
- Built in 2002
- Cost \$745,000



Today's Construction Cost \$3,300,000 based on \$250.00 per sq. ft.

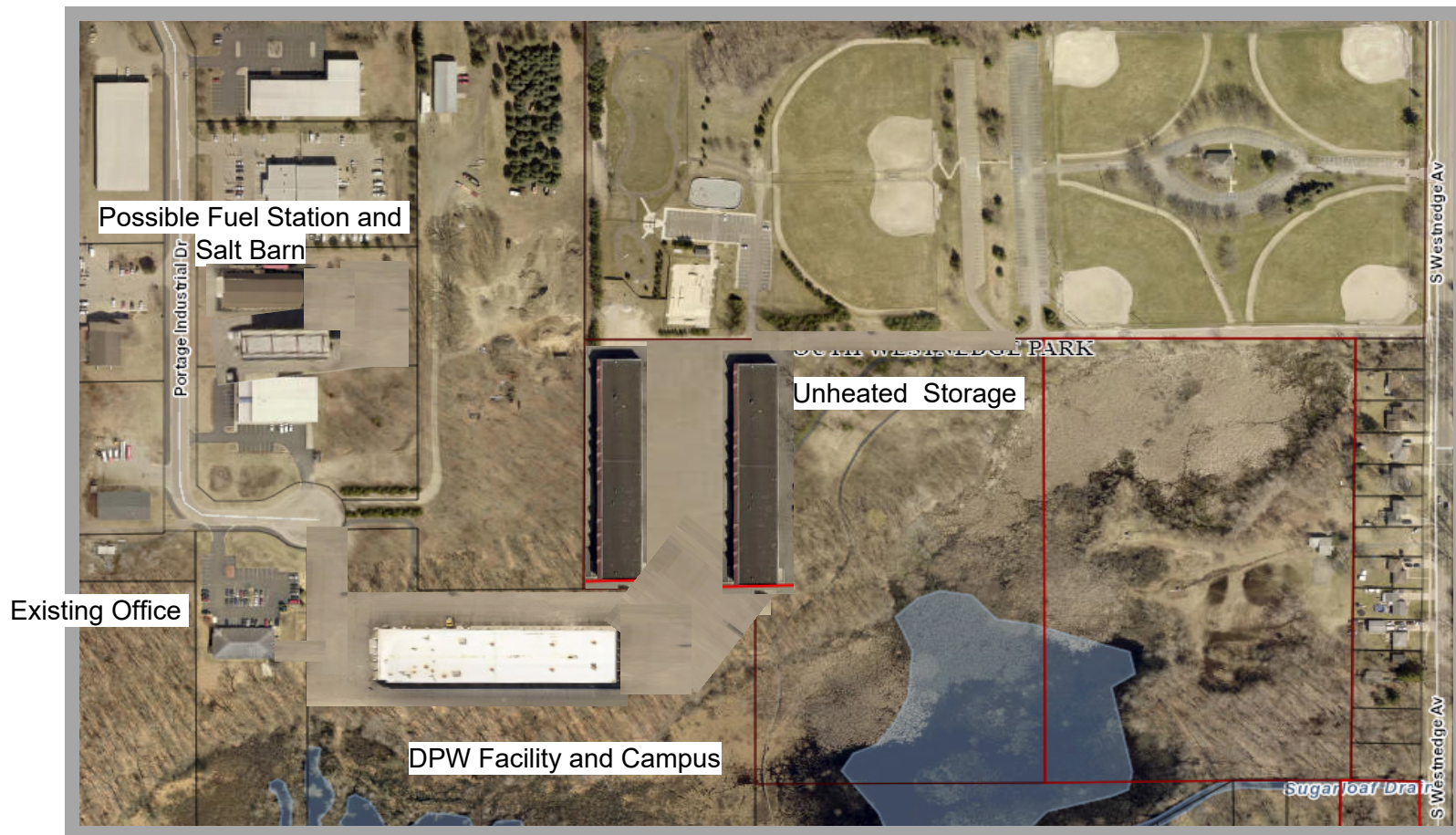
Proposed Property Cost

Acreage	Address	Size	Cost
4.06	9246 Portage Industrial	13,200	\$745,000
14.56	9996 Portage Industrial	Vacant Land	\$300,000
2.62	9131 Portage Industrial	Vacant Land	\$106,000
			\$1,151,000.00

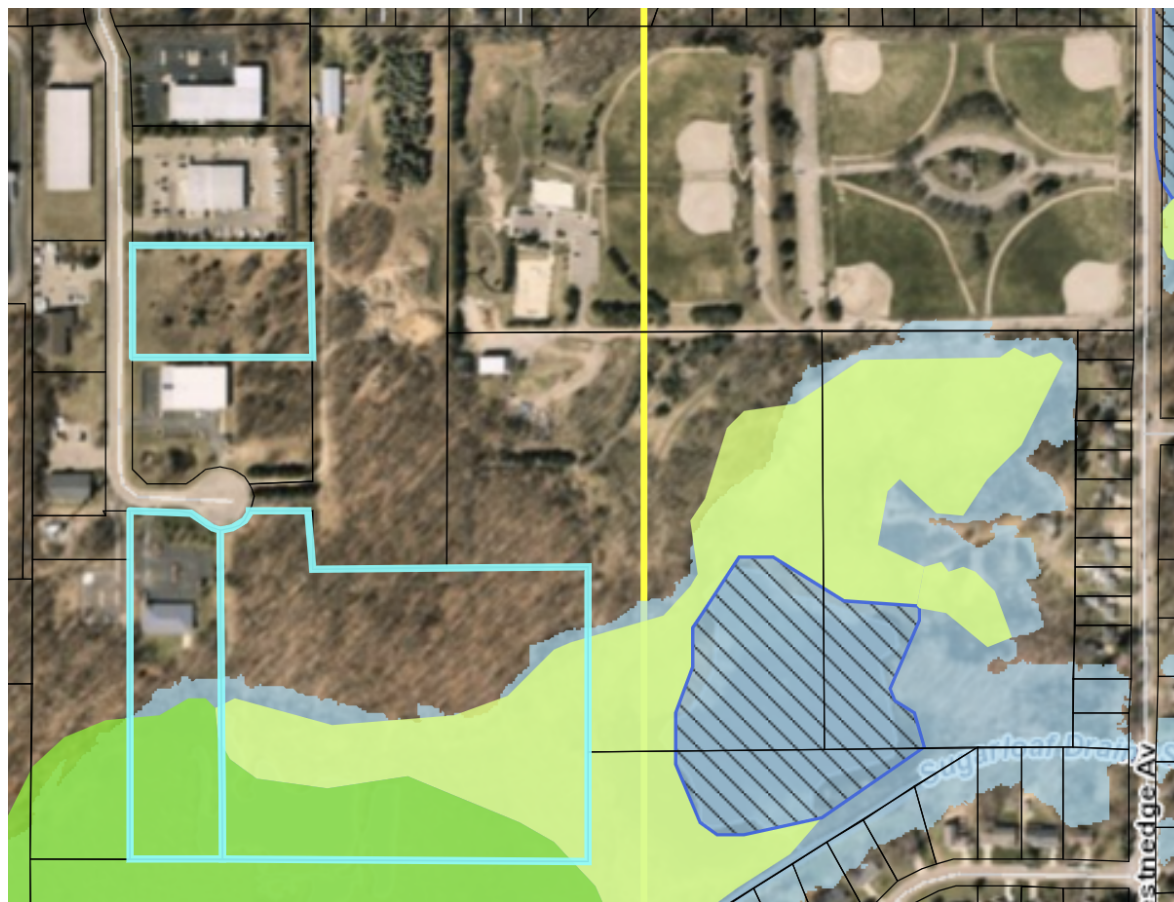
Current Available Funds for Proposed Property Acquisition

Accounts	Amount	FY
Funds to Purchase Land	\$600,000.00	23-24
Property Acquisition CIP	\$277,082.67	23-24
Public Works Igloo Demo, New Unheated Storage, Bay Floors	\$297,500.00	22-23
	\$1,174,582.67	

Proposed Site Layout



Wetland Impacts Will Be Avoided



Estimated Cost of New DPW Facility

Accounts	Amount	
Upgrades to 9246 Portage Industrial Drive	\$200,000.00	
DPW Equipment Storage/Mechanics Garage/Locker Rooms	\$11,000,000.00	
Salt Barn and Unheated Storage	\$500,000.00	
Possible Fueling Station	\$1,000,000.00	
	\$12,700,000.00	

Note: Equipment Storage Building – 64,500 sq.ft.
Includes Mechanics Garage/Locker Room – 12,000 sq.ft.

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Board & Commission Interviews

SUPPORTING PERSONNEL: Erica Eklov, City Clerk

ACTION RECOMMENDED: Set a Special Meeting on Tuesday, October 3, 2023, beginning at 5:30 p.m., to interview Board and Commission applicants.

The City of Portage relies upon citizen participation on many Boards and Commissions that help to serve the community. The advice received from these groups assists the City Council and City Administration in making Portage *A Natural Place to Move!* These citizens provide the talent and experience needed to meet the community's diverse challenges. Interviews of Board and Commission applicants are performed each year in January, May and October.

Per the City Council Policy for Appointments to Citizen Advisory Boards, Council will interview applicants to fill vacancies on the following Boards and Commissions. As Council will recall, there were also several vacancies unable to be filled at the prior interview session in May. Those vacancies have also been included in the list below.

Environmental Board	2 expiring terms, 1 vacancy
Human Services Board	4 expiring terms
Historic District Commission	1 vacancy
Park Board	3 expiring terms, 1 vacancy
Senior Citizens Advisory Board	4 expiring terms, 1 vacancy
Zoning Board of Appeals	1 vacancy, 1 vacancy (alt.)

As such, it is recommended that the City Council set a Special Meeting on October 3 beginning at 5:30 p.m. to interview applicants for these Boards and Commissions.

FUNDING: Not Applicable

Attachments: 1. Draft Agenda

The Portage City Council
Special Meeting with Boards/Commissions Applicants
October 2023

5:40 p.m.	Environmental Board	2 expiring terms, 1 vacancy.	Three-year terms expiring October 1. Nine members with meetings held the second Wednesday of the month at City Hall.
5:50 p.m.	Human Services Board	4 expiring terms.	Three-year terms expiring October 1. Nine members with meetings held the first Wednesday of the month at City Hall.
6:05 p.m.	Historic District Commission	1 vacancy.	Three-year terms, expiring December 31. Seven members with meetings held the first Wednesday of the month at City Hall.
6:15 p.m.	Park Board	3 expiring terms, 1 vacancy.	Three-year terms, expiring October 1. Nine members, meetings held the first Wednesday of the month at various locations.
6:30 p.m.	Senior Citizens Advisory Board.	4 expiring terms, 1 vacancy.	Three-year terms, expiring October 1. Nine members, meetings held the third Wednesday at the Portage-Zhang Community Senior Center. Members must be 55+.
6:45 p.m.	Zoning Board of Appeals	1 vacancy, 1 vacancy (alt.)	Three-year terms expiring February 28. Seven members, meetings held the second Monday of the month at City Hall.

Minutes of Boards & Commissions

Portage Senior Citizens Advisory Board

MINUTES: June 21, 2023

ATTENDANCE: Linda Zoeller, Joan Stommen, Larry Smith, Kim Phillips, John Lobo, Art Roberts, Karl Hokenmaier, Trudy Riker

Absent Excused: Sharon White, Jean Balazs, Linda Ciampi

Absent Un-excused: None

Guests: Sharon Richie from the Alzheimer Support Group

Staff: Kim Phillips

Call to order time: Chairperson Linda Zoeller called the meeting to order at 2:23PM

Corrections to previous minutes: Joan Stommen was incorrectly listed as in attendance. Joan was absent excused.

Art motioned to approve the minutes from 5/17/2023 meeting with mentioned corrections; Larry seconded the motion. Motion carried.

Travel Program Trudy Riker:

- Upcoming Indian Pow Wow trip. The Committee met with tribal representatives to understand proper etiquette.
- Tigers game in July.
- The Trip Committee's next meeting is scheduled for Tuesday, June 27.

Legislative Update, Art Roberts:

- Christine Morse's Coffee Hour is Friday June 23 from 9:30AM to 10:30AM in PZSC.
- The Kalamazoo County delegation to last month's Older Michiganders Day event included Don Saldia from Area Agency on Aging. They met with Rep. Sean McCann and an agent from Rep. Matt Hall. Gov. Whitmer spoke on her accomplishments and support for her initiatives.

Friends of PSC Board Update, Trudy Riker:

- The Board met on Tuesday June 20.
- Approved the minutes and financial report from the previous meeting.
- Discussed the MoU with the City of Portage.
- Kim reported on the Fundraising training seminar that she attended.
- 55 couples attended the Vow Renewal event.
- The Golf Outing profit was \$12,500. Participants were happy with the Moors Golf Club and its staff. A chair was appointed for next year's Golf Outing.
- There were 75 to 80 participants for the Pickleball Tournament. It raised \$6000 in profits.
- The Board recommended spreading out dates between the Golf Outing and Pickleball Tournament.

- The Friends' 2023/2024 budget includes a \$5000 donation to PZSC.
- The Board will raise total giving to \$105k from \$90k.
- Want an increase in donations from Golf Outing, Pickleball and Purse Sale. Encouraging people to donate to the PZSC thru planned giving.
- Changed banking to First National Bank from Huntington Bank. The First National Bank is very supportive of Friends and PZSC activities.
- The Social Media administrator has been posting info regularly.
- Appointed a new Purse Sale chairperson and is requesting volunteers for the committee.
- Doug Gilchrist is planning a special dinner for large donors.
- Tabled discussion on the Zhang request to rename the organization.
- Larry recommended that the Advisory Board should not comment on the Zhang request as the PZSC and Friends of the Portage Senior Center are separate organizations.

Youth Advisory Board:

- None

Manager's Report, Kim Phillips:

- PZSC is working on Planned Giving initiatives to encourage members to include charitable designations to PZSC and Friends of the PSC in their estate planning.
- PZSC will receive delivery of 2 minibuses next week. Two staff and 2 volunteers are going for chauffeur licenses.
- PZSC is currently 76% self-supported. The goal is to be 70% self-supporting.
- Staff budget was approved.
- Posted positions for 4 program assistants and 1 scheduler. Two offers were extended.
- Claire plans to become certified as a personal trainer next year.
- Kim attended a National Council on Aging (NCOA) conference.
- NCOA is sunsetting the accreditation process. It will likely be replaced with another program. The PZSC accreditation is valid for 5 years.
- The Vows Renewal event was a success.
- 2024 FY goal is to maintain current membership level.
- NCOA has a grant to fund Covid and flu vaccines in the Fall.
- Karl is looking for more participants for the Great Decisions and Current Events programs.
- Public Information is working on the design of the new Membership Manual.
- The member survey had low participation but the results met the goal of 85% satisfaction.
- Majority of responses show a preference for receiving the newsletter by email.
- Newsletters are distributed by email every other week on Thursdays.

Building/Program Updates:

- There will be a 1-year warranty walk-thru with the builder and architects to assess issues and discuss lessons learned.
- PZSC will tint the pickleball court's windows to reduce glare.

New Business:

- None

Activities Reminders:

- Covid booster clinic scheduled for Friday June 23.
- There will be a concert in the courtyard tomorrow.
- Courtyard concerts are planned for every month for the rest of the summer.
- Centenarians event will be postponed to August. Larry's calligraphy group will prepare invitations.

Advisory Board Comments:

- Joan congratulated the PZSC staff for their wonderful job in organizing the Vows Renewal and Singles Mingle events.
- Art thanked Linda for attending the Lending Hands open house.
- Signup for fitness classes will open 1 month prior to start. Classes are 8-week long. There has been a positive response.

Citizen comments:

Sharon Ritchie Senior Centers facilitator for the Alzheimer Support Group requested a time slot in the July meeting to discuss establishing Portage as a dementia-friendly community.

Karl motioned that Sharon's discussion be added to next month's agenda. Art seconded. Motion carried.

Kim will invite the City Manager and the Deputy City Manager.

Art motioned to adjourn; seconded by Larry. Motion carried.

Time Adjourned: 3:30PM

Next meeting: July 19, 2023

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Subsequent to the public hearing, consider approving the Tentative Plan and Rezoning Application (#22/23-9) for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue.

SUPPORTING PERSONNEL: Peter Dame, Chief Development Officer

ACTION RECOMMENDED: Subsequent to the public hearing, consider approving the Tentative Plan and Rezoning Application #22/23-9, from OS-1 Office Service and B-1 Local Business Districts to Planned Development (PD) District for a senior housing facility at 732, 810, 830, and 906 East Centre Avenue.

OVERVIEW

The applicant, Joe Nawrocki (representative of Trilogy Health Services) proposes to establish a senior housing facility on four properties at 732, 810, 830, and 906 East Centre Avenue and has filed a Tentative Plan application and Rezoning application to rezone these properties from OS-1 Office Service and B-1 Local Business Districts to Planned Development (PD) District to permit this new development.

Trilogy Health Services provides senior living communities across the US and within Michigan by generally establishing a transitional level of housing and care. This type of specialized housing for the senior community is becoming more established in Portage. Currently, there is one existing senior living center ('Story Point' at 3951 West Milham Avenue) and another recently-approved project ('Story Point 2' at 8150 Creekside Drive with 172 total units) within Portage that offers this type of transitional housing and care.

The proposed development will provide on-site amenities including community dining areas, a cafe, a parlor, physical/occupational therapy, a hair salon, outdoor activity areas, and more. Trilogy's operations will include offering private shuttles for its residents. The proposal consists of reusing the existing Beacon Memory Care building (currently closed), adding two building additions to the east and south, a new parking lot and access drive along East Centre Avenue, a new stormwater basin in the southeast corner, and new site landscaping, lighting, fencing, perimeter driveway, and internal sidewalks. The development would be connected to city water and sewer utilities and private on-site stormwater. These proposed improvements are shown in the attached site plan drawings. The existing Otis Montessori Academy and associated parking lot are planned for demolition to facilitate the proposed improvements. Further, the applicant is seeking a parcel line adjustment with the owner of 906 East Centre Avenue for the proposed stormwater basin which is under city review. The total building area (existing + proposed additions) consists of 87,312 square feet. If approved, construction is expected to start in the summer of 2023 and be accomplished in one phase.

The components and associated proposed and existing units of Trilogy Health and the project density are detailed as the following:

- Independent Living: 22 Units
- Skilled Nursing: 49 Units (50 beds)
- Assisted Living Memory Care: 12 Units (16 beds)
- Assisted Living (Existing – Beacon Memory Care): 20 Units
- Total: 103 Units
- Density: 14.99 units/ acre (103 units/ 6.87 acres)

BACKGROUND INFORMATION

The following is a breakdown of current property owners by address. If the project is approved, the applicant is expected to execute the purchase of these properties. The homeowner of 906 East Centre Avenue will sell the southern portion of their property for this proposal.

Address	Owner	Existing Conditions
732 East Centre Avenue	Portage Memory Care LLC	Beacon Memory Care (Closed)
810 East Centre Avenue	Gary & K Crankshaw	Otis Montessori Academy
830 East Centre Avenue	KEC Holdings LLC	Vacant
906 East Centre Avenue	Cleasby Family Trust	Single Family House

The following table summarizes **Existing Conditions** in this general area:

Existing Land Use/ Zoning	• The subject site (covering multiple parcels) is developed with a closed memory care business, an open Montessori Academy, and a single-family house. The site is zoned OS-1 Office and B-1 Local Business District. • <u>North</u> (across East Centre Avenue): Multiple Single-family homes: 707 thru 903 East Centre Avenue, Zoned OS-1 Office. • <u>South</u>: Multiple Single-family homes: 719 thru 913 Pasma Avenue, Zoned R-1A Single-Family Residential • <u>East</u>: ‘D & D Greenhouse’, 918 East Centre Avenue, Zoned B-1 Local Business District • <u>West</u>: Multiple Single-family homes: 8019 thru 8037 Lakewood Drive, Zoned R-1A Single-Family Residential.
Public Streets	The surrounding roadway network: East Centre Avenue (north) city street – 2022 Kalamazoo Area Transportation Study (KATS) recorded 21,969 total AADT (Annual Average Daily Trips) trip counts. Pasma Avenue and Lakewood Drive are local streets and do not have trip counts.
Public Utilities	City sanitary sewer and water are available on East Centre Avenue, Pasma Avenue, and Lakewood Drive.

Environment	The subject site is developed with commercial and residential structures, has maintained lawn space, and also consists of some natural forested areas.
Unique Conditions	No mapped wetlands, historic buildings/structures, or flood hazards exist on the site.

Applicable Zoning Regulations

The following sections of Chapter 42. Division 4. Zoning Districts and District Regulations apply and are addressed further in this report:

- [Subdivision 11](#) – PD, Planned Development District, and
- [Division 8](#) – Administration and Enforcement (for Rezoning Application)

Proposed Planned Development Tentative Plan

The Planned Development review process involves the following two steps 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. *The filed Tentative Plan is at this step.*

Step 2) Final Plan review (Items H-M, Sec 42-375), identifies and analyzes detailed drawings of project improvements (streets, utilities, lot dimensions, etc.). *A Final Plan application has not been submitted at this time, awaiting approval of the Tentative Plan.*

The Planning Commission reviewed the project for consistency with Sec 42-374 ‘Site Development Requirements’ and Sec 42-375 ‘Plan Review’ – Tentative Plan items A-E during a public hearing at the June 1, 2023, Planning Commission meeting and recommended it to the City Council for approval.

Based on the applicant’s submittal, the following paragraphs describe the project and address Planned Development criteria under Sections 42-374 and -375.

General Site Layout

The existing Beacon Point Memory Care building and parking area will be reutilized and continue to house memory care services. The service drive leading to the rear will be extended and form a new perimeter driveway, wrapping along the southern and eastern building additions. A new primary parking and access area is planned east of the proposed eastern 2-story building addition. The existing Montessori Academy building and parking area will be demolished for the proposed building addition and new parking area. The proposed building additions will have multiple wings separated by lawns and landscaped areas for general open space and the enjoyment of residents/staff. An 11-space carport is planned near the southeastern corner of the 2-story building addition. Deliveries, trash pickup, and a generator/transformer are planned at the southern edge of the 1-story addition, and accessible from the existing rear driveway. To manage the required stormwater needs of the project, the applicant will acquire the southern portion of 906 East Centre Avenue to design a new stormwater spill containment and basin. Interior sidewalks will be provided between the new parking areas and building entrances. The existing sidewalk along East Centre Avenue will be preserved. The existing six-foot tall privacy wood fence along the western and southern lot lines will be extended to eight feet to buffer

adjacent residences to the west and south from future service vehicle noise and headlight glare. To the east and northeast, a new six-foot-tall wood privacy fence will be provided.

Yard Setbacks

Under the ‘PD’ zoning district, there are no specific yard setback requirements as compared to other zoning districts. However, yard setbacks should be in general harmony with adjacent development. The table below shows the distances between existing, proposed buildings and adjacent property lines. These distances will become the project’s specific yard setbacks. These proposed distances are greater than the existing OS-1(27-F, 27-S, 20-R) district's and B-1 (27-F, 10-S, 20-R) district's requirements.

Yard Setbacks	Front (Lakewood Dr ROW)	Front (E. Centre Ave. ROW)	East Side	West Side	Rear (South)
Existing Building (Beacon Memory Care)	100'	57'	>100'	43'	>100'
Proposed 1st Story Addition	>100'	>100'	>100'	38'	41'
Proposed 2nd Story Addition	>100'	83'	92'	>100'	33'

Access, Parking, Traffic, Loading

All access for the project will be at two points along East Centre Avenue. The existing access in front of Beacon Point will be used, and only one of the two existing entrances in front of the Montessori Academy will be used (the second one will be closed) for this project; no other street accesses are proposed.

The zoning code Sec. 42-523 requires 1 parking space per 1.5 dwelling units for senior adult housing. Recently-approved senior housing facilities have been granted a lower parking requirement to reflect the facility’s lower parking demand as a result of on-site amenities, controlled housing care, lower parking needs, and other reasons. The subject proposal is described similarly and is being reviewed similarly as well. With 103 proposed units, the project has a parking requirement of 154 spaces. The site plan shows 114 spaces. The applicant has submitted reasons for the reduction in parking. Further discussion on parking is provided later in this report.

City staff will not require a traffic impact study for the proposed development for the following reasons: the unique type of development is forecasted to not generate high parking/traffic demand, East Centre Avenue is designed as a five-lane corridor and can accommodate additional trips, and the location of the project is not very close to any major intersection.

The project will utilize a loading bay, which is also required, for the needs of the operation. Per the site plan, the loading bay is located along the rear of the 1-story building addition and will be accessible by the new perimeter access drive. The applicant is proposing an 8-foot-tall privacy fence to lessen impacts from the loading bay and garbage pickup which are also located in this area of the site.

Building Sizes/ Uses

The Beacon Point Memory building consists of 16,245 square feet, 1- and 2-story building heights, and will be reused for memory care services. The two proposed building additions will consist of a mix of 1-story (45,952 square feet) and 2-story areas (25,115 square feet) in size. These areas will be dedicated to skilled nursing facilities, independent living, and assisted living. The proposed 2-story building height will be designed at 37 feet to the tip of the roof ridge.

Density

A total of 103 resident units resulted in a density of 14.99 units per acre. Per Sec 42-374, the 'PD' establishes a maximum density of 7 units per acre. Further discussion about density is provided later in this report.

Utilities

The development is currently connected to existing city water and sewer utilities along East Centre Avenue with the development and reuse of the Beacon Point Memory Care building. Additional utility connections will be provided to serve the expanded areas.

ANALYSIS

The following has been prepared based on items A-G, Sec 42-375 Tentative Plan 'Planned Development' requirements, Comprehensive Plan Future Land Use Map, surrounding development patterns, and general land use considerations. Also, specific items analyzed include parking, density, suitability of the existing zoning classification, neighborhood impacts, and preliminary evaluations from the City's Development Review Team (DRT).

Comprehensive Plan

Rezoning applications are reviewed for consistency with the City of Portage Comprehensive Plan establishing long-term land use goals and the Future Land Use Map. The Future Land Use map designates the subject property, and others fronting West Centre Avenue in the neighborhood, as 'Office'. A magnified view of the Future Land Use Map is attached. This designation encourages office-based land use and matches the current OS-1 Office Service zoning district. Office space and employment have been evolving in recent years due to the COVID pandemic, revealing a decrease in demand for traditional commercial office space, and a challenging market in which to retain office tenants and fill vacant office spaces. This has required property owners and landlords to re-evaluate office space needs, and the city to reevaluate related zoning and land use.

As developable land becomes scarce and housing demand increases within the Portage area, the need for building and facilitating higher-density development (including specialized housing needs) also increases. Centre Avenue has become a high-traffic corridor as it provides access to many neighborhoods, commercial areas, highways, and parks. As a result, new higher-density housing along this road is becoming more attractive and marketable.

The applicant proposes development features that help lessen negative impacts on adjacent residences, including the following: large building setback distances (as noted in the Yard Setback table), parking facing Centre Avenue, fence buffering, and modest 1- and 2-story building heights. Therefore, staff find that the proposed Rezoning and Tentative Plan for a senior housing facility which provides a transitional housing

service to accommodate unique demographic needs within the community meets the intent of the Comprehensive Plan.

Parking; Density

The proposed housing development is unique and will have low traffic and parking demands compared to a typical multifamily development due to the unique operations generally consisting of a semi-controlled senior care facility that provides on-site daily services for its tenants. In addition, Trilogy Health's operations will include offering private shuttles for its residents. Therefore, staff find the project meets Sec 42-520 (O) *reduction in parking requirement* elements for the proposed lower parking plan of 114 spaces.

The proposed density of 14.99 units per acre does exceed the maximum 7 units per acre density allowed in the 'PD' district. Staff find that the proposed use is unique and not similar to the density effects of a typical multifamily development for the following reasons: 1) Trilogy Health's operation generally consists of a semi-controlled senior care facility; 2) it provides on-site daily needs services for its tenants; 3) other similar projects such as Story Point 2 senior housing facility were approved at similarly high densities (18.8 units per acre) due to its unique operational elements as noted earlier. Therefore, staff find the proposed density acceptable.

Zoning Map

The subject site is split-zoned into OS-1 Office Service District (732 East Centre Avenue - Beacon Point Memory Care) and B-1 Local Business District (810, 830, and 906 East Centre Avenue - Montessori Academy, vacant site, and single-family house). Further, there is a narrow strip of R-1A One-Family Residential zoning district located along the east side of Lakewood Drive ROW at 732 East Centre Avenue. Although this is within the subject site, it is not being proposed for the 'Planned Development' rezone and will remain in place. This 5-foot R-1A strip was established for the approval of the Beacon Point Memory Care development and associated rezone to OS-1 (see attachment). The applicant seeks to use only the southern portion of 906 East Centre Avenue. A concurrent parcel line adjustment has been filed. And the proposed rezone to a 'Planned Development' district boundary reflects this as well. The attached rezoning map and proposed site plan show these features. All affected owners 732, 810, 830, and 906 East Centre Avenue have submitted a signed letter consenting to the proposed project. See attached letters.

Neighborhood Impacts

The city finds the applicant's proposal has incorporated an overall project design and layout that will not increase its impact on the neighborhood, for the following reasons:

- The proposed use of a senior housing facility is residential in nature, is adjacent to a high-volume road, and is adjacent to residential property.
- The 1- and 2-story building heights are similar in height to what is allowed under the current OS-1 and B-1 districts, as well as the adjacent R-1A One-Family Residential district.
- Parking areas and entrances/exits face East Centre Avenue, not toward the R-1A district.
- The existing 6-foot privacy fence along the R-1A border (west and south) will be increased to 8 feet in height for buffering purposes.
- The southern wall of the two building additions closest to the R-1A district is located 33 and 41 feet away from the southern lot line. This distance is much farther than the 20-foot rear yard setback of the OS-1 and B-1 districts. The proposed building distances from the property lines as shown on the plans become the setbacks for the development.

- Lastly, there is no parking between the western and southern lot lines adjacent to the R-1A residential areas.

Preliminary Evaluations from the Development Review Team (DRT)

This project was reviewed by the Development Review Team (DRT) to ensure that the proposed development is consistent with the city's infrastructure, engineering, and other requirements including streets, sewers, water mains, stormwater, parking, landscaping, and others. 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's preliminary review does not recommend any additional improvements at this time. However, for the next permitting step (Final 'PD' Site Plan), the DRT recommends the applicant address the following:

- Lighting. The applicant shall submit a lighting plan consistent with Sec 42-590 - 597 to ensure no lighting impact on adjacent property or streets.
- Landscaping. The applicant shall submit a landscaping plan consistent with Sec 42-570 - 578.
- Pedestrian circulation. The applicant shall submit a plan showing details of pedestrian sidewalks and connections.
- Utilities. The applicant shall submit a utility plan showing all existing and proposed water, sewer, and stormwater piping and connections consistent with the City of Portage and Michigan standards.

Planned Development - Sec 42-374 Site Development Requirements and Sec 42-375 Plan review and approval (PD, planned development); Tentative Plan

Staff find these sections are met with the submitted application per the above discussion in the report. Sec 42-375 (D - G) indicates required public hearings by the Planning Commission and City Council.

PUBLIC HEARING

A public hearing for this tentative plan and rezoning application was opened at the June 1, 2023, Planning Commission meeting. The Planning Commission reviewed and discussed the proposed tentative plan and rezoning. The applicant representative, Joe Nawrocki of Trilogy Health Services, and the project engineer, Jeff Paulson of Hurley & Stewart, were present to support the proposed application and explain the project details. The developer held a well-attended meeting of the neighbors to explain the project prior to the hearing. One public commenter raised a number of questions about aspects of the project at the meeting, to which the developer representative responded. The Planning Commission determined no further discussion was needed and voted to close the public hearing.

After careful consideration, the Planning Commission voted unanimously (8-0) to recommend to City Council the approval of the Tentative Plan and Rezoning Application #22/23-9, from OS-1 Office Service District and B-1 Local Business District to PD Planned Development District for a senior housing facility at 732, 810, 830, and 906 East Centre Avenue.

The City Council voted unanimously on July 11, 2023 to accept the tentative plan and rezoning application (#22/23-9), from OS-1 Office Service and B-1 Local Business Districts to Planned Development (PD) District for a senior housing facility at 732, 810, 830, and 906 East Centre Avenue and set a public hearing for the August 8, 2023 City Council meeting.

RECOMMENDATION

It is therefore recommended that City Council, subsequent to the public hearing, approve the Tentative Plan and Rezoning Application #22/23-9, from OS-1 Office Service and B-1 Local Business Districts to Planned Development (PD) District for a senior housing facility at 732, 810, 830, and 906 East Centre Avenue.

FUNDING: Not Applicable

- Attachments:**
1. 2023 06 01 Planning Commission Minutes
 2. Location Map
 3. Planning Commission Transmittal
 4. Ordinance 15-06 for 732 E. Centre Avenue
 5. Proposed Rezoning Ordinance
 6. 2023 08 07 Resident Opposition (Skidmore)
 7. 2023 06 01 PC Agenda Packet
 8. Rezoning Application
 9. Development Review Application
 10. Lot Line Adjustment Application
 11. Project Narrative and Proposed Tentative Plan
 12. Proposed Floor Plans

CITY OF PORTAGE PLANNING COMMISSION

**Thursday, June 1, 2023
7:00 PM Portage
Portage City Hall Council Chamber**

The City of Portage Planning Commission meeting of June 1, 2023, was called to order by Chair Corradini at 7:00 p.m.

IN ATTENDANCE

- Biqi Zhao, Deputy Director of Planning and Zoning
- Peter J Dame, Chief Development Officer
- Catherine Kaufman, City Attorney

ROLL CALL

Ms. Zhao called the roll: Chairman Corradini (yes); Vice Chair Joshi (yes); Fries (yes); Pezzoli (yes); Baldwin (yes); Adams (yes); Youngs (yes); Kasper (no); and Freiman (yes).

APPROVAL OF MINUTES

1. Minutes dated May 18, 2023.

Motion by Vice Chair Joshi, seconded by Commissioner Baldwin to approve the May 18, 2023 meeting minutes, as submitted. Motion carried 8-0.

PUBLIC HEARINGS

1. An amendment that modifies the previously-approved Tentative Plan for The Woodlands at Austin Lake Condominiums Planned Development at 4301 Branch Avenue.

Ms. Zhao provided a PowerPoint presentation of the proposed development. She showed the originally-approved Tentative Plan drawing, described overall housing types and density, and indicated later approved changes to the development. She showed various site and neighborhood images, including vacant sites of the proposed future housing changes from duplexes to single-family detached homes. Ms. Zhao indicated that the proposed change for fewer units would result in a slight decrease in density and traffic volume, and that the developer would need to change the Master Deed to reflect the proposed changes. Further, she stated the required public notices for the proposal, including one supporting letter and no opposing comments.

Ms. Zhao concluded her presentation with staff recommendation stating “If no additional public comment is requested and the Commission is supportive of the proposed amendment request for The Woodlands at Austin Lake Condominiums, staff advises the Planning Commission to recommend to City Council the approval of the Tentative Plan Amendment that reduces the overall unit count to 71 units with 27 duplexes (54 attached units) and 17 detached single-family homes.”

The applicant, Bill Patterson, 9309 Sassafrass Trail, Portage, MI, stated he did not have any further comments beyond what was described in Ms. Zhao’s presentation and accepted questions from the Commission.

Commissioner Freiman asked about past stormwater items.

Chair Corradini opened the public hearing.

- William Johnston, 9468 Brianna Trail, spoke to support the proposal.

The public hearing closed by motion supported by Commissioner Youngs, seconded by Commission Baldwin.

Commissioner Fries made a motion for the Planning Commission to recommend to City Council for approval of the Tentative Plan Amendment of The Woodlands at Austin Lake development at 4301 Branch Avenue. Motion supported by Commission Baldwin. Voice vote to approve motion passed 8-0.

2. A Tentative Plan and Rezoning Application (#22/23-9), from OS-1 Office Service and B-1 Local Business Districts to Planned Development (PD) District for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue.

Ms. Zhao provided a PowerPoint presentation of the proposed development, describing existing and proposed conditions, indicating applicable regulations and permitting procedures. Ms. Zhao showed the existing zoning district and Future Land Use Map of the Comprehensive Plan. She also showed current site pictures of the development area. She stated that part of the project, the applicant also seeks Planning Commission support for an increase in density and reduction in parking spaces. Ms. Zhao provided an analysis indicating no required traffic study, increased buffering, proposed parking lots facing E. Centre Avenue, proposed 1- & 2-story building heights, lower parking/ traffic demand, and staff's support of the increase in density and reduction in parking spaces. She indicated that the project is consistent with the goals of the Comprehensive Plan and meets City's housing strategies.

Ms. Zhao concluded her presentation with staff recommendation stating "If no additional information is requested by and the Commission is supportive of the proposed Tentative Plan and Rezoning request, staff advises the Planning Commission to recommend to City Council that the Tentative Plan and Rezoning Application (#22/23-9), from OS-1 & B-1 to Planned Development for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue be approved."

Commissioner Youngs asked about any existing easements along E. Centre Avenue when the City of Portage acquired ownership and maintenance of E. and W. Centre Avenue from the Road Commission of Kalamazoo County (RCKC). Ms. Zhao stated that she would research the item.

Chair Corradini asked about the existing entrance/ exit associated with the Beacon Pointe Memory Care, the proposed southern drive and location of trash dumpster, and the proposed stormwater basin.

The applicant representative, Joseph Nawrocki, based in Grand Rapids represents Trilogy Health Services, and his civil engineer, Jeff Paulson, representing Hurley & Stewart, 2800 S. 11th Street, Kalamazoo, MI. Mr. Paulson addressed the Commissioner's comments about the easements along E. Centre Avenue, the two access drives for the project, and the proposed private stormwater basin.

Chair Corradini expressed more concerns about the perceived turning access/ movements, traffic accidents, and traffic volume along E. Centre Avenue in the area of the development.

The applicant representative, Mr. Nawrocki, distributed plans to the Commission.

The applicant representative, Mr. Nawrocki, provided a presentation of Trilogy's background, operations, services, and regional facilities within certain Midwestern states. He described the

proposed development, overall operations, deliveries, employees, and communication with adjacent residences. He also showed concept drawings of the development.

Commissioner Pezzoli asked about the storm water and property line change of 906 E. Centre Avenue.

Commissioner Fries asked about ADA-compliant apartments, covered parking spaces, and about whether or not 912 E. Centre Avenue was pursued for purchase for the development. The applicant indicated the apartments will be ADA, the covered parking is first-come, first-serve, and that 912 E. Centre Avenue was not part of the development area.

Commissioner Baldwin asked if an elevator will be provided for second floor access in the case of emergency personnel access. The applicant indicated yes.

Chair Corradini opened the public hearing.

- Andrew Skidmore, 912 E. Centre Avenue, indicated the following concerns: not receiving an invite from the applicant for the applicant's neighborhood meeting, difference in fence height, landscaping near the stormwater basin as additional buffer, parking lot lighting, deliveries, and traffic items; and asked about whether or not the subject site is right for the proposal.

The public hearing was closed by motion supported by Commissioner Baldwin, seconded by Commission Adams.

The applicant addressed public testimony concerns.

Commissioner Pezzoli made motion that the Commission recommend to City Council the approval of the Tentative Plan and Rezoning application No. 22/23-9 from OS-1 Office Service and B-1 Local Business Districts to Planned Development PD for a senior housing facility at 732, 810, 830, and 906 E. Center Avenue. Vice Chair Joshi supported the motion. Voice vote to approve motion passed 8-0.

SITE/FINAL PLANS

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

STATEMENT OF CITIZENS

None.

STATEMENT OF COMMISSIONERS/ STAFF

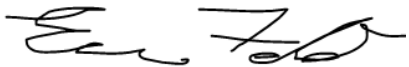
Chair Corradini thanked the Commission for attending Planning Commission meeting and informed the Commission to contact staff of any future absences.

Ms. Zhao indicated a special Planning Commission meeting scheduled for June 28th at 7pm for Master Plan Workshop and other development projects.

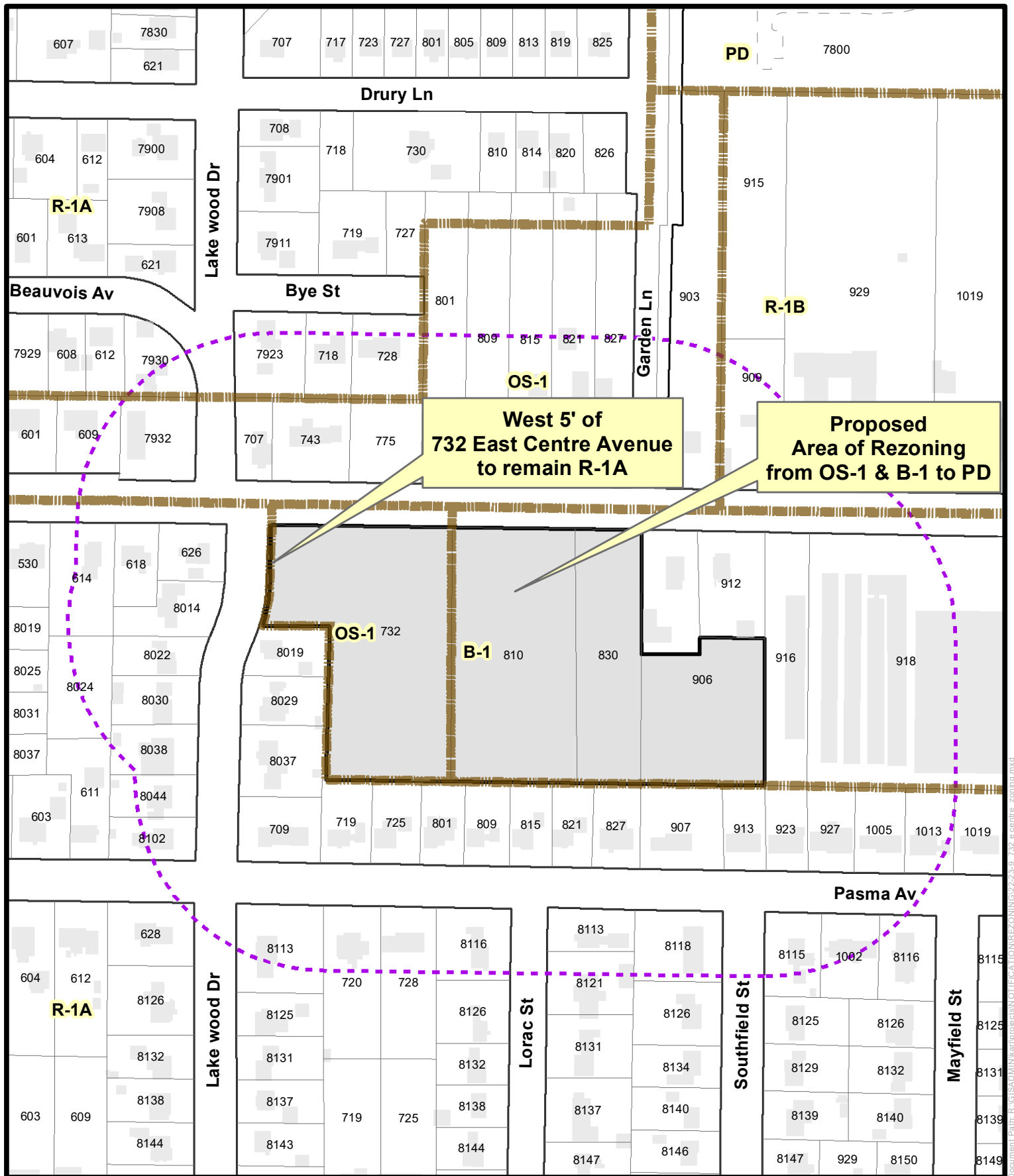
ADJOURNMENT

There being no further business to come before the Commission, Chair Corradini adjourned the meeting at 8:07 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Eric Feldt". The signature is stylized with a large "E" and "F".

Eric Feldt, AICP, CFM
Senior City Planner



-  Zoning Boundary
-  300' Notification Area
-  Subject Parcel

Notification Map **Rezoning: 22/23 - 9** **732, 810, 830 and part of 906** **East Centre Avenue**



1 inch = 200 feet
 Date: 5/9/2023
 (48)

TO: Honorable Mayor and City Council

FROM: City of Portage Planning Commission

DATE: June 28, 2023

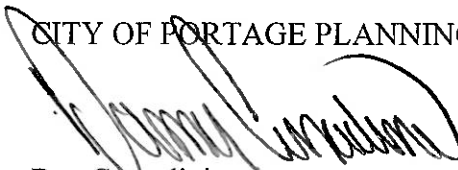
SUBJECT: A Tentative Plan and Rezoning Application #22/23-9, from OS-1 Office Service District and B-1 Local Business District to PD Planned Development District for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue.

At the June 1, 2023 meeting, the Planning Commission reviewed and discussed a Tentative Plan and Rezoning Application #22/23-9, from OS-1 Office Service District and B-1 Local Business District to PD Planned Development District for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue. The applicant representative, Joe Nawrocki of Trilogy Health Services, and the project engineer, Jeff Paulson of Hurley Steward were present to support the proposed application and explain the project details. One public comment to express perceived concerns on this project at the meeting.

The Planning Commission voted unanimously (8-0) to recommend to City Council the approval of the Tentative Plan and Rezoning Application #22/23-9, from OS-1 Office Service District and B-1 Local Business District to PD Planned Development District for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue.

Sincerely,

CITY OF PORTAGE PLANNING COMMISSION



Dan Conradini
Chairman

Attachments: June 1, 2023 Planning Commission meeting minutes.

**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:

Parcel of land described as follows:

Tract of land located in Section 22, Township 3 South, Range 11 West, City of Portage, County of Kalamazoo, State of Michigan, and further described as follows:

<u>Street Address</u>	<u>Parcel ID Numbers</u>
710 East Centre Avenue	04680-016-O
732 East Centre Avenue	00022-150-O

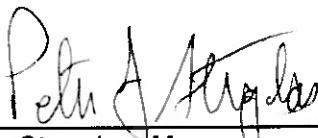
From B-1, local business and R-1A, single family residential to OS-1, office service, with the exception of the west five feet of 710 East Centre Avenue which is to remain zoned R-1A.

FIRST READING: October 6, 2015

SECOND READING: November 3, 2015

EFFECTIVE DATE: November 26, 2015

Ordinance No.: 15-06



Peter J. Strazdas, 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 3rd day of November, 2015.



James R. Hudson, City Clerk

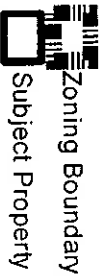
(App #15/16-1)

Approved as to Form:

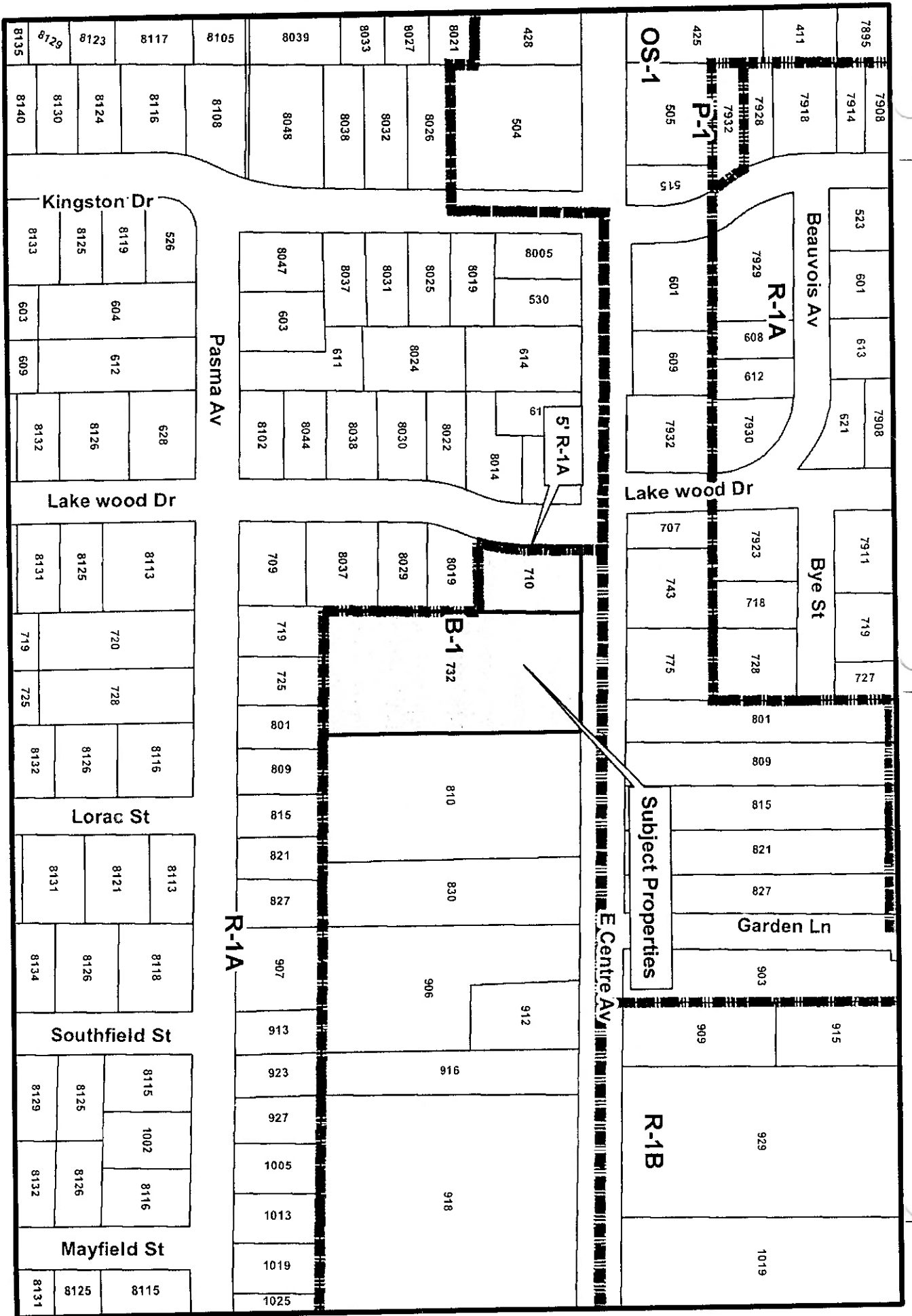
Date: 11/5/15

By: [Signature]

City Attorney



Rezoning #15/16-01
710, 732 E Centre Avenue



**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>
732 E. Centre Avenue	00022-150-A
810 E. Centre Avenue	00022-145-O
830 E. Centre Avenue	00022-140-O
906 E. Centre Avenue	00022-105-O

PART OF THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 22, TOWN 03 SOUTH RANGE 11 WEST, CITY OF PORTAGE, COUNTY OF KALAMAZOO, STATE OF MICHIGAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 22, TOWN 03 SOUTH, RANGE 11 WEST; THENCE ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, SOUTH 00 DEGREES 45 MINUTES 13 SECONDS WEST 230.29 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 09 SECONDS EAST 88.01 FEET; THENCE PARALLEL WITH SAID NORTH AND SOUTH QUARTER LINE, NORTH 00 DEGREES 45 MINUTES 13 SECONDS EAST 25.63 FEET; THENCE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, SOUTH 89 DEGREES 09 MINUTES 34 SECONDS EAST 110.00 FEET; THENCE PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, SOUTH 00 DEGREES 45 MINUTES 13 SECONDS WEST 234.00 FEET; THENCE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, NORTH 89 DEGREES 09 MINUTES 34 SECONDS WEST 198.00 FEET TO THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22 AND THE NORTHEAST CORNER OF LOT 87 OF LOEHR ACRES NO. 2 AS RECORDED IN LIBER 18 OF PLATS PAGE 2, KALAMAZOO COUNTY RECORDS; THENCE PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 AND ALONG THE NORTH LINE OF SAID PLAT OF LOEHR ACRES NO. 2, NORTH 89 DEGREES 16 MINUTES 31 SECONDS WEST 495.00 FEET TO THE NORTHWEST CORNER OF LOEHR ACRES NO. 2 AND THE EAST LINE OF LOEHR ACRES AS RECORDED IN LIBER 17 OF PLATS PAGE 17, KALAMAZOO COUNTY RECORDS; THENCE ALONG SAID EAST LINE AND PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, NORTH 00 DEGREES 45 MINUTES 13 SECONDS EAST 440.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 16 MINUTES 31 SECONDS EAST 495.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 22 AND THE POINT OF BEGINNING.

ALSO, LOTS 16 AND 17, LOEHR ACRES, ACCORDING TO THE PLAT THEROF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 17, KALAMAZOO COUNTY RECORDS. EXCEPT THE WESTERLY 5.00 FEET THEREOF.

SUBJECT TO EASEMENTS AND RESTRICTIONS BOTH APPARENT AND OF RECORD. PARCEL

CONTAINS 6.38± ACRES (277,954 ± SQUARE FEET).

From Office Service (OS-1) District and Local Business District (B-1) to Planned Development (PD) District.

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 _____, 2023.

Erica Eklov, City Clerk

Approved as to Form:

Date: 6-20-2023

By: Carrie Ann Hoffman
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 _____, 2023, and will become effective _____, 2023.

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 Address</u>	<u>Parcel ID Numbers</u>
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SUBJECT TO EASEMENTS AND RESTRICTIONS BOTH APPARENT AND OF RECORD. PARCEL CONTAINS 6.38± ACRES (277,954 ± SQUARE FEET).

From Office Service (OS-1) District and Local Business District (B-1) to Planned Development (PD) District.

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 _____, 2023, and that the Council will hold a public hearing on the proposed amendment at the Portage City Hall in said City on _____, 2023, 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:

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From Office Service (OS-1) District and Local Business District (B-1) to Planned Development (PD) District.

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

August 7th, 2023

Written Protest Petition

We, the undersigned property owners, hereby PROTEST the proposed Rezoning of 732, 810, 830, and part of 906 E Centre Ave from OS-1 & B-1 zoning district to the PD zoning district. The rezoning is scheduled for action by the City Council on August 8th, 2023.

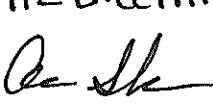
The reason(s) for this protest is/are:

- Increased Traffic on Centre Ave
- Increased Traffic into the Neighborhood
- Increased Noise with staff and residents
- Increased noise with deliveries, garbage removal, etc.
- Added Light Pollution to a residential neighborhood.
- Additional strain on EMS, Fire and Police.
- The wooded area in question is home to many animals, and is the natural habitat to deer, rabbits, squirrels and many other animals.
- Destruction of Trees
- Destruction of habitat corridors.

Date: 8/7/23

Name: Anthony & Andrea Skidmore

Address: 912 E. Centre Ave

Signature  Anthony Skidmore

CITY OF PORTAGE PLANNING COMMISSION

AGENDA

**Thursday, June 1, 2023
7:00 PM**

Portage City Hall Council Chambers

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES:

1. Minutes dated May 18, 2023

PUBLIC HEARINGS

- * 1. An amendment that modifies the previously-approved Tentative Plan for The Woodlands at Austin Lake Condominiums Planned Development at 4301 Branch Avenue.
- * 2. A Tentative Plan and Rezoning Application (#22/23-9), from OS-1 Office Service and B-1 Local Business Districts to Planned Development (PD) District for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue.

SITE/FINAL PLANS:

OLD BUSINESS:

NEW BUSINESS:

STATEMENT OF CITIZENS:

ADJOURNMENT:

Star (*) indicates printed material within the agenda packet.

CITY OF PORTAGE PLANNING COMMISSION

Thursday, May 18, 2023

7:00 PM Portage

Portage City Hall Conference Room #1

The City of Portage Planning Commission meeting of May 18, 2023, was called to order by Vice Chair Joshi at 7:00 p.m.

IN ATTENDANCE

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

ROLL CALL

Mr. Feldt called the roll: Chairman Corradini (no); Vice Chair Joshi (yes); Fries (yes); Pezzoli (yes); Baldwin (yes); Adams (yes); Youngs (yes); Kasper (yes); and Freiman (yes).

Motion by Commissioner Baldwin, seconded by Commissioner Kasper to excuse Chair Corradini. Motion carried 8-0.

APPROVAL OF MINUTES

1. Minutes dated April 20, 2023.

Motion by Commissioner Freiman, seconded by Commissioner Baldwin to approve the April 20, 2023, as submitted. Motion carried 8-0.

PUBLIC HEARINGS

None.

SITE/FINAL PLANS

None.

NEW BUSINESS

1. Text Amendment Updates

Mr. Feldt presented a 12-item list of proposed zoning code changes for Planning Commission discussion and direction. Each item was presented on a powerpoint slide, noting the corresponding zoning code section, with a corresponding proposal for the Commission's consideration. The Commission provided general discussion and support for all the items, except item 9 which addressed carwash vacuum hoses. The Commission did not support creating new standards for vacuum hose location for the following reasons: did not find the visibility to be a negative impact, screening future vacuum hoses could create safety concerns, and that vacuum hoses are a critical aspect of the overall carwash business.

Some Commissioners asked staff to examine other City code standards, such as driveway standards, noise standards, and fence standards.

Mr. Feldt informed the Commission that except for item 9, staff will provide further research and information on those items discussed and can expect a zoning amendment draft at a future Planning Commission meeting.

OLD BUSINESS

None.

STATEMENT OF CITIZENS

1. Rick and Mary Wielopolski, 8836 E. Shore Drive, voiced concerns about a filed housing development called Austin Landings resulting in possible negative impacts to traffic levels/ circulation, adjacent property value, infrastructure, and environment. Also, they mentioned the easements around Austin Lake connecting adjacent roads to the water edge.

Mr. Feldt informed the Planning Commission that the Austin Landings project has been filed and is currently under administrative review. Therefore, it has not been scheduled for Commission action at this time.

2. Jonnie Richards, 2016 Woodbine, voiced concerns alleging that narrow street widths do not necessarily make streets safer, is not desired by adjacent property owners, and does not make adjacent homes more affordable. He also voiced concerns about a future City housing development along Portage Road not meeting all applicable codes.

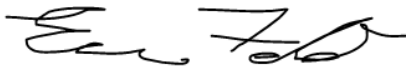
STATEMENT OF COMMISSIONERS/ STAFF

Ms. Zhao provided an update on the Master Plan and indicated that the next Planning Commission Master Plan workshop will be at 7pm on Wednesday, June 28 to review the vision summary and key recommendations.

ADJOURNMENT

There being no further business to come before the Commission, Vice Chair Joshi adjourned the meeting at 8:21 p.m.

Respectfully submitted,



Eric Feldt, AICP, CFM
Senior City Planner

TO: Planning Commission

DATE: June 1, 2023

FROM: Peter Dame, Chief Development Officer

SUBJECT: An amendment that modifies the previously-approved Tentative Plan for The Woodlands at Austin Lake Condominiums Planned Development at 4301 Branch Avenue.

I. INTRODUCTION:

The applicant (Bill Patterson representing JAMB, LLC) has submitted an amendment to change the previously approved 2004 Tentative Plan for 'The Woodlands at Austin Lake Condominiums' Planned Development to reduce three proposed duplexes (6 units) to three detached single-family homes. The applicant requests this change as a response to the market desire for single family detached homes rather than duplexes.

II. BACKGROUND INFORMATION:

The Woodlands at Austin Lake Condos 'Planned Development'

Applicant	Property Addresses	Description	Zoning
JAMB, LLC (Bill Patterson)	4301 Branch Avenue	Mixed duplex and detached single family condominiums	2004 Original Tentative PD Approved 2017 Amended PD 2020 Amended PD

In 2004, the initial Tentative Plan was approved for a total of 80 condominium units consisting of a mix of duplexes and detached single-homes, interior trails, sidewalk along Branch Avenue, clubhouse, and preservation of 17 acres of the total 35-acre site (2.29 units/ acre density). All duplexes and detached single-family houses consist of 1-story with roof dormers, two-car attached garages, private driveways, connections to City Water/ Sewer and private stormwater, and located along private streets maintained by the Homeowners Association (HOA). The overall development is accessed from S. Sprinkle Road and Branch Avenue.

Detached houses are approximately 2,000 square feet in size, while each attached unit within the duplexes is approximately 1,800 square feet in size. Depending on grade elevation and water table, some units/ houses have walk-out basements.

A description of the project's three development phases and the number of units are provided in the Development Summary table below, as well as the changes to the project. As each phase has been

approved and constructed, the developer has gained approvals to build fewer duplexes in exchange for more detached single-family homes in response to the market, noted in the table. To date, a total of 60 units have been built (23 duplexes (46 attached units) and 14 detached houses); 14 total units remain unbuilt.

The Woodlands at Austin Lake Condominium Development Summary

Year	Project	No. Duplex (attached units)	No. Detached Single Family Homes	Approved No. Units	Changes
2004	Original Approval Tentative Plan	38 (76)	4	Overall 80	N/A
2005	Approved Ph. 1 & 2	22 (44)	4	48	None
2017	Approved Ph. 3 w/ Minor Changes	9 (18)	9	27 (New overall total-75)	Reduced 30 to 27 units, removed planned natural path and sidewalk.
2020	Ph. 3 Minor Changes	8(16)	10	New overall total-74	Convert 1 proposed duplex into 1 detached house.
2023	No. Built Units [Unbuilt]	23 (46) [7(14)]	14	Overall 60	N/A
2023	Proposed Amendment	-3	+3	Proposed New Overall Total-71	Proposal: Convert 3 duplexes into 3 detached houses. Proposal: Density Change: 11.35%

III. ANALYSIS:

The proposed amendment will convert three proposed duplexes (6 attached units) to three detached single family condominium homes within Phase 3. These proposed duplex sites are Units 50 & 51, Units 53 & 54, and Units 60 & 61. These proposed duplex site changes are noted in the attachment. This amendment will lower the total unit count from 74 to 71 units, and lower the overall density from 2.29 units/ acre (80 units) to 2.03 (71 units). The amount of preserved area (17 acres) remained unchanged. The planned developed spaces of the three proposed duplexes will generally remain the same, only separated by the proposed detached homes. There is no expected change in traffic/ parking demand from

this change. The future detached homes are expected to be similar to the existing homes within The Woodlands 'PD'.

The developer's amendment resulted in a greater than 10% change in density. Therefore, it is not in compliance with the original 2004 approved Tentative Plan, per [Sec 42-375 H and I](#). As a result, the tentative plan amendment shall be re-reviewed by the Planning Commission and City Council.

Staff finds the proposed amendment will only result in a minimal decrease in the overall development's traffic volume, development footprint, and density. Further, staff notes that the Master Deed for this development will need to be modified if this amendment is approved. The developer is aware of this.

Public Notices / Comment

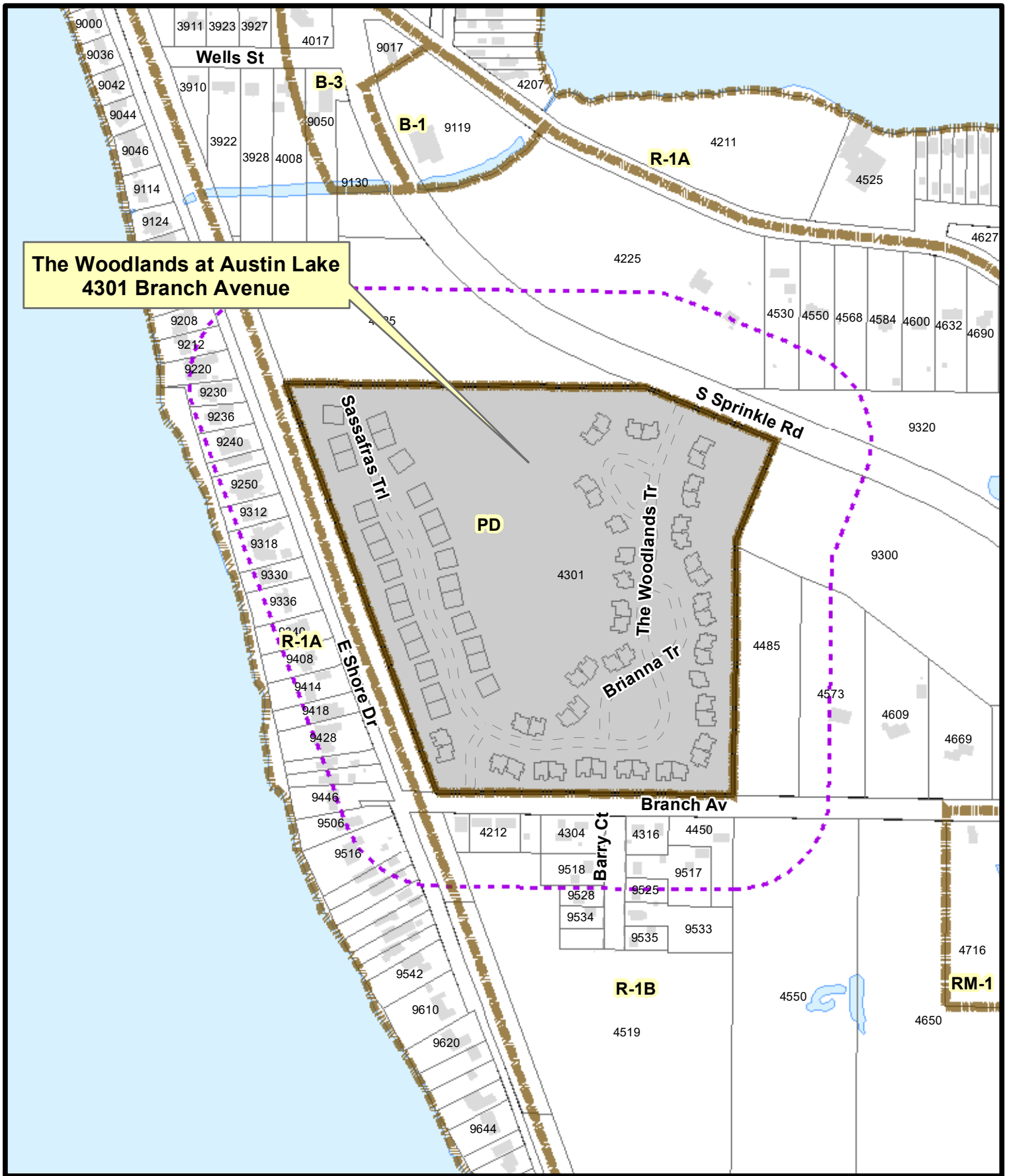
Required public notice was sent to all property owners/ occupants within 300 feet of the subject property on May 16, 2023, as well as a public notice published in the Kalamazoo Gazette on the same date. As of the date of this report, May 25, 2023, staff has not received any public comment.

IV. RECOMMENDATION:

If no additional public comment is requested and the Commission is supportive of the proposed amendment request for The Woodlands at Austin Lake Condominiums, staff advises the Planning Commission to recommend to City Council the approval of the Tentative Plan Amendment that reduces the overall unit count to 71 units with 27 duplexes (54 attached units) and 17 detached single-family houses.

Attachments:

1. Vicinity Map
2. Development Review Application
3. Project Narrative
4. Proposed Duplex Site Changes
5. 2004 Original Tentative Plan Layout
6. Ph. 3 Woodlands staff report to PC
7. 2017 Ph. 3 Layout
8. 5.22.23 Site Pictures



**The Woodlands at Austin Lake
4301 Branch Avenue**

-  Zoning Boundary
-  300' Notification Area
-  Subject Property

**Revised Tentative Plan
The Woodlands at Austin Lake
Residential Planned Development
4301 Branch Avenue**



1 inch = 400 feet



DEVELOPMENT REVIEW 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

The Woodlands At Austin Lake Phase III	9309 Sassafras Trl, Portage, MI 49002
--	---------------------------------------

2) IDENTIFICATION (OWNER)

Name JAMB LLC		Address 9309 Sassafras Trl	
City Portage	State MI	Zip 49002	Phone 269-720-2922

3) ARCHITECT OR ENGINEER

Name	Address	City
State	Zip	Phone
License Number	Expiration Date	Email

4) BUILDING CONTRACTOR

Company name Investment Asset Management LLC		Address 9309 Sassafras Trl	City Portage
State MI	Zip 49002	Phone 269-720-2922	
Email bill.patterson1969@gmail.com		Federal Employer ID 56-2465389	
Builder License Number 2102165120		Expiration Date 5-31-23	
Workers Comp Insurance Carrier Liberty Mutual		MESC Employer Number No Employees	

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: Amend PD
Tentative Plan _____

(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) _____

B) Valuation of Project: \$ _____

C) Any known soil and/or groundwater contamination? ☐ Yes ☐ No

8) CHARACTERISTICS OF THE BUILDING

A) Water Meter Size

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

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 JAMB LLC	Phone 269-720-2922
Address 9309 Sassafras Trl	City Portage
State MI	Zip 49002

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: Bill Patten Date: 5-3-23

JAMB LLC
9309 Sassafras Trl
Portage, MI 49002

May 4, 2023

City Of Portage
7900 South Westnedge Ave.
Portage, MI 49002

RE: Amend PD Tentative Plan
Change Three Duplexes To Three Single Units

Hello Planning Commissioners,

We are requesting that you consider our petition to change the number of total units at The Woodlands At Austin Lake Condominiums. Over the years since we started this project, market conditions and buyer's desires have changed several times. We have made changes as these changes have occurred. Over the past several years, stand alone condominiums have been more desirable than our typical duplex units. As construction costs and interest rates have climbed, it is the higher end condominiums and entry level condominiums that are most marketable. Since our development is comprised of what we describe as higher end condominiums, we feel that the most desirable and marketable condominiums would be single units. For this reason, we are requesting to change our last three planned duplexes in Phase III to single units. This would result in a decrease of three units in Phase III. This would also make the Preserve side of Sassafras Trl all single units. The other side of Sassafras Trl has a mixture of five duplexes and four single units.

Our request to change the zoning to Planned Development and our Tentative Plan for The Woodlands At Austin Lake were approved in 2004. At this time a total of 80 units were planned. In 2005 we received City Council approval for Phases I & II and a total of 48 units comprised of 4 single units and 22 duplex units. In 2017 our Final plan for Phase III was approved for an additional 27 units including 9 single units and 9 duplex units. Our new total units were then 75 units. In 2020 a minor change was administratively approved to change one duplex to a single unit. The new total units are now 74 units.

Our current request is to change the three duplex units on the East side of Sassafras Trl to single units. This would result in a total unit count of 71. This would be 11.25% less total units. This is slightly more than the allowable change of 10%. The site is comprised of 35.46 acres. With the originally proposed 80 units, total density would be 2.25 units per acre. With 71 total units as proposed, total density would be 2.00 units per acre. This would be slightly larger change than the allowable change of 10% which would be 2.03 units per acre. All other requirements for substantial compliance with the tentative plan are still met. In a nutshell...we are just decreasing density and total units a very small amount and likely increasing open space in the development by about 10% from what we had originally proposed.

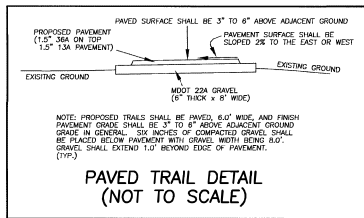
To date we have a total of 60 units completed. In Phases I & II we have 4 duplex sites still available. These units are not able to have basements and therefore are less desirable to prospective buyers. These are taking a bit longer to build than we had hoped for. In Phase III, if our request is approved, we would have 3 single units left and would plan to start building as soon as approval was granted.

In summary, we wish to thank the Planning Department for their guidance and efforts in helping us with this request. We would also like to thank the Planning Commission and City Council for considering our request.

Respectfully,

A handwritten signature in black ink that reads "Bill Patterson". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Bill and Jackie Patterson
JAMB LLC



EXISTING PHASE 3 of "THE WOODLANDS AT AUSTIN LAKE"

NOTE: PERMIT(S) SHALL BE OBTAINED FROM THE M.D.E.Q. IF ANYONE IS PROPOSING TO DISTURB THE REGULATED WETLAND AREA OR THE REGULATED FLOOD PLAIN AREA.

EXISTING PHASE 2 of "THE WOODLANDS AT AUSTIN LAKE"

NOTE: UNITS 31 AND 32 WITHIN PHASE 2 ARE CURRENTLY UNDER CONSTRUCTION.

NOTE: UNITS 33 AND 34 WITHIN PHASE 2 ARE CURRENTLY UNDER CONSTRUCTION.

NOTE: ON-SITE SPEED LIMIT SHALL BE 15 M.P.H.
(SPEED LIMIT SIGNS SHALL NOT BE PLACED UNLESS REQUIRED BY CITY OF PORTAGE OR DESIRED BY OWNER)
(DESIGN SPEED = 25 MPH OR GREATER)

DUPLEX BUILDING ENVELOPES MEASURE 104' BY 62' DEEP. ALL DUPLEXES WILL FIT WITHIN SHOWN RECTANGLE (TYPICAL).

SHOWN BUILDING ENVELOPES MEASURE 55' BY 62' DEEP. ALL BUILDING TYPES WILL FIT WITHIN SHOWN RECTANGLE (TYPICAL).

EDGE OF PROPOSED 20.0' WIDE SANITARY SEWER EASEMENT TO THE CITY OF PORTAGE.

NOTE: CONSTRUCTION OF FOOTINGS, FOUNDATIONS, AND BASEMENTS SHALL COMPLY WITH CITY REQUIREMENTS.

GENERAL NOTES

- 1) PROPERTY IS CURRENTLY ZONED "PD".
- 2) PUBLIC WATER MAIN SHALL BE AN 8 INCH DUCTILE IRON MAIN WITHIN A PUBLIC ROAD OR WITHIN AN EASEMENT TO THE CITY OF PORTAGE. WATER SERVICES SHALL BE 1.25 INCH COPPER AND SHALL EXTEND FROM WATER MAIN TO CURB BOX.
- 3) PUBLIC SANITARY SEWER SHALL BE 4" PVC SEWER WITHIN A PUBLIC ROAD OR WITHIN AN EASEMENT TO THE CITY OF PORTAGE. SEWER LEADS SHALL BE 6 INCH PVC AND SHALL EXTEND FROM MAIN TO SEWER RISER.
- 4) STORM WATER DISPOSAL SHALL BE THROUGH PERFORATED STORM SEWER PIPE WITH POSITIVE OUTLET TO THE DISPOSAL AREA. SYSTEM SHALL COMPLY WITH CITY SPEC'S AND CITY OF PORTAGE STORMWATER DESIGN CRITERIA MANUAL.
- 5) ALL CONDOMINIUM STREETS SHALL BE PRIVATE, PAVED, AND HAVE A WIDTH OF 28.0' FEET FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
- 6) STREET LIGHTS, STREET SIGNS, AND HYDRANT SIGNS SHALL BE INSTALLED.
- 7) SITE IS PRIMARILY COVERED WITH TREES AND BRUSH.
- 8) ELEVATION DATUM IS U.S.C.S. DATUM AS PROMULGATED WITHIN THE CITY OF PORTAGE.
- 9) PRIVATE DRIVEWAYS AS SHOWN ARE SUBJECT TO CHANGE.
- 10) A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT SHALL BE OBTAINED FROM THE CITY OF PORTAGE PRIOR TO ANY ON SITE GRADING ACTIVITIES.
- 11) SHOWN BASE MAP ON THIS SHEET BASED ON TOPOGRAPHIC MAP BY OTHERS.
- 12) SHOWN STREET NAMES ARE SUBJECT TO CITY APPROVAL AND COUNTY APPROVAL.

FIRE DEPT. NOTES

- 1) COMMERCIAL BUILDING CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE HYDRANTS ARE OPERABLE AND AN ALL WEATHER ROAD SURFACE IS IN PLACE.
- 2) 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 "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.
- 3) FIRE APPROPRIATE ACCESS ROADS LESS THAN 28.0' WIDE SHALL BE POSTED ON BOTH SIDES AS A FIRE LANE.
- 4) "NO PARKING" SIGNS SHALL BE INSTALLED AS REQUIRED BY THE CITY.
- 5) TEMPORARY STREET SIGNS SHALL BE PROVIDED AS REQUIRED BY THE FIRE DEPARTMENT.
- 6) WIDTH OF IMPROVED STREETS SHALL BE 28.0' (SOUTH PORTION) OR 25.0' (NORTH END).
- 7) AN ELECTRONIC COPY OF APPROVED CITY PLAN SHALL BE PROVIDED TO THE FIRE DEPARTMENT (SEE FORM).
- 8) FIRE LANE SIGNS SHALL BE INSTALLED AS REQUIRED BY THE CITY.

SEE SHEET 3 FOR ADDITIONAL LABELS AND INFORMATION

LEGEND

- PROPOSED FIRE HYDRANT ASSEMBLY (8" x 6" FEET, 6" GATE VALVE, & HYD.)
- PROPOSED STOP SIGN/STREET SIGN
- PROPOSED TRAFFIC CONTROL SIGN
- PROPOSED 6.0' WIDE WALKING TRAIL
- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- SUGGESTED LOCATION OF PROPOSED STREET LIGHT

ZONING & SETBACK INFORMATION:
-PROPERTY IS ZONED "PD"
-MINIMUM FRONT SETBACK (OFF EDGE PAVEMENT) = 25.0'
-MINIMUM DISTANCE BETWEEN BUILDINGS = 20.0'
-FOR REAR SETBACKS, SEE SHEET 2

SITE DATA:
-ZONING OF PROPERTY = "PD"
-PHASE THREE AREA = 14.16 ACRES
-# OF UNITS IN PHASE THREE = 27
-PHASE THREE DENSITY = 1.9 UNITS/ACRE
-DENSITY WITHIN PHASES ONE THRU THREE = 2.1 UNITS/ACRE
-75 UNITS / 35.46 ACRES

NOTE: ENGINEERING PLANS FOR GAS, ELECTRIC, PHONE AND CABLE TV (BY OTHERS) SHALL BE SUBMITTED TO THE CITY OF PORTAGE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

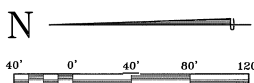
OVERALL PLAN		DATE:	7/03/2017
THE WOODLANDS AT AUSTIN LAKE		SHEET:	2
PART OF RE 1/4 OF SEC 25, E. 3 S., R. 11 W., CITY OF PORTAGE, Kalamazoo County, Michigan		CJB No.:	35238
Ingersoll, Watson & McMachen, Inc.			
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS			
1133 East Millman Road • Portage, Michigan 49802 • Phone 269 344-6105 • Fax 269 344-0555			

REVISED: 6/04/2018
REVISED: 7/26/2017
REVISED: 7/26/2017

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

AS-BUILT:
6/04/2018:

NOTE: SEE SHEETS 3 AND 3B WITH UPDATED AS-BUILT INFORMATION AND EASEMENT RECORDING DATA. THIS SHEET HAS NOT BEEN UPDATED.



21-20-4A-2

(10)

TO: Planning Commission**DATE:** July 28, 2017**FROM:** Vicki Georgeau ^{Wear} Director of Community Development**SUBJECT:** Final Plan for the Woodlands at Austin Lake Phase 3, 4301 Branch Avenue.**I. INTRODUCTION:**

A final plan has been submitted by JAMB, LLC requesting approval to construct the third and final phase of the Woodlands at Austin Lake planned development. The final plan proposes the construction of 27 additional units (9 single units and 18 attached units). The entire 35 acre property is zoned PD, planned development.

II. WOODLAND AT AUSTIN LAKE PLANNED DEVELOPMENT:

The following summarizes the development and subsequent modifications regarding the Oakland Hills at Centre Planned Development project:

- December 2004. City Council approved a zoning change from R-1B, one-family residential to PD, planned development along with the tentative plan. The project included a mixture of housing types including 76 one-family attached residential units and four one-family detached residential units. A total of 80 residential units on approximately 35 acres was approved.
- August 2005. City Council approved the final plan to construct Phases 1 and 2 that included 44 one-family attached dwelling units and four one-family detached dwelling units for a total of 48 units.

A copy of the amended tentative plan for the Woodlands at Austin Lake PD is attached for Commission reference.

III. FINAL PLAN

Consistent with the approved tentative plan, approximately 17 of the 35-acres will be preserved in a natural wooded state resulting in an overall development density of 2.1 units per acre (1.9 units per acre in Phase 3). Among the areas that have been preserved include a large wooded wetland within the middle portion of the site, and wooded areas around the perimeter of the property and between condominium dwellings, where possible. Development activities will not encroach into designated wetland and/or floodplain areas which have been delineated on the property. For Commission information, the location of the wetland boundary had just been updated in July 2017 by a certified environmental consultant. The private road/utilities and municipal utilities will cross a Consumers Energy easement near the north end of Sassafra Trail. Review/approval of this crossing from Consumers Energy will be necessary.

The setbacks for buildings located in Phase 3 include 25 feet from the street, 20 feet between dwellings and 65 feet from the perimeter property line adjacent to the former railroad right-of-way. Municipal water and sanitary sewer will be provided to each unit. Storm water runoff associated with the third phase will be directed to a series of drainage areas designated as rain gardens on the east side of Sassafra Trail and on the west side, storm water will be directed of an underground storm sewer pipe that will have an overflow discharge point at the south end of Sassafra Trail. If required, permits will be obtained from the Michigan Department of Environmental (MDEQ) prior to any to the discharge of any storm

water into the wetland area. Access to the planned development is provided through an existing boulevard entrance from South Sprinkle Road, which is under the jurisdiction of the Kalamazoo County Road Commission. A secondary vehicular entrance is provided from Branch Avenue. The interior private street network is maintained by the condominium association.

As indicated in the attached communication from the applicant, the following minor changes are proposed with this third and final phase of development:

1. The number of units planned for Phase 3 has been reduced from 30 (four, one-family detached dwelling units and 26, one-family attached dwelling units) to 27 (nine, one-family detached dwelling units and 18, one-family attached dwelling units).
2. The street has been redesigned as a curvilinear street and raised to allow construction of daylight basements.
3. The approved tentative plan included a series of four-foot wide natural paths within the development. According to the applicant, residents do not utilize the natural paths due to wet areas in the spring and insects in the summer and choose instead to walk along the paved streets. In response to resident preferences, the developer is proposing to eliminate the natural paths planned for construction in Phase 3. As an alternative, the developer is proposing to increase the width of the private street from 24 feet to 28 feet to accommodate pedestrians. Additionally, the applicant is proposing a connection to the planned Austin Lake Trail that will be adjacent to this phase of development, when it is constructed.
4. A four foot wide concrete sidewalk was planned to be constructed along Branch Avenue with Phase 2 of the development. However, due to an existing drainage ditch as shown on the attached photographs provided by the developer, installation of this sidewalk would require that the ditch be filled, which would negatively impact existing storm water flow and retention. The developer also notes there are no other sidewalks in the immediate area. As a result, the developer is requesting that a sidewalk along this section of Branch Avenue not be installed.

III. RECOMMENDATION:

The final plan for the third and final phase of Woodlands at Austin Lake has been reviewed by the City Administrative departments and has been designed in substantial conformance with the approved tentative plan/narrative. Staff advises that the Planning Commission recommend to City Council that the final plan for The Woodlands at Austin Lake, 4301 Branch Avenue, be approved subject to the following:

1. MDEQ approval/permit to discharge storm water into the regulated wetland, if necessary;
2. Consumers Energy approval to install improvements within their easement area;
3. Elimination of the sidewalk along the north side of Branch Avenue due to physical constraints; and
4. Elimination of the wood chip path in Phase 3 subject to the width of the cul-de-sac street (Sassafras Trail) widened from 24 feet to 28 feet, and the six-foot trail connection to the future Austin Lake Trail.

Attachment: Final plan
Communication from the developer dated July 6, 2017
Approved Tentative Plan (December 2004)

JAMB, LLC
5302 Bala Cynwyd Ct.
Portage, MI 49024

The Woodlands At Austin Lake Phase III

July 6, 2017

City Of Portage
Department of Community Development
Planning Commission
City Council

RECEIVED
JUL 06 2017
COMMUNITY DEVELOPMENT

In 2005, the Portage Planning Commission and City Council approved the Tentative PD Plan for the condominium development, The Woodlands At Austin Lake. Subsequently, Phases I and II were developed and construction on the individual condominium units was started. At that time, we projected that we would be ready to develop Phase III in about five years. Sales and construction started out as projected until the economic downturn and housing crisis of 2008 and 2009. Although many developments nationwide were foreclosed upon and taken by lenders, we hung on and made it through the low sales time period. We are now ready to complete the final Phase III of our development. We are projecting a sales and construction period of three years for Phase III.

Phase III

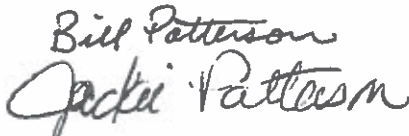
We are requesting a recommendation to City Council for approval of Phase III site plan. There are a few minor changes to the previously approved Tentative Plan. The Tentative Plan provided for the Phase III street to be straight and contain 30 units (4 single and 26 duplex units). We have lowered the number of units by the allowable 10%, to 27 units (9 single and 18 duplex units). We also placed several soft curves to the street to more match the curved streets in Phases I and II as well as for traffic calming. We learned through the construction and sales of the condominiums in Phases I and II, that the residents did not use the walking trails provided due to wet areas in the spring and mosquitos in the summertime. They preferred to walk down the wooded and curved streets where they could stop and chat with neighbors as they walked their dogs and enjoyed the beautiful landscape of their community. For this reason, we are widening the street to 28 ft. to allow ample room for pedestrians, cyclists and the few autos that will be driving on this cul-de-sac street. We have also included a 6 ft. wide paved walkway from the cul-de-sac to the future planned Portage trail along the old railroad right of way adjacent to East Shore Drive. We will also provide a paved walkway from our Phase II area near Branch Ave. to the same proposed trail. Sassafras Tr. will be at a higher elevation which will allow for a series of terraces and retaining walls designed to give dimension and aesthetics to the front yards and to save as many trees as is possible. This will also allow for "daylight basements" for the Phase III units. The site plan only shows the "building boxes" with the exact size and design of the individual, custom condominiums left to the buyers of their units. We have attached several pictures of typical single and duplex units and streets in the previous phases, to represent the individuality, wooded beauty and atmosphere of The Woodlands At Austin Lake. Phase III condominiums will be similar in design and construction, with emphasis on saving trees, natural habitat and individuality of each condominium.

Phase II Sidewalk Along Branch Ave.

The site plan for Phase II includes a sidewalk along Branch Ave. We are requesting that this requirement be removed for the following reasons. There are no other sidewalks along Branch Ave. or in the surrounding area, with the nearest sidewalks being the multipurpose trail along Sprinkle Rd., north of Zylman Ave. Along the north side of Branch Ave., where the sidewalk is proposed, there is a large ditch that holds water from both sides of Branch Ave., through a culvert under Branch Ave. Providing a sidewalk through this area would require some filling of this ditch and would likely cause flooding issues to the frontage further to the east. We have provided pictures of this area showing the flooded ditches along where the sidewalk is proposed and the low area to the east with large areas of water retention in the spring. In addition, all of the condominiums face the interior, private street system and there is a privacy fence planned behind all of the condominiums that have their back yards along Branch Ave. which will make the sidewalk inaccessible from the interior of the development.

We at JAMB LLC remain committed to developing The Woodlands At Austin Lake as a quality built, energy efficient condominium with emphasis on individuality, retaining natural area, saving as many trees as possible and promoting a sense of community. We are confident that our Phase III will continue this commitment.

Thank you for your review of this request,

Handwritten signatures of Bill Patterson and Jackie Patterson in black ink. The signatures are written in a cursive style. Bill's signature is on top, and Jackie's is below it.

Bill and Jackie Patterson
JAMB LLC













NOTE: THE WOODLANDS AT AUSTIN LAKE[®] IS PLANNED DEVELOPMENT AND A CONDOMINIUM



- [illegible]

SHEET INDEX:

- 1) COVER SHEET
2) OVERALL PLAN
3) PLAN & PROFILE SHEET
4) GRADING PLAN
5) CONSTRUCTION DETAILS & NOTES

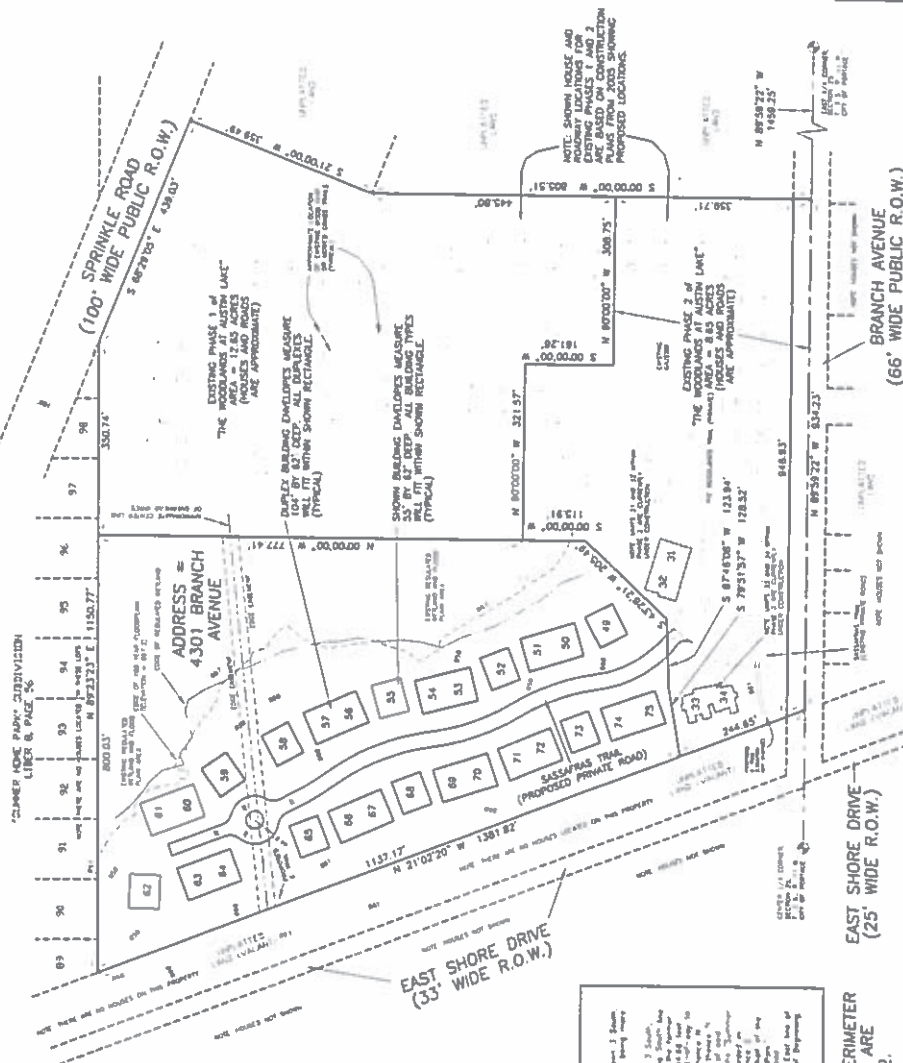
NOTE: PERMIT(S) SHALL BE OBTAINED FROM THE M.D.O. IF ANYONE IS PROPOSED TO DISTURB THE INTEGRATED WETLAND AREA OR THE REGULATED FLOOD PLAIN AREA.

NOTE: ADDRESS FOR
PHASE 3 PROPERTY
IS 4301 BRANCH AVE.

OWNER & APPLICANT:

JAMB, LLC
5302 BALA CYNWYD COURT
PORTAGE, MI 49024
(269) 384-3067

COVER SHEET
 THE WOODLANDS AT AUSTIN LAKE
 1/2 AC. OF LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829,



FIRE DEPT. NOTES

- [illegible]

DATA

- TOTALING OF PROPERTY = "70"
 PHASE THREE AREA = 14.16 ACRES
 1 OF UNITS IN PHASE THREE = 22
 PHASE THREE DENSITY = 1.9 UNITS/ACRE
 DENSITY WITHIN PHASES ONE THRU THREE = 2.1 UNITS/ACRE

ZONING & SETBACK INFORMATION:

- PROPERTY IS ZONED "P0"
- MINIMUM FRONT SETBACK (OFF
- EDGE PAVEMENT) = 25.0'
- MINIMUM DISTANCE BETWEEN
- BUILDINGS = 20.0'
- FOR REAR SETBACKS, SEE SHEET 2

PARCEL DESCRIPTION FOR PHASE 1:

A general list of all properties on the basis of and Section 22, Item 1, Subsection 1, of the City of Chicago's Comprehensive Code, including those properties currently attached as follows:

NOTE: REQUIRED PERIMETER BUILDING SETBACKS ARE SHOWN ON SHEET 2.

CONSTRUCTION PLANS for PHASE THREE of "THE WOODLANDS AT AUSTIN LAKE" in the CITY OF PORTAGE, MICHIGAN

NOTE: "THE WOODLANDS AT AUSTIN LAKE" IS PLANNED DEVELOPMENT AND A CONDOMINIUM



FIRE DEPT. NOTES

1) THE FIRE DEPT. HAS REVIEWED THE CONSTRUCTION PLANS FOR PHASE THREE AND HAS NO COMMENTS AT THIS TIME.

2) THE FIRE DEPT. HAS REVIEWED THE CONSTRUCTION PLANS FOR PHASE THREE AND HAS NO COMMENTS AT THIS TIME.

3) THE FIRE DEPT. HAS REVIEWED THE CONSTRUCTION PLANS FOR PHASE THREE AND HAS NO COMMENTS AT THIS TIME.

4) THE FIRE DEPT. HAS REVIEWED THE CONSTRUCTION PLANS FOR PHASE THREE AND HAS NO COMMENTS AT THIS TIME.

5) THE FIRE DEPT. HAS REVIEWED THE CONSTRUCTION PLANS FOR PHASE THREE AND HAS NO COMMENTS AT THIS TIME.

SITE DATA

-ZONING OF PROPERTY = "R1"

-PHASE THREE AREA = 14.18 ACRES

-PHASE THREE DENSITY = 1.9 UNITS/ACRE

-PROXIMITY WITHIN PHASES ONE THRU THREE = 2.1 UNITS/ACRE

ZONING & SETBACK INFORMATION

-PROPERTY IS ZONED "R1" (OFF RESIDENTIAL)

-MINIMUM DISTANCE BETWEEN BUILDINGS = 25.0'

-FOR REAR SETBACKS, SEE SHEET 2

PARCEL DESCRIPTION FOR PHASE 3:

A portion of land lying in the North half of Section 25, Town 3 South, Range 11 East, Meridian 13N, Township 35N, Range 11E, County of Ingham, Michigan, being more particularly described as follows:

Commencing at the East corner of Section 25, Town 3 South, Range 11 East, Meridian 13N, Township 35N, Range 11E, County of Ingham, Michigan, being more particularly described as follows:

1) A portion of land lying in the North half of Section 25, Town 3 South, Range 11 East, Meridian 13N, Township 35N, Range 11E, County of Ingham, Michigan, being more particularly described as follows:

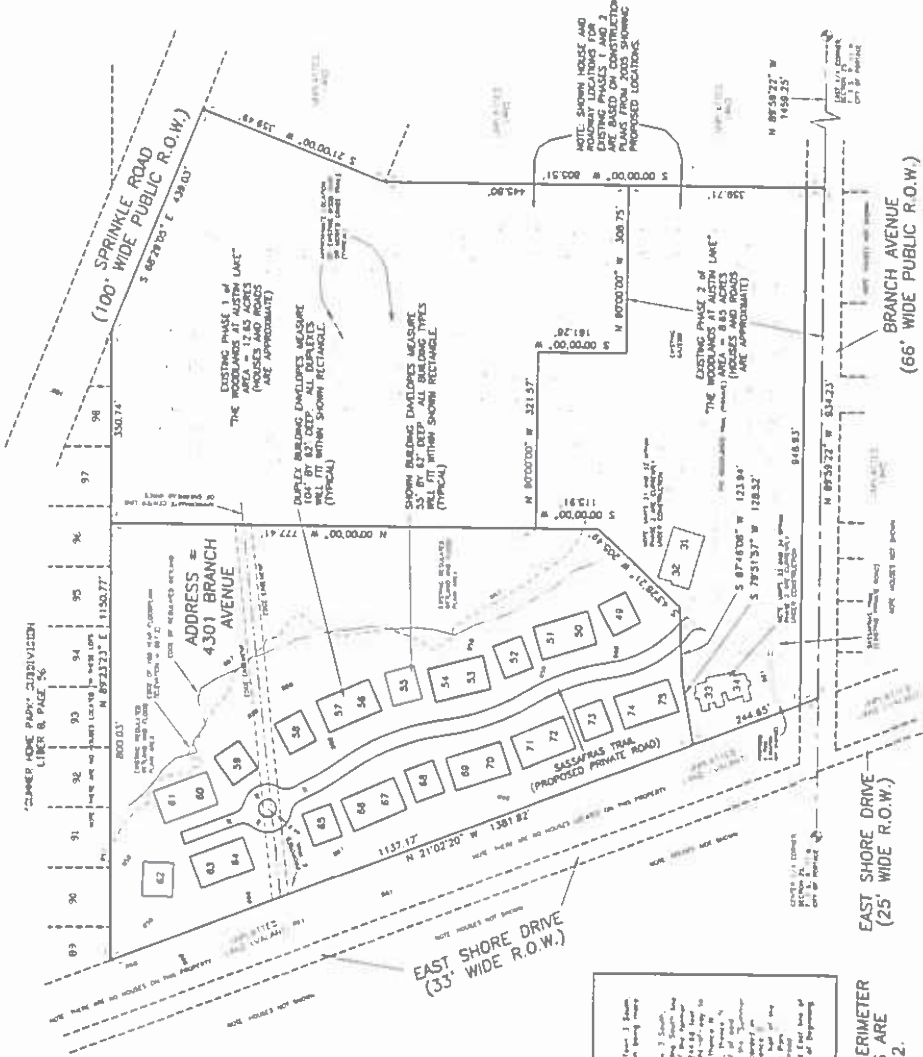
2) A portion of land lying in the North half of Section 25, Town 3 South, Range 11 East, Meridian 13N, Township 35N, Range 11E, County of Ingham, Michigan, being more particularly described as follows:

3) A portion of land lying in the North half of Section 25, Town 3 South, Range 11 East, Meridian 13N, Township 35N, Range 11E, County of Ingham, Michigan, being more particularly described as follows:

4) A portion of land lying in the North half of Section 25, Town 3 South, Range 11 East, Meridian 13N, Township 35N, Range 11E, County of Ingham, Michigan, being more particularly described as follows:

5) A portion of land lying in the North half of Section 25, Town 3 South, Range 11 East, Meridian 13N, Township 35N, Range 11E, County of Ingham, Michigan, being more particularly described as follows:

NOTE: REQUIRED PERIMETER BUILDING SETBACKS ARE SHOWN ON SHEET 2.



GENERAL NOTES

- 1) PROPERTY IS SUBMITTED FOR PHASE THREE.
- 2) THE PROPERTY IS SUBMITTED FOR PHASE THREE.
- 3) THE PROPERTY IS SUBMITTED FOR PHASE THREE.
- 4) THE PROPERTY IS SUBMITTED FOR PHASE THREE.
- 5) THE PROPERTY IS SUBMITTED FOR PHASE THREE.

SHEET INDEX:

- 1) COVER SHEET
- 2) OVERALL PLAN
- 3) PLAN & PROFILE SHEET
- 4) GRADING PLAN
- 5) CONSTRUCTION DETAILS & NOTES

NOTE: PERMITS SHALL BE OBTAINED FROM THE AIDE OF ANYONE IS PROPOSING TO ADJUST THE REGULATED SETBACK AREA OR THE REGULATED FLOOD PLAIN AREA.

NOTE: ADDRESS FOR PHASE 3 PROPERTY IS 4301 BRANCH AVE.

OWNER & APPLICANT:
JAMB, LLC
5302 BALA CYNWYD COURT
PORTAGE, MI 49024
(269) 384-3067

CONSTRUCTION SHEET	
THE WOODLANDS AT AUSTIN LAKE	7/23/2017
Ingersoll, Watson & McEachern, Inc.	1
CONSULTING CIVIL ENGINEER AND LAND SURVEYOR	332330
1122 East Main Street, Portage, Michigan 49801	Phone: 269-764-0200 Fax: 269-764-0888

May 22, 2023 Site Pictures



Figure 1. Existing house (Unit 52) on left; house on right (Unit 59). Open space in middle is planned duplex Units 60 and 61 (now proposed single family detached house).



Figure 2. Existing house (Unit 55) on left. Open space to the right is planned duplex Units 53 & 55 (now proposed single family detached house).



Figure 3. Existing house (Unit 52). Open space in middle is planned duplex Units 50 & 51 (now proposed single family detached house).

TO: Planning Commission**DATE:** June 1, 2023**FROM:** Peter Dame, Chief Development Officer**SUBJECT:** A Tentative Plan and Rezoning Application (#22/23-9), from OS-1 Office and B-1 Local Business Districts to Planned Development (PD) District for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue.**I. INTRODUCTION:**

The applicant, Joe Nawrocki (representative of Trilogy Health Services) wishes to establish a senior housing facility on four properties: 732, 810, 830, and 906 E. Centre Avenue and has filed a Tentative Plan application and rezoning application to rezone those properties from OS-1 Office Service and B-1 Local Business Districts to Planned Development (PD) District to permit this new development.

Trilogy Health Services provides senior living communities across the US and within Michigan by generally establishing a transitional level of housing and care. This type of specialized housing for the senior community is becoming more established in Portage. Currently, there is one existing senior living center ('Story Point' at 3951 W. Milham Ave.) and another recently-approved ('Story Point 2' at 8150 Creekside Dr. of total 172 units) within Portage that offers this type of transitional housing and care.

The proposed development will provide on-site amenities including community dining areas, a cafe, a pub/ parlor, physical/ occupational therapy, hair salon, and outdoor activity areas, and more. Trilogy's operations will include offering private shuttles for its residents. The proposal consists of reusing the existing Beacon Memory Care (currently closed) building, adding two building additions to the east and south, adding a new parking lot and access drive along E. Centre Avenue, adding a new storm water basin in the southeast corner, and installing new site landscaping, lighting, fencing, perimeter driveway, and internal sidewalks. The development will be connected to City water and sewer utilities, and private on-site stormwater. These proposed improvements are shown in the attached site plan drawings. The existing Otis Montessori Academy and associated parking lot are planned for demolition to facilitate the proposed improvements. Further, the applicant will seek a parcel line adjustment with the owner of 906 E. Centre Avenue for the proposed storm water basin. The total building area (existing + proposed additions) consists of 87,312 square feet.

If approved, construction is expected to start in the summer of 2023 and is expected to be accomplished in one phase.

The components and associated proposed and existing units of Trilogy Health and the project density are detailed as the following:

- Independent Living: 22 Units
- Skilled Nursing: 49 Units (50 beds)

- Assisted Living Memory Care: 12 Units (16 beds)
- Assisted Living (Existing – Beacon Memory Care): 20 Units
- Total: 103 Units
- Density: 14.99 units/ acre (103 units/ 6.87 acres)

The applicant has provided a neighborhood meeting on Thursday, May 25th at the closed Beacon Memory Care to inform and address any concerns of the neighborhood. See attached neighborhood invite letter. The subject report was written prior to this meeting; therefore, no meeting notes are provided in the report.

II. BACKGROUND INFORMATION:

The following is a breakdown of current property owners by addresses. If the project is approved, the applicant is expected to purchase these properties. The homeowner of 906 E. Centre Avenue will enter into a parcel line adjustment, and sell only a southern portion of their property for this proposal.

Address	Owner	Existing Conditions
732 E. Centre Ave.	Portage Memory Care LLC	Beacon Memory Care (Closed)
810 E. Centre Ave.	Gary & K Crankshaw	Otis Montessori Academy
830 E. Centre Ave.	KEC Holdings LLC	Vacant
906 E. Centre Ave.	Cleasby Family Trust	Single Family House

The following table summarizes **Existing Conditions** in this general area:

Existing Land Use/ Zoning	• The subject site (covering multiple parcels) is developed with a closed memory care business; an open Montessori Academy, and a single family house. The site is zoned OS-1 Office and B-1 Local Business District. • <u>North (across E. Centre Ave.):</u> Multiple Single-family homes: 707 thru 903 E. Centre Ave. Zoned OS-1 Office. • <u>South:</u> Multiple Single-family homes: 719 thru 913 Pasma Ave; Zoned R-1A Single Family Residential • <u>East:</u> ‘D & D Greenhouse’, 918 E. Centre Ave., Zoned B-1 Local Business District • <u>West:</u> Multiple Single-family homes: 8019 thru 8037 Lakewood Dr.; Zoned R-1A Single Family Residential.
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Public Streets	The surrounding roadway network: E. Centre Ave (north) City street – 2022 Kalamazoo Area Transportation Study (KATS) recorded 21,969 total AADT (Annual Average Daily Trips) trip counts. Pasma Ave. and Lakewood Dr. are local street and do not have trip counts.
Public Utilities	City sanitary sewer and water are available E. Centre Ave., Pasma Ave., and Lakewood Dr.
Environment	The subject site is developed with commercial and residential structures; has maintained lawn space; and also consists of some natural forested areas.
Unique Conditions	No mapped wetlands, historic buildings/ structures, or flood hazards exist on the site.

Applicable Zoning Regulations

The following sections of Chapter 42. Division 4. Zoning Districts and District Regulations apply and are addressed further in this report:

- [Subdivision 11](#) – PD, Planned Development District, and
- [Division 8](#) – Administration and Enforcement (for Rezoning Application)

Proposed Planned Development Tentative Plan

The applicant has submitted a Tentative Plan ‘Planned Development’ application and rezoning application seeking approval for a senior housing facility consisting of 103 residential units per Sec 42-375. The Planned Development review process involves the following two steps 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. The filed Tentative Plan is at this step.

Step 2) Final Plan review (Items H-M, Sec 42-375), identifies and analyzes detailed drawings of project improvements (streets, utilities, lot dimensions, etc.). A Final Plan application has not been submitted at this time, awaiting approval of the Tentative Plan.

The Planning Commission shall review the project for consistency with Sec 42-374 ‘Site Development Requirements’ and Sec 42-375 ‘Plan Review’ – Tentative Plan items A-E during a public hearing and provide a recommendation to City Council.

Per Sections 42-374 and -375, the Planned Development (PD) allows the developer to incorporate a variety of housing styles, flexibility in building heights, and yard setbacks. The following project features are being sought under the PD district and are discussed later in detail:

- A variety of housing types for senior care, including Assisted Living Units, Skilling Nursing Units, Assisted Living Memory Care, and Independent Living Apartments.
- A housing density of 14.99 units/ acre for the above types of housing units; and
- A parking demand based on the unique housing use.

Based on the applicant's submittal, the following paragraphs describe the project and address Planned Development criteria under Sections 42-374 and -375.

General Site Layout

The existing Beacon Point Memory Care building and parking area will be reutilized and continue to house memory care services. The service drive leading to the rear will be extended and form a new perimeter driveway, wrapping along the southern and eastern building additions. A new primary parking and access area is planned east of the proposed eastern 2-story building addition. The existing Montessori Academy building and parking area will be demolished for the proposed building addition and new parking area. The proposed building additions will have multiple wings separated by lawn and landscaped areas for general open space and the enjoyment of residents/ staff. An 11-space carport is planned near the southeastern corner of the 2-story building addition. Deliveries, trash pickup, and generator/ transformer are planned at the southern edge of the 1-story addition, and accessible from the existing rear drive. To manage the required stormwater needs of the project, the applicant will be acquiring the southern portion of 906 E. Centre Avenue to design a new stormwater spill containment and basin. Interior sidewalks will be provided between the new parking areas and building entrances. The existing sidewalk along E. Centre Avenue will be preserved. The existing six-foot tall privacy wood fence along the western and southern lot lines will be extended to eight feet to buffer adjacent residences to the west and south from future service vehicle noise and headlight glare. To the east and northeast, a new six-foot tall wood privacy fence will be provided.

Yard Setbacks

Under the 'PD' zoning district, there are no specific yard setback requirements as compared to other zoning districts. However, yard setbacks should be in general harmony with adjacent development. The table below shows the distances between existing, proposed buildings and adjacent property lines. These distances will become the project's specific yard setbacks. These distances are greater than the existing OS-1(27-F, 27-S, 20-R) district and B-1 (27-F, 10-S, 20-R) district.

Yard Setbacks	Front (Lakewood Dr ROW)	Front (E. Centre Ave. ROW)	East Side	West Side	Rear (South)
Existing Building (Beacon Memory Care)	100'	57'	>100'	43'	>100'

Proposed 1st Story Addition	>100'	>100'	>100'	38'	41'
Proposed 2nd Story Addition	>100'	83'	92'	>100'	33'

Access, Parking, Traffic, Loading

All access for the project will be at two points along E. Centre Avenue. The existing access in front of Beacon Point will be used, and only one of the two existing entrances in front of the Montessori Academy will be used (the second one will be closed) for this project; no other street accesses are proposed.

The zoning code Sec. 42-523 requires 1 parking space per 1.5 dwelling units for senior adult housing. Recently-approved senior housing facilities have been approved a lower parking requirement to reflect the facility's lower parking demand as a result of on-site amenities, controlled housing care, lower parking needs, and other reasons. The subject proposal is described similarly and is being reviewed similarly as well. With 103 proposed units, the project has a parking requirement of 154 spaces. The site plan shows 114 spaces. The applicant has submitted reasons for the reduction in parking. Further discussion about parking is provided later in this report.

City staff will not require a traffic impact study for this development for the following reasons: the unique type of development is forecasted to not generate high parking/ traffic demand, E. Centre Avenue is designed as a five-lane corridor and can accommodate additional trips, and the location of the project is not very close to any major intersection.

The project will utilize a loading bay, which is also required, for the needs of the operation. Per the site plan, the loading bay is located along the rear of the 1-story building addition and will be accessible by the new perimeter access drive. The applicant is proposing an 8-foot-tall privacy fence to lessen impacts from the loading bay and garbage pickup which is also located in this area of the site.

Building Sizes/ Uses

The Beacon Point Memory building consists of 16,245 square feet, 1- and 2-story building heights, and will be reused for memory care services. The two proposed building additions will consist of a mix of 1-story (45,952 square feet) and 2-story area (25,115 square feet) in size. These areas will be dedicated to skilled nursing facilities, independent living, and assisted living. The proposed 2-story building height will be designed at 37 feet to the tip of the roof ridge.

Density

A total of 103 resident units resulted in a density of 14.99 units per acre. Per Sec 42-374, the 'PD' establishes a maximum density of 7 units per acre. Further discussion about density is provided later in this report.

Utilities

The development is currently connected to existing City water and sewer utilities along E. Centre Avenue with the development and reuse of Beacon Point Memory Care building. Additional utility connections will be provided to serve the expanded areas.

III. ANALYSIS:

The following has been prepared based on items A-G, Sec 42-375 Tentative Plan ‘Planned Development’ requirements, Comprehensive Plan Future Land Use Map, surrounding development patterns, and general land use considerations. Also, specific items analyzed include parking, density, suitability of the existing zoning classification, neighborhood impacts, and preliminary evaluations from the City’s Development Review Team (DRT).

Comprehensive Plan

Rezoning applications are reviewed for consistency with the City of Portage Comprehensive Plan establishing long term land use goals and the Future Land Use Map. The Future Land Use map designates the subject property, and others fronting W. Centre Avenue in the neighborhood, as ‘Office’. A magnified view of the Future Land Use Map is attached. This designation encourages office-based land uses and matches the current OS-1 Office Service zoning district. Office space and employment have been evolving in recent years due to the COVID pandemic, revealing a decrease in demand for traditional commercial office space, and a challenging market in which to retain office tenants and fill vacant office spaces. This has required property owners and landlords to re-evaluate office space needs, and the City to reevaluate related zoning and land use.

As developable land becomes scarce and housing demand increases within the Portage area, the need for building and facilitating higher density development (including specialized housing needs) also increases. Centre Avenue has become a high traffic road as it provides access to many neighborhoods, commercial areas, highways, and parks. As a result, new higher density housing along this road is becoming more attractive and marketable.

The applicant proposes development features that help lessen negative impacts on adjacent residences, including the following: large building setback distances (as noted in the Yard Setback table), parking facing Centre Avenue, fence buffering, and modest 1- and 2-story building heights.

Therefore, staff finds that the proposed rezoning and Tentative Plan for a senior housing facility which provides a transitional housing service to accommodate unique demographic needs within the community meets the intent of the Comprehensive Plan.

Parking; Density

Staff find that the proposed housing development is unique and will produce low traffic and parking demands compared to a typical multifamily development due to the unique operations generally consists of a semi-controlled senior care facility that provides on-site daily services for its tenants. In addition, Trilogy Health's operations will include offering private shuttles for its residents. Therefore, staff finds the project meets Sec 42-520 (O) *Reduction in parking requirement* elements for the proposed lower parking plan of 114 spaces.

The proposed density of 14.99 units/ acre does exceed the maximum 7 units/ acre density allowed in the 'PD' district. Staff find that the proposed use is unique and not similar to the density effects of a typical multifamily development for the following reasons: 1) Trilogy Health's operation generally consists of a semi-controlled senior care facility; 2) it provides on-site daily needs services for its tenants; 3) other similar projects such as Story Point 2 senior housing facility were approved at similarly high densities (18.8 units/ acre) due to its unique operational elements as noted earlier. Therefore, staff finds the proposed density acceptable.

Zoning Map

The subject site is split zoned into OS-1 Office Service district (732 E. Centre Ave. - Beacon Point Memory Care) and B-1 Local Business district (810, 830, and 906 E. Centre Ave. - Montessori Academy, vacant site, and single-family house). Further, there is a narrow strip of R-1A One-Family Residential zoning district located along the east side of Lakewood Dr ROW within 732 E. Centre Ave. Although this is within the subject site, it is not being proposed for the 'Planned Development' rezone and will remain in place. This R-1A strip was established for the approval of the Beacon Point Memory Care development and associated rezone to OS-1. The applicant seeks to use only the southern portion of 906 E. Centre Avenue. A concurrent parcel line adjustment has been filed. And the proposed rezone to a 'Planned Development' district boundary reflects this as well. The attached rezoning map and proposed site plan shows these features. All affected owners 732, 810, 830, and 906 E. Centre Ave. have submitted a signed letter consenting to the proposed project. See attached letters.

Neighborhood Impacts

The City finds the applicant's proposal has incorporated an overall project design and layout that will not increase impacts to the neighborhood, for the following reasons:

- The proposed use of a senior housing facility is residential in nature, is adjacent to a high-volume road, and is adjacent to residential property.
- The 1- and 2-story building heights are similar in height to what is allowed under the current OS-1 and B-1 districts, as well as the adjacent R-1A One-Family Residential district.
- Parking areas and entrances/ exits face E. Centre Avenue; not toward the R-1A district.
- The existing 6-foot privacy fence along the R-1A border (west and south) will be increased to 8-feet in height for buffering purposes.
- The southern wall of the two building additions closest to the R-1A district are located 33 and 41 feet away from the southern lot line. This distance is much farther than the 20-foot rear yard setback of the OS-1 and B-1 districts. The proposed building distances from the property lines as shown on the plans become the setbacks for the development.
- Lastly, there is no parking between the western and southern lot lines adjacent to the R-1A residential areas.

Preliminary Evaluations from the Development Review Team (DRT)

This project was reviewed by the Development Review Team (DRT) who 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. 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's preliminary review does not recommend any additional improvements at this time. However, for the next permitting step (Final 'PD' Site Plan), the DRT recommends the applicant address the following:

- Lighting. The applicant shall submit a lighting plan consistent with Sec 42-590 thru -597 to ensure no lighting impact toward adjacent property or streets.
- Landscaping. The applicant shall submit a landscaping plan consistent with Sec 42-570 thru -578.
- Pedestrian circulation. The applicant shall submit a plan showing detail of pedestrian sidewalks and connections.
- Utilities. The applicant shall submit a utility plan showing all existing and proposed water, sewer, and stormwater piping and connection consistent with City of Portage and Michigan standards.

Planned Development - Sec 42-374 Site Development Requirements and Sec 42-375 Plan review and approval (PD, planned development); Tentative Plan

Staff finds these sections are met with the submitted application and discussed earlier in the report. Sec 42-375 (D - G) indicates required public hearings by the Planning Commission and City Council.

IV. PUBLIC NOTICING

Required public notice was sent to all property owners/occupants within 300 feet of the subject property on May 16, 2023. As well as a public notice published in the Kalamazoo Gazette on May 16, 2023. As of the date of this report (May 25, 2023), staff have not received any public comment.

IV. RECOMMENDATION:

If no additional public comment is requested by and the Commission is supportive of the proposed Tentative Plan and Rezoning request, staff advises the Planning Commission recommend to City Council the approval of the Tentative Plan and Rezoning Application #22/23-9, from OS-1 Office Service and B-1 Local Business Districts to Planned Development for Trilogy senior housing facility at 732, 810, 830, and 906 E. Centre Avenue.

Attachments:

1. Rezoning Application
2. Development Review Application
3. Site Drawings; Project Narrative
4. Owners Consent Letters; 5.8.23
5. Floor Plans

A Tentative Plan and Rezoning Application (#22/23-9), from OS-1 Office and B-1 Local Business Districts to Planned Development (PD) District for a senior housing facility at 732, 810, 830, and 906 E. Centre Avenue.
Page 9

6. Comp. Plan Future Land Use Plan map
7. Lot Line Adjustment Application
8. Zoning map
9. Location Map
10. 5.22.23 Site Pictures
11. Applicant's Neighborhood Meeting Invite Letter

APPLICATION FOR ZONING AMENDMENT

Application number _____

Date 03/21/23

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. *Please note: City Staff and/or Planning Commissioners may visit the subject property while the application is under review.*

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: See attached GIS Property Maps

The property is part of the recorded plat: The property sought to be rezoned is located at 732, 810, 830, 906 E Centre Ave between Lakewood Drive Street and Garden Lane Street on the South side of the street, and is known as Lot Number(s) 10 of City of Portage Plat (Subdivision). It has a frontage of 495 feet and a depth of 407 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).

732 E CENTRE AVE / Parcel ID 00022-150-A / 2.14 ACRES - 810 E CENTRE AVE / Parcel ID 00022-145-O / 1.80 ACRES
830 E CENTRE AVE / Parcel ID 00022-140-O / 0.94 ACRES - 906 E CENTRE AVE / Parcel ID 00022-105-O / 1.39 ACRES

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

b. Name of the owner of the property to be rezoned: Trilogy Real Estate Portage, LLC (buyer)

Address 303 N Hurstbourne Pkwy, Ste 200, Louisville, KY 40222

3. My (our) interest in the property and purpose for submitting the proposed Zoning Amendment:
Zoning Map Amendment to re-zone area currently zoned OS-1 and B-1 to PD Planned
Development

4. CURRENT ZONING: OS-1 and B-1 PROPOSED ZONING: PD

ZONING TEXT AMENDMENT

1. The proposed language to be considered is (attach additional sheets as necessary):
Zoning Map Amendment

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

3. My (our) interest in and purpose for submitting the proposed Zoning Ordinance Amendment.
Property re-zoning request

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.

Joseph B Nawrocki JBN Digitally signed by Joseph B Nawrocki JBN
Date: 2023.03.24 09:32:13 -04'00'

(Signature of Applicant)

(Signature of Applicant)

303 N Hurstbourne Pkwy, Ste 200, Louisville, KY 40222

(Address)

(Address)

616-216-0019

(Phone)

(Phone)

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



Property Address

732 E CENTRE AVE

PORTAGE, MI, 49002

This Parcel has no
image on file.

Owner Address

PORTAGE MEMORY CARE, LLC

--

111 WEST FERRY ST #1

BERRIEN SPRINGS, MI 49103

Unit:	10
Unit Name:	CITY OF PORTAGE

General Information for 2022 Tax Year

Parcel Number:	00022-150-A
Property Class:	201
Class Name:	201 COMMERCIAL IMPROVED
School Dist Code:	39140
School Dist Name:	PORTAGE
PRE 2021:	0%
PRE 2022:	0%

Assessed Value:	\$1,034,500
Taxable Value:	\$999,351
State Equalized Value:	\$1,034,500

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2021	\$1,069,800	\$1,069,800	\$967,426
2020	\$0	\$0	\$0

Land Information

Acreage:	2.39
Zoning:	OS-1

Tax Description

SEC 22-3-11 COM N1/4 POST SEC 22 TH W 297 FT FOR PL OF BEG TH S 440 FT TH W 198 FT TH N 440 FT TH E ALG N LI SD SEC 198 FT TO PL OF BEG. RES N 33 FT FOR HWY. ALSO LOEHR ACRES LOT 16 & 17 COMBINED ON 01/28/2021 WITH 04680-016-O INTO 00022-150-A;

Sales Information

Sale Date: 10-07-2015

Sale Price: 230000

Instrument: WD

Grantor: ALTO CONVENIENCE, INC

Grantee: PORTAGE MEMORY CARE, LLC

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2015-035201

GIS/Mapping:

These maps are intended to be used for generalized citywide planning and there are no warranties that accompany this product. City of Portage recommends that users of this product confirm the data used in production of this map by visual inspection of the geographic area. In no event shall the City of Portage be liable to the user or any third party for errors, omission or positional accuracy of this product, regardless of the form of claim or action, whether in contract or tort, including negligence, in the amount that exceeds the sum paid by the user for the product. The City of Portage reserves all rights of authorship granted under U.S. and International copyright laws and agreements.



Property Address

810 E CENTRE AVE

PORTAGE, MI, 49002

This Parcel has no
image on file.

Owner Address

CRANKSHAW, GARY K & K E

—

807 DUKESHIRE AVE

PORTAGE, MI 49024

Unit:	10
Unit Name:	CITY OF PORTAGE

General Information for 2022 Tax Year

Parcel Number:	00022-145-0
Property Class:	201
Class Name:	201 COMMERCIAL IMPROVED
School Dist Code:	39140
School Dist Name:	PORTAGE
PRE 2021:	0%
PRE 2022:	0%

Assessed Value:	\$214,500
Taxable Value:	\$197,043
State Equalized Value:	\$214,500

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2021	\$232,200	\$232,200	\$190,749
2020	\$287,500	\$287,500	\$188,116

Land Information

Acreage:	1.85
Zoning:	B-1

Tax Description

SEC 22-3-11 BEG 6 R W OF NE COR NW1/4 SEC 22 TH W ON SEC LI 12 R TH S 26 2/3 R TH E PAR FIRST
COURSE 12 R TH N 26 2/3 R TO PL OF BEG 2 A

Sales Information

Sale Date: 10-01-1995

Sale Price: 0

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 33-TO BE DETERMINED

Liber/Page: 1813-0079

GIS/Mapping:

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Property Address

830 E CENTRE AVE
PORTAGE, MI, 49002

This Parcel has no
image on file.

Owner Address

KEC HOLDINGS, LLC
--
807 DUKESHIRE AVE
PORTAGE, MI 49024

Unit:	10
Unit Name:	CITY OF PORTAGE

General Information for 2022 Tax Year

Parcel Number:	00022-140-O
Property Class:	202
Class Name:	202 COMMERCIAL VACANT
School Dist Code:	39140
School Dist Name:	PORTAGE
PRE 2021:	0%
PRE 2022:	0%

Assessed Value:	\$55,900
Taxable Value:	\$55,900
State Equalized Value:	\$55,900

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2021	\$60,800	\$60,800	\$60,800
2020	\$81,000	\$81,000	\$65,356

Land Information

Acreage:	0.93
Zoning:	B-1

Tax Description

SEC 22-3-11 E 99 FT OF N 440 FT OF NE1/4 OF NW1/4 1 A

Sales Information

Sale Date: 05-31-2013

Sale Price: 65000

Instrument: LC

Grantor: GREENSTONE FARM CREDIT SERVICES

Grantee: KEC HOLDINGS, LLC

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2013-032185

Sale Date: 10-11-2012

Sale Price: 0

Instrument: WD

Grantor: MARK ELZINGA PROPERTIES, LLC

Grantee: GREENSTONE FARM CREDIT SERVICES

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2012-047655

Sale Date: 09-08-2006

Sale Price: 145000

Instrument: WD

Grantor: KRAMER, MILLER, MILLER II, GROSS

Grantee: MARK ELZINGA PROPERTIES, LLC

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2006-041417

Sale Date: 03-03-1994

Sale Price: 0

Instrument: WD

Grantor: KRAMER, CHAS & E

Grantee: KRAMER, MILLER, MILLER II, GROSS

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2002-001014

GIS/Mapping:

These maps are intended to be used for generalized citywide planning and there are no warranties that accompany this product. City of Portage recommends that users of this product confirm the data used in production of this map by visual inspection of the geographic area. In no event shall the City of Portage be liable to the user or any third party for errors, omission or positional accuracy of this product, regardless of the form of claim or action, whether in contract or tort, including negligence, in the amount that exceeds the sum paid by the user for the product. The City of Portage reserves all rights of authorship granted under U.S. and International copyright laws and agreements.



Property Address

906 E CENTRE AVE
PORTAGE, MI, 49002

This Parcel has no
image on file.

Owner Address

CLEASBY FAMILY TRUST
--
112 CALICO AVE
PORTAGE, MI 49002

Unit:	10
Unit Name:	CITY OF PORTAGE

General Information for 2022 Tax Year

Parcel Number:	00022-105-0
Property Class:	401
Class Name:	401 RESIDENTIAL IMPROVED
School Dist Code:	39140
School Dist Name:	PORTAGE
PRE 2021:	100%
PRE 2022:	100%

Assessed Value:	\$91,700
Taxable Value:	\$82,749
State Equalized Value:	\$91,700

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2021	\$85,300	\$85,300	\$80,106
2020	\$79,000	\$79,000	\$79,000

Land Information

Acreage:	2.681
Zoning:	B-1

Tax Description

SEC 22-3-11 BEG AT NW COR NE1/4 SEC 22 TH E ON SEC LI 88 FT, TH S 206 FT, TH E 110 FT, TH S 234 FT, TH W 198 FT, TH N 440 FT TO P.O.B, RES N 33 FT OF W 88 FT FOR HWY

Sales Information

Sale Date: 05-17-2022

Sale Price: 1

Instrument: WD

Grantor: HUGHES, SCOTT

Grantee: CLEASBY FAMILY TRUST

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 2023-003184

Sale Date: 08-11-2021

Sale Price: 1

Instrument: WD

Grantor: CLEASBY, ERIC

Grantee: CLEASBY FAMILY TRUST & HUGHES, SCOT

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 2021-039499

Sale Date: 12-22-2017

Sale Price: 1

Instrument: QC

Grantor: CLEASBY, ERIC E & LORI

Grantee: CLEASBY, ERIC & HUGHES, SCOTT

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2017-043041

Sale Date: 12-06-2017

Sale Price: 140000

Instrument: WD

Grantor: ELZINGA, MARK R

Grantee: CLEASBY, ERIC E & LORI

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2018-00073

Sale Date: 01-28-2016

Sale Price: 0

Instrument: QC

Grantor: ELZINGA, TAMARA - REV TRUST

Grantee: ELZINGA, MARK R
Terms of Sale: 21-NOT USED/OTHER
Liber/Page: 2016-003874

Sale Date: 10-01-1996

Sale Price: 0
Instrument: QC
Grantor:
Grantee:
Terms of Sale: 33-TO BE DETERMINED
Liber/Page: 1890-0095

Sale Date: 08-01-1990

Sale Price: 60000
Instrument: WD
Grantor:
Grantee:
Terms of Sale: 33-TO BE DETERMINED
Liber/Page: 1475-1335

GIS/Mapping:

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DEVELOPMENT REVIEW 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	PD Planned Development Refer to conceptual plans	Address	732 E Centre Ave, 810 E Centre Ave, 830 E Centre Ave, 906 E Centre Ave
---------------------	---	---------	---

2) IDENTIFICATION (OWNER)

Name	Trilogy Real Estate Portage, LLC	Address	303 N Hurstbourne Pkwy, Ste 200
City	Louisville	State	KY
Zip	40222	Phone	(502) 412-5847

3) ARCHITECT OR ENGINEER

Name	Henrickson Architecture	Address	2325 Belmont Center Dr, Ste B	City	Belmont
State	MI	Zip	49306	Phone	(616) 458-5554
License Number		Expiration Date		Email	Dan@HenricksonAP.com

4) BUILDING CONTRACTOR

Company name	TBD	Address		City	
State		Zip		Phone	
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: Tentative Plan in Planned Development

(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: PD Planned Development

7) DESCRIPTION OF WORK

A) The new Skilled Nursing and Assisted Living Facility would connect to the existing vacant Memory Care facility to provide 7 residential wings in total. A portion of the new addition will be 2 story with the upper level comprising of Independent Living Residences and their use of Common Area.

B) Valuation of Project: \$ 14,600,000.00 (Fourteen Million Six Hundred Thousand)

C) Any known soil and/or groundwater contamination? ☐ Yes ☒ No

8) CHARACTERISTICS OF THE BUILDING

A) Water Meter Size TBD

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

B) Electric Service Size TBD

- ☐ 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 Trilogy Health Services c/o Joe Nawrocki	Phone (616) 216-0019
Address 303 N Hurstbourne Pkwy, Ste 200	City Louisville
State KY	Zip 40222

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: Joseph B Nawrocki JBN Digitally signed by Joseph B Nawrocki JBN
Date: 2023.03.24 09:23:41 -04'00' Date: 3.24.23

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 2 story Use groups Residential 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			

See C-1 Site Layout Plan for Proposed Building and footprints.

See architectural site plan for building areas.

DRAWING LOCATION: h:\3-0534 Trilogy Health - Portage.mxd - FINAL DRAWINGS - C-0 Title Sheet.dwg LAST SAVED BY: DAWSONMAN ON: 5/9/2023

TRILOGY HEALTH - PORTAGE MI, ISSUED FOR CITY OF PORTAGE PD ZONING RESUBMITTAL, 05/09/23

Tentative Site Plans

Trilogy Health - Portage MI

City of Portage
Kalamazoo County, MI
05/09/23

OWNER

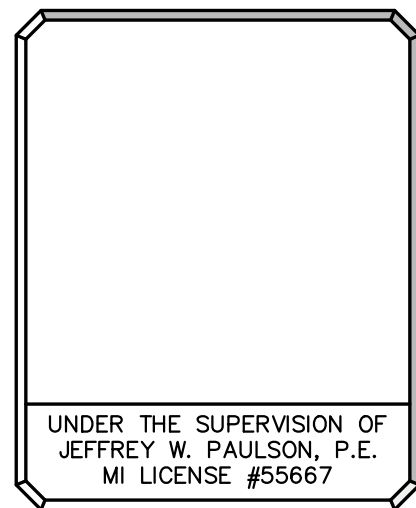


Trilogy Health Services
303 N Hurstbourne Pkwy, Ste 200
Louisville, KY 40222

PLANS PREPARED BY:

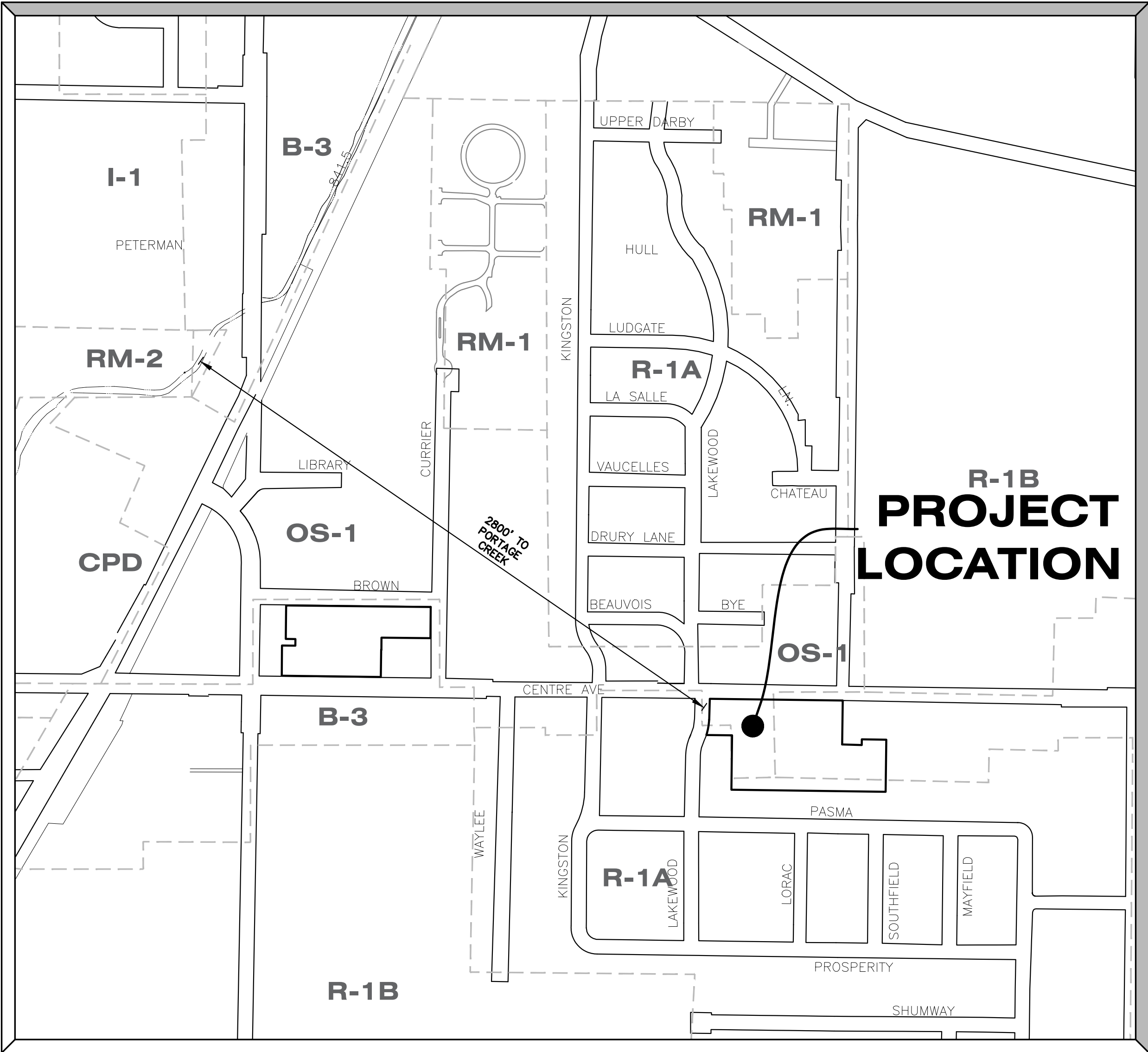


hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



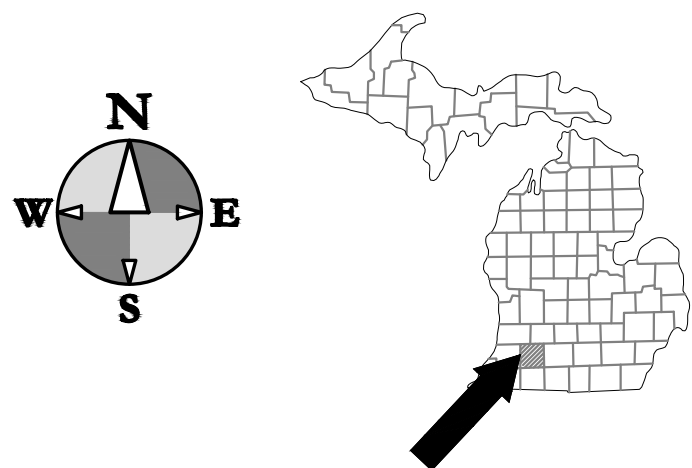
UTILITY CONTACTS:

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-0	- TITLE SHEET
N-1	- NARRATIVE SHEET
S-1	- ALTA-NSPS LAND TITLE SURVEY
S-2	- ALTA-NSPS LAND TITLE SURVEY
S-3	- ALTA-NSPS LAND TITLE SURVEY
C-1	- EXISTING CONDITIONS & DEMO PLAN
C-2	- SITE LAYOUT PLAN
C-3	- UTILITY PLAN
C-4	- GRADING PLAN
L-1	- LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION



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

ISSUED FOR:
CITY OF PORTAGE PD ZONING RESUBMITTAL
05/09/23

DRAWING LOCATION: H:\3-10034 (Trilogy Health - Portage, MI) - FINAL DRAWINGS\N-1 Narrative Sheet.dwg LAST SAVED BY: DYANORMAN ON 5/9/2023

STATEMENT OF OBJECTIVES

TRILOGY HEALTH IS EXCITED TO EXPAND THE CURRENT BEACON POINT MEMORY CARE FACILITY TO OFFER A BROADER SCOPE OF CARE TO THESE ELDERLY LIVING FACILITIES. THE DEVELOPMENT WOULD INVOLVE THE PURCHASE AND COMBINATION OF THE PARCELS 00022-145-0, 00022-140-0 AND THE SOUTHERN PORTION OF PARCEL 00022-105-0 TO EXPAND THE CURRENT FACILITIES. WE ARE SEEKING A REZONE OF THE PARCELS TO PD AND ARE SUBMITTING THE PLANS FOR TENTATIVE PD APPROVAL. THE EXISTING ZONING IS OS-1 FOR THE EXISTING MEMORY CARE FACILITY AND B-1 FOR THE REMAINDER OF THE PARCELS.

DESIGN INTENT

TRILOGY HEALTH HAS OTHER LIVING FACILITIES IN MICHIGAN COMMUNITIES, AND THEY INTEND TO DEVELOP THE SITE AND ARCHITECTURE TO BE SIMILAR TO THOSE MODERN LOCATIONS. THE INTENT WOULD BE TO PROVIDE EVERYTHING THAT THE RESIDENTS WOULD NEED FOR DAY-TO-DAY ACTIVITIES. THEY WOULD HAVE PRIVATE RESIDENCES AND ACCESS TO COMMUNITY DINING, ONSITE PHYSICAL/OCCUPATIONAL THERAPY, AND EVEN AN ONSITE HAIR SALON. GENEROUS OUTDOOR SPACES ARE TO BE PROVIDED FOR THE RESIDENTS TO GET OUT IN THE FRESH AIR AND SOCIALIZE.

SITE AND CONTEXT

ONCE COMBINED THE TOTAL SITE WOULD BE 6.87 ACRES WITH APPROXIMATELY 1070 LINEAR FEET OF FRONTAGE ALONG CENTRE AVE. THE PARCELS ABUT R-1A RESIDENTIALLY ZONED PROPERTIES TO THE SOUTH AND WEST. TO THE NORTH ACROSS CENTRE AVE THE PARCELS ARE ZONED OS-1 AND THE PARCEL EAST OF THE SITES IS ZONED B-1. THE DEVELOPMENT WOULD MAKE USE OF 2 EXISTING DRIVES FROM OFF OF CENTRE AVENUE.

BUILDING INFORMATION

THE NEW BUILDING WOULD CONNECT TO THE EXISTING MEMORY CARE FACILITIES TO PROVIDE 7 RESIDENTIAL WINGS IN TOTAL. THERE WOULD BE AN ENTRANCE AND ADMINISTRATION WING AS WELL AS A WING TO PROVIDE THE RESIDENTS WITH ALL OF THE SITE SERVICES. THERE IS A LARGE COURTYARD, FULLY ENCLOSED BY THE BUILDING AS WELL AS 4 OTHER COURTYARDS BETWEEN THE BUILDING WINGS. A PORTION OF THE NEW ADDITION WILL BE 2 STORY WITH THE UPPER LEVEL COMPRISING OF RESIDENCES AND A COMMON AREA ROOM. OVERALL BUILDING HEIGHT IS 37' TO THE TOP OF THE RIDGE. THE MAIN FLOOR WILL BE 49,952 SQUARE FEET, AND THE SECOND STORY WILL BE 25,115 SQUARE FEET. TOTAL SQUARE FOOTAGE OF THE ENTIRE BUILDING WILL BE 86,964 SQUARE FEET.

THE EXISTING FACILITY HAS 20 ASSISTED LIVING UNITS.

THE PROPOSED FACILITY EXPANSION WILL INCLUDE:

- 49 SKILLED NURSING UNITS (50 BEDS)
- 12 ASSISTED LIVING MEMORY CARE UNITS (16 BEDS)
- 22 INDEPENDENT LIVING APARTMENTS

- 83 TOTAL UNITS FOR THE PROPOSED ADDITION
- 103 TOTAL UNITS OVERALL

PROJECT NARRATIVE



TRILOGY DESIGN EXAMPLE FOR BUILDING STYLING

PROPOSED LAND USE

THE 6.87 ACRE SITE WOULD HOST THE BUILDING, PARKING AND ROAD CIRCULATION ELEMENTS, USABLE OPEN SPACE FOR RESIDENTS AND STORM WATER BASINS. 3.75 ACRES (60.7% OF THE SITE) WOULD BE IMPERVIOUS SURFACE; 1.44 ACRES OF BUILDING AND THE REMAINING WOULD BE PARKING (114 SPACES) AND SITE CIRCULATION.

SITE OPEN SPACE

THE PUBLIC FACING AREAS OF THE SITE ARE INTENDED TO HAVE A MANICURED AND POLISHED LANDSCAPE ADJACENT TO BUILDINGS AND PARKING AREAS. TREES AND SHRUBS CONSISTENT WITH THE CITY OF PORTAGE'S ORDINANCE WOULD BE PLANTED AS WELL AS INVITING INTERIOR COURTYARD LANDSCAPES TO BE MAINTAINED THROUGHOUT THE GROWING SEASON AND BEDS MAINTAINED SEASONALLY. SCREENING TO NEIGHBORING PROPERTIES WOULD BE ENSURED WITH A SOLID WOOD PRIVACY FENCE AND ADDITIONAL SOUND MUFFLING PLANTINGS AT THE BACK OF THE SITE WOULD BE PLANTED TO HELP ENSURE REDUCED NOISE REFLECTION TO THE NEIGHBORHOOD TO THE SOUTH FROM GENERATOR TESTS, DELIVERIES, AND TRASH PICKUPS FROM THE SITE.

SITE UTILITIES

ALL NECESSARY UTILITIES ARE IN THE LOCALITY OF THE SITE AND WILL EASILY BE TIED INTO WITH THE NEW SITE ADDITION. STORM WATER IS ANTICIPATED TO BE COLLECTED BY CATCH BASINS AND TRANSFERRED AND TREATED ACCORDING TO THE CITY OF PORTAGE STORMWATER REQUIREMENTS WITH A SPILL CONTAINMENT DEVICE AND SURFACE RETENTION BASIN IN THE SOUTHEAST PORTION OF THE SITE.

MODIFIED REGULATIONS

PLANNED DENSITY OF 14.99 UNITS/ACRE EXCEEDS CITY OF PORTAGE MAXIMUM DENSITY OF 7 UNITS/ACRE. THIS IS JUSTIFIED BY A MINIMAL TRAFFIC IMPACT AND LOW PEAK EMPLOYEE COUNT. ONLY 42 OUT OF THE TOTAL 103 UNITS WILL BE INDEPENDENT LIVING, AS AS SUCH THERE WILL BE MUCH LESS VEHICLE TRAFFIC THAN SEEN WITH AN APARTMENT/CONDO COMPLEX.

TIMELINE FOR THE PROJECT

IT IS ANTICIPATED THAT THIS PROJECT WOULD BE COMPLETED IN ONE ADDITIONAL PHASE TO THE ORIGINAL BUILDING. AFTER HOPEFUL APPROVAL BY COUNCIL OF THE PLAN FOR REZONING, AND THEN SITE PLAN APPROVAL, ESTIMATED CONSTRUCTION START WOULD BE IN THE SUMMER OF 2023.

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



JOB NO. 23-0034	P.M.-JWP	DRAFT/DSV	QA/QC	05/09/23
ISSUED FOR/REVISIONS:				
2	CITY OF PORTAGE PRE-TENTATIVE REVIEW	03/14/23		
3	OWNER REVIEW	03/21/23		
4	CITY OF PORTAGE TENTATIVE PD REZONING	03/24/23		
4	CITY OF PORTAGE PD ZONING RESUBMITTAL	05/09/23		

NARRATIVE SHEET
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23
Sheet

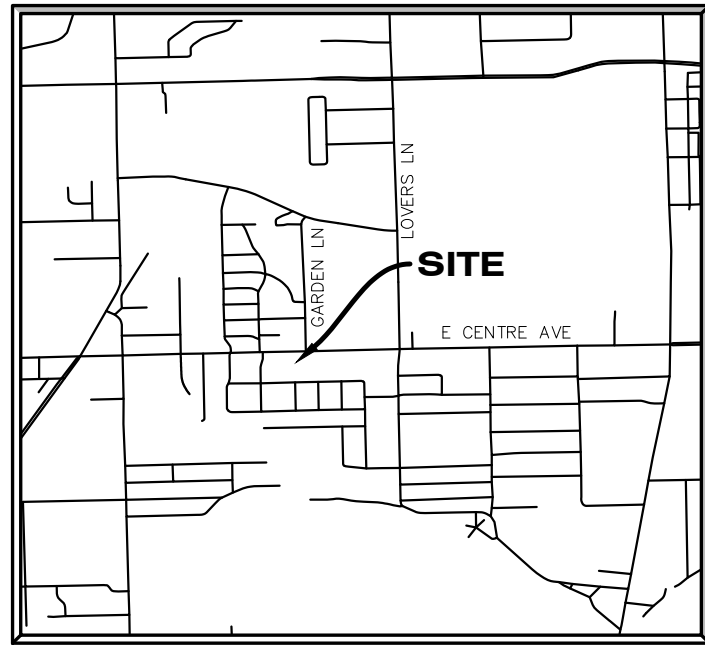
N-1

DRAWING LOCATION: 11-12-0034 (trigv health - portage mi) - FINAL DRAWINGS S-1 & S-2 ALTA/NSPS LAND TITLE SURVEY LAST SAVED BY: DWANORMAN ON 02/25/2023

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83
2. CONTOUR INTERVAL = 1 FOOT
3. UTILITIES SHOWN ARE BASED ON FIELD LOCATION OF SURFACE EVIDENCE AND RECORDS PROVIDED BY OTHERS. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY BE ENCOUNTERED. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL CALL MISS DIG AT 1-800-482-7171.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE LAND DEPICTED IN THIS SURVEY LIES IN ZONE X. MAP 26077C0304D, EFFECTIVE DATE 02/17/2010.
5. NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY. A DELINEATION OF THE WETLANDS BY A QUALIFIED CONSULTANT WAS NOT PERFORMED AT THE TIME OF SURVEY.
6. PARCEL CONTAINS 6.87± ACRES (299,092± SQFT)
7. AT THE TIME OF SURVEY SNOW WAS COVERING THE GROUND. SNOW COVER AND PLOWED SNOW MAY HAVE OBSTRUCTED SOME SITE FEATURES.
8. THERE ARE 48 REGULAR PARKING SPOTS AND 3 BARRIER FREE PARKING SPACES FOR A TOTAL OF 51 PARKING SPACES.

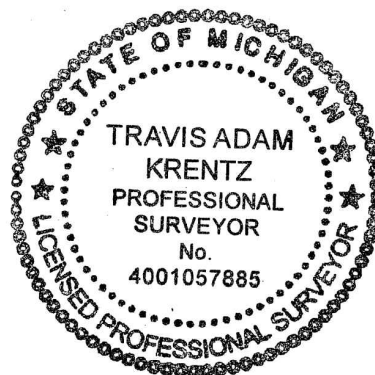
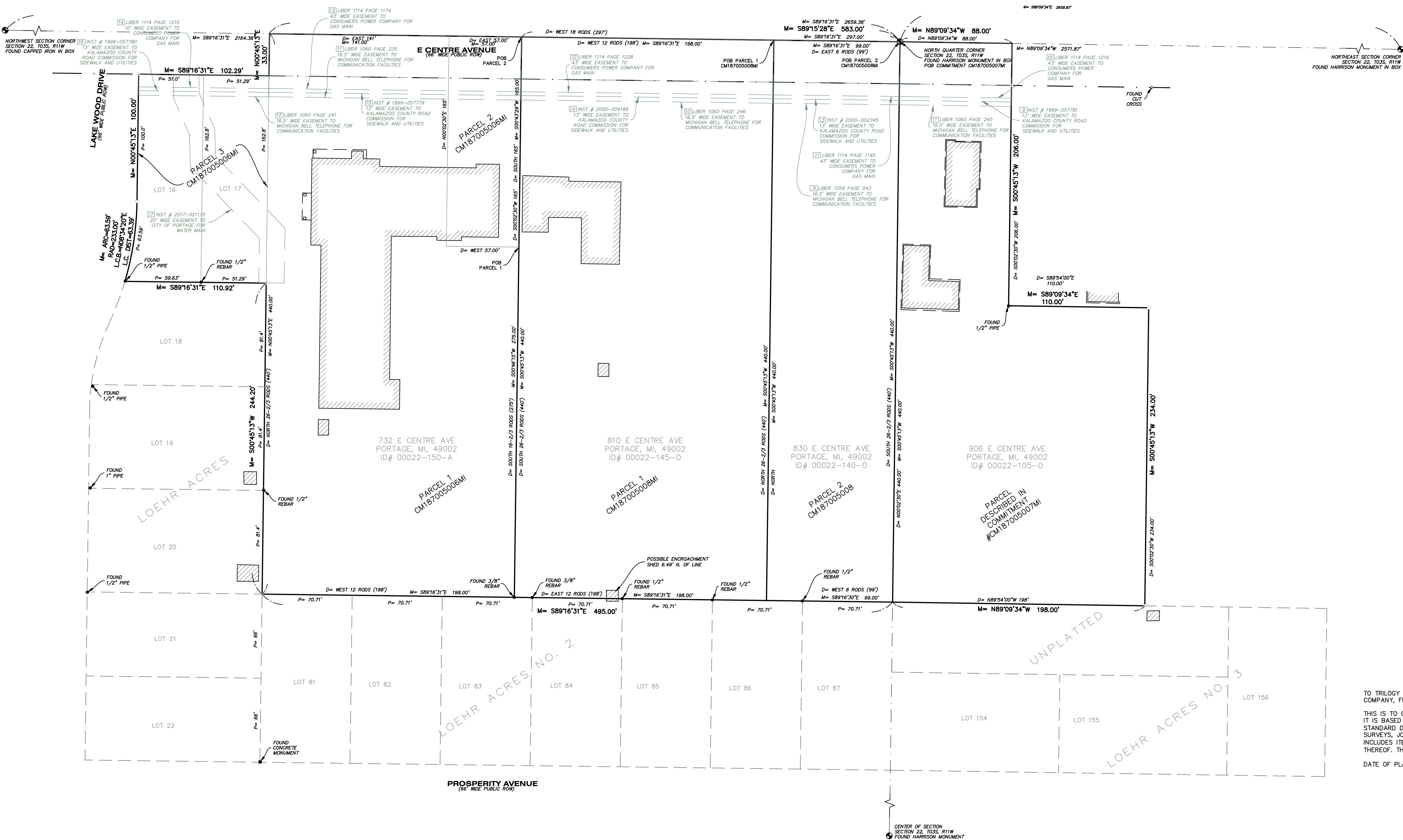
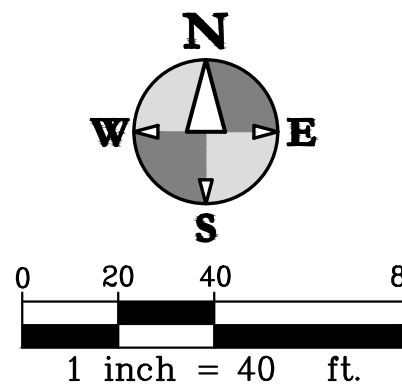
ALTA/NSPS LAND TITLE SURVEY



SITE LOCATION MAP

NOT TO SCALE

SECTION 22, TOWN 03 S, RANGE 11 W,
CITY OF PORTAGE, KALAMAZOO COUNTY,
MICHIGAN
732, 810, 830, & 906 E CENTRE AVE



TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

Travis Krentz
TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885



ALTA-NSPS LAND TITLE SURVEY
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23
Sheet
S-1

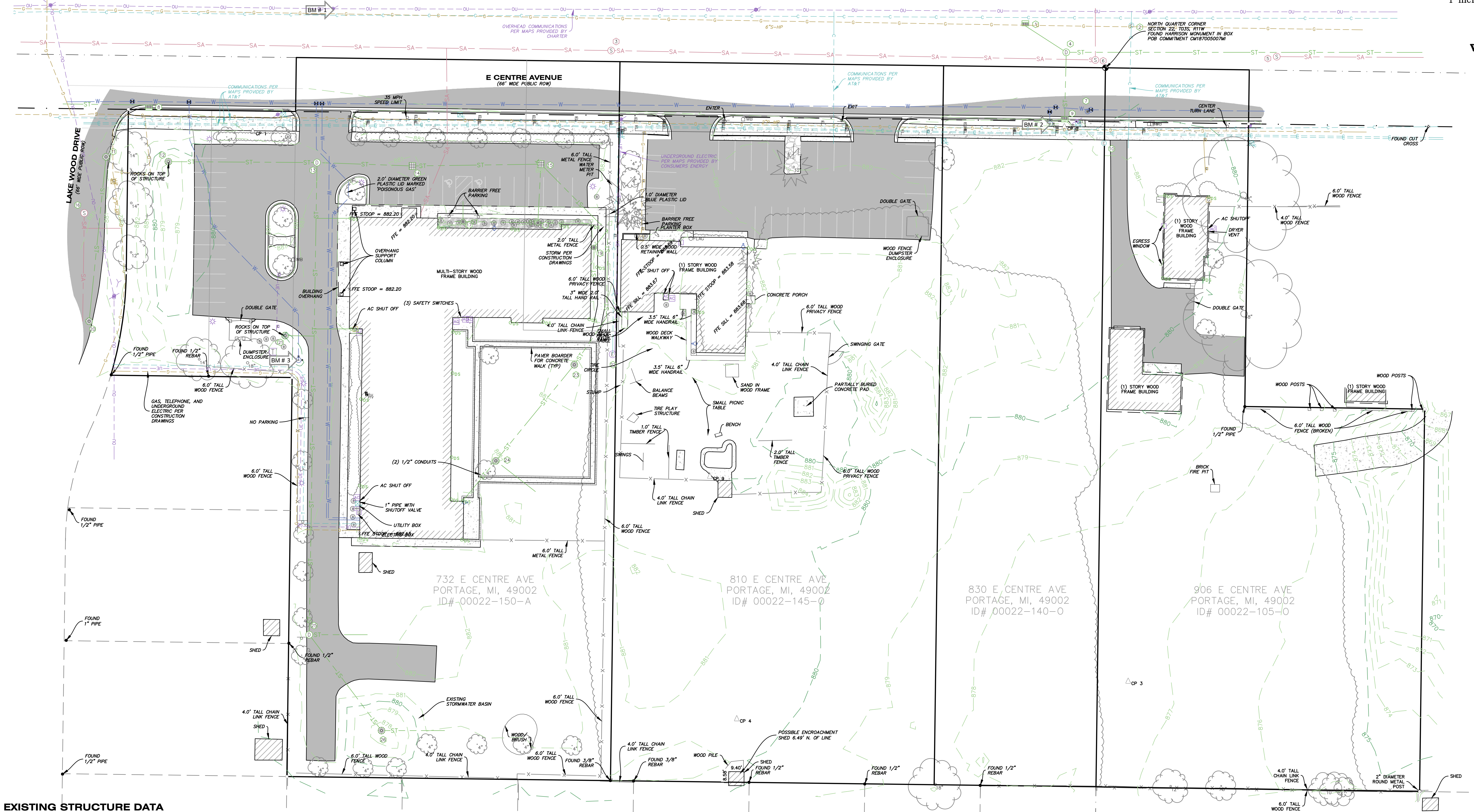
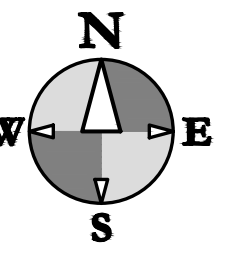
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kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com

ISSUED FOR/REVISIONS:
2 CITY OF PORTAGE PRE-TENTATIVE REVIEW 05/14/23
3 OWNER REVIEW 05/21/23
4 CITY OF PORTAGE TENTATIVE PD RESUBMITTAL 05/09/23
4 CITY OF PORTAGE PD ZONING RESUBMITTAL 05/09/23

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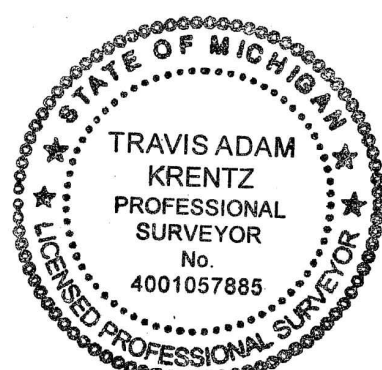
ALTA/NSPS LAND TITLE SURVEY

0 15 30 60
1 inch = 30 ft.



EXISTING STRUCTURE DATA

- | | | | |
|--|--|---|--|
| ① STM CB
RIM = 880.61' | ⑩ COMMUNICATION MH
RIM = 880.68' | ⑮ 4.0' CONCRETE SAN MH
RIM = 881.06'
INV. 8" S CONCRETE = 866.76' | ⑳ VAULT
RIM = 881.86'
PIPES AND SHUT OFF VALVE
TOP OF PIPE = 877.11± |
| ② COMMUNICATIONS MH
RIM = 880.08' | ⑪ 2.0' BLOCK STM CB
RIM = 880.66'
INV. 12" S CPP = 877.81'
DEBRIS = 877.81' | ⑯ 1.0' NYLOPLAST STM CB
RIM = 881.95'
INV. 8" W PVC = 877.50'
INV. 8" N PVC = 877.50'
INV. 4" E CPP = 880.35'
INV. 4" W CPP = 880.35'
WATER = 877.50'
SUMP = 876.95' | ㉑ 1.0' NYLOPLAST STM CB
RIM = 880.38'
INV. 10" SW PVC = 877.83'
INV. 10" NE PVC = 877.83'
WATER = 877.83'
SEDIMENT = 877.63' |
| ③ SAN MH
RIM = 882.45' | ⑫ 4.0' CONCRETE STM CB
RIM = 877.84'
INV. 12" E SLCPP = 874.64±
WATER = 874.54'
SUMP = 872.99' | ⑭ 1.0' NYLOPLAST STM CB
RIM = 881.83'
INV. 8" E PVC = 877.48'
INV. 8" W PVC = 877.48'
WATER = 877.48'
SEDIMENT = 876.88' | ㉒ 1.5' NYLOPLAST STM CB
RIM = 880.43'
INV. 10" NE PVC = 878.18'
INV. 6" SW PVC = 878.18'
INV. 6" SE PVC = 878.18'
WATER = 878.18'
SEDIMENT = 877.85' |
| ④ 6.0' CONCRETE STM MH
RIM = 880.82'
INV. 12" S CONCRETE = 877.37'
INV. 12" E CONCRETE = 875.67'
INV. 12" NW CONCRETE = 877.22'
WATER = 875.57'
SEDIMENT = 874.67' | ⑬ 4.0' CONCRETE STM CB
RIM = 880.81'
INV. 12" E SLCPP = 876.46'
INV. 12" W SLCPP = 873.91±
INV. 12" S SLCPP+872.76'
WATER = 872.66'
SUMP = 872.21' | ⑰ STM CB
RIM = 881.88'
INV. 4" S CPP = 880.63'
INV. 8" NE PVC = 878.78'
WATER = 878.78'
SUMP = 878.28' | ㉓ 4.0' CONCRETE STM MH
RIM = 877.62'
INV. 8" E SLCPP = 875.73'
INV. 12" N SLCPP = 872.58'
INV. 12" W SLCPP = 874.23±
WATER = 872.43'
SUMP = 872.23' |
| ⑤ SAN MH
RIM = 878.75' | ⑭ 4.0' CONCRETE STM CB
RIM = 880.65'
INV. 12" E SLCPP = 876.35±
INV. 12" W SLCPP = 874.55'
WATER = 874.40'
SEDIMENT = 872.70' | ⑱ 2.0' BLOCK STM CB
RIM = 880.22'
NO PIPES VISIBLE
DEBRIS = 878.15' | ㉔ 4.0' CONCRETE STM CB
RIM = 877.62'
INV. 12" NW SLCPP = 874.82±
INV. 8" E SLCPP = 874.82±
WATER = 874.22'
SUMP = 872.62' |
| ⑥ SAN MH
RIM = 880.6' | ⑮ 4.0' CONCRETE STM CB
RIM = 880.86'
INV. 8" S SLCPP = 877.16'
INV. 12" W SLCPP = 876.96'
WATER = 876.96'
SEDIMENT = 875.36' | ㉕ 2.0' NYLOPLAST STM CB
RIM = 879.47'
INV. 12" E SLCPP = 876.87'
WATER = 876.87' | |
| ⑦ WATER VAULT
RIM = 880.30'
TOP OF PIPE = 874.60± | | | |
| ⑧ 2.0' BLOCK STM CB
RIM = 881.34'
INV. 12" W CONCRETE 878.82'
DEBRIS = 878.82' | | | |
| ⑨ 2.0' BLOCK STM CB
RIM = 880.52'
INV. 12" N CONCRETE = 877.92'
DEBRIS = 877.92' | | | |



TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885

TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(c), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

MISS DIG DESIGN TICKET DATA

123.NET, INC. FIBEROPTICS - 2484314584 - NO RESPONSE - 02/17/23
AT&T TELEPHONE - JOHN STERNAMAN 269-823-3330 - MAPS PROVIDED - 01/17/23
CHARTER COMMUNICATIONS CABLE TV - 800-778-9140 - MAPS PROVIDED - 01/20/23
CHARTER COMMUNICATIONS FIBEROPTICS - 800-778-9140 - MAPS PROVIDED - 01/20/23
CLIMAX TELEPHONE DBA METRO FIBERNET - 616-455-9840 - NO RESPONSE - 02/17/23
CONSUMERS ENERGY ELECTRIC - ANDRE D. TAYLOR 269-337-2245 - MAPS PROVIDED - 01/26/23
CONSUMERS ENERGY GAS - CONSUMERS ENERGY SMS WEBSITE - MAPS PROVIDED - 02/17/23
PORTAGE CITY FIBEROPTICS - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY POTABLE WATER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY SANITARY SEWER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY STORM SEWER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY TRAFFIC - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23

SURVEY CONTROL

CP 1 N	= 4961.37	E	= 4478.36	EL	= 881.92
CP 2 N	= 4964.35	E	= 4974.4	EL	= 882.07
CP 3 N	= 4624.96	E	= 5013.92	EL	= 877.62
CP 4 N	= 4601.95	E	= 4774.49	EL	= 880.66
CP 5 N	= 4385.51	E	= 4862.83	EL	= 877.45
CP 6 N	= 4424.08	E	= 4303.34	EL	= 878.43
CP 7 N	= 4674.17	E	= 4319.26	EL	= 879.75

BENCHMARKS

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

BM 1 EL = 883.42'
CHISELED X ON SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHWEST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580± EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHWEST OF STORM CATCH BASIN 21.



Know what's below.
Call before you dig.

ALTA-NSPS LAND TITLE SURVEY
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23

Sheet

S-2

ISSUED FOR/REVISIONS:
2 CITY OF PORTAGE PRE-TENTATIVE REVIEW 03/14/23
3 OWNER REVIEW 03/21/23
4 CITY OF PORTAGE TENTATIVE PD REZONING 03/24/23
4 CITY OF PORTAGE PD ZONING RESUBMITTAL 05/09/23
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hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



DRAWING LOCATION: ALTA-NSPS LAND TITLE SURVEY - PORTAGE, MI - FINAL DRAWINGS S-1 & S-2 ALTA SURVEYING LAST SAVED BY: DWANORMAN ON 8/9/2023

ALTA/NSPS LAND TITLE SURVEY

SCHEDULE "A" LEGAL DESCRIPTION

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005006MI REV #1 EFFECTIVE DATE 03/02/2023, 8:00 AM

PARCEL 1

BEGINNING 18 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE SOUTH, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 22, 165 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH, PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 16 2/3 RODS; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 12 RODS; THENCE NORTH, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 26 2/3 RODS TO THE NORTH LINE OF SAID SECTION; THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION, 141 FEET; THENCE SOUTH, PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 165 FEET; THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION, 57 FEET TO THE PLACE OF BEGINNING.

PARCEL 2

COMMENCING AT NORTH 1/4 CORNER OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE WEST 297.00 FEET (18 RODS) ALONG THE NORTH LINE OF SAID SECTION 22 TO THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 02 MINUTES 30 SECONDS WEST 165.00 FEET PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 22; THENCE WEST 57.00 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 22; THENCE NORTH 0 DEGREES 02 MINUTES 30 SECONDS EAST 165.00 FEET PARALLEL WITH SAID NORTH AND SOUTH 1/4 LINE TO THE NORTH LINE OF SAID SECTION 22; THENCE EAST 57.00 FEET ALONG SAID NORTH LINE, TO THE PLACE OF BEGINNING.

PARCEL 3

LOTS 16 AND 17, LOEHR ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 17, KALAMAZOO COUNTY RECORDS.

BEING THE SAME PROPERTY CONVEYED TO PORTAGE MEMORY CARE, LLC A MICHIGAN LIMITED LIABILITY COMPANY FROM ALTO CONVENIENCE, INC. BY DEED DATED OCTOBER 7, 2015, OF RECORD IN INSTRUMENT NO. 2015-035201 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005006MI REV #1 EFFECTIVE DATE 03/02/2023, 8:00 AM

[9] RIGHT OF WAY TO CONSUMERS POWER COMPANY, OF RECORD IN LIBER 559, PAGE 497, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 3. (DOES NOT TOUCH SURVEYED PROPERTY).

[10] COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 569, PAGE 9, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS TO PARCEL 3 (NOT SURVEY MATTERS).

[11] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 235, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[12] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 241, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 3 (SHOWN, AFFECTS PARCEL 3).

[13] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1174, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[14] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1210, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 3 (SHOWN, AFFECTS PARCEL 3).

[15] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057779, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[16] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057780, AS TO PARCEL 3 (SHOWN, AFFECTS PARCEL 3).

[17] WATER MAIN EASEMENT AND RIGHT-OF-WAY GRANT TO THE CITY OF PORTAGE OF RECORD IN INSTRUMENT NO. 2017-021175, AS TO PARCELS 1 & 3 (SHOWN, AFFECTS PARCEL 1 & 3).

SCHEDULE "A" LEGAL DESCRIPTION

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005007MI EFFECTIVE DATE 03/03/2023, 8:00 AM

BEGINNING AT THE NORTH QUARTER POST OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN; THENCE SOUTH 89 DEGREES 54' 00" EAST ALONG THE NORTH LINE OF SAID SECTION 22, 88.00 FEET; THENCE SOUTH 0 DEGREES 02' 30" WEST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 206.00 FEET; THENCE SOUTH 89 DEGREES 54' 00" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, 110.00 FEET; THENCE SOUTH 0 DEGREES 02' 30" WEST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 234.00 FEET; THENCE NORTH 89 DEGREES 54' 00" WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, 198 FEET TO THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22; THENCE NORTH 0 DEGREES 02' 30" EAST ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 440.00 FEET TO THE NORTH QUARTER POST OF SAID SECTION 22 AND TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ERIC E. CLEASBY AND LORI E. CLEASBY, CO-TRUSTEES, OR THE SUCCESSOR TRUSTEE, OF THE CLEASBY FAMILY TRUST DATED OCTOBER 12, 2004 FROM SCOTT HUGHES BY DEED DATED MAY 17, 2022, OF RECORD IN INSTRUMENT NO. 2023-003184 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005007MI EFFECTIVE DATE 03/03/2023, 8:00 AM

[9] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057781, RECORDS OF KALAMAZOO COUNTY, MI (SHOWN).

[10] EASEMENT TO CONSUMERS POWER COMPANY OF RECORD IN LIBER 1114, PAGE 1219, RECORDS OF KALAMAZOO COUNTY, MI (SHOWN).

[11] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 245, RECORDS OF KALAMAZOO COUNTY, M (SHOWN).

SCHEDULE "A" LEGAL DESCRIPTION

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005008MI EFFECTIVE DATE 03/03/2023, 8:00 AM

PARCEL 1:(FOR INFORMATIONAL PURPOSES ONLY: 810 E .CENTRE STREET ,PORTAGE, MI 49002, TAX ID#00022-145-0)

BEGINNING 6 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH ,RANGE 11 WEST; THENCE WEST ON SECTION LINE 12 RODS; THENCE SOUTH 26-2/3 RODS; THENCE EAST PARALLEL WITH FIRST COURSE, 12 RODS; THENCE NORTH 26-2/3 RODS TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY K. CRANKSHAW AND KAREN E. CRANKSHAW FROM HAROLD RUDLAFF BY DEED DATED OCTOBER 1, 1995, OF RECORD IN LIBER 1813, PAGE 79 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

PARCEL 2:(FOR INFORMATIONAL PURPOSES ONLY: 830 E. CENTRE STREET, PORTAGE, MI 49002, TAX ID#00022-140-2)

COMMENCING AT THE NORTH 1/4 POST OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE SOUTH ON THE QUARTER LINE 26.66 RODS; THENCE WEST 6 RODS; THENCE NORTH PARALLEL WITH FIRST COURSE TO SAID SECTION LINE; THENCE EAST ON SAID SECTION LINE 6 RODS TO THE PLACE O BEGINNING.

SAID PARCEL 2 ALSO DESCRIBED FOR TAX PURPOSES AS:THE EAST 99 FEET OF THE NORTH 440 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST.

BEING THE SAME PROPERTY CONVEYED TO GREENSTONE FARM CREDIT SERVICES, FLCA. FEDERALLY CHARTERED CORPORATION FROM MARK ELZINGA PROPERTIES, LLC BY DEED DATED OCTOBER 11, 2012, OF RECORD IN INSTRUMENT NO. 2012-047655 AND A BY A LAND CONTRACT TO KEC HOLDINGS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY O RECORD IN INSTRUMENT 2013-032185, BOTH IN THERE CORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS

TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005008MI EFFECTIVE DATE 03/03/2023, 8:00 AM

[9] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1059, PAGE 543, RECORDS OF KALAMAZOO COUNTY, MI., AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

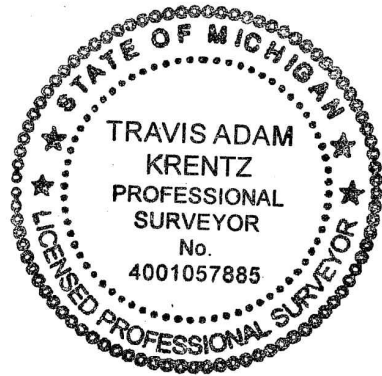
[10] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 246, RECORDS OF KALAMAZOO COUNTY, MI., AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).

[11] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1195, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

[12] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1228, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).

[13] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 2000-002345, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

[14] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 2000-004188, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).



TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

Travis Krentz
TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885



ALTA-NSPS LAND TITLE SURVEY
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23

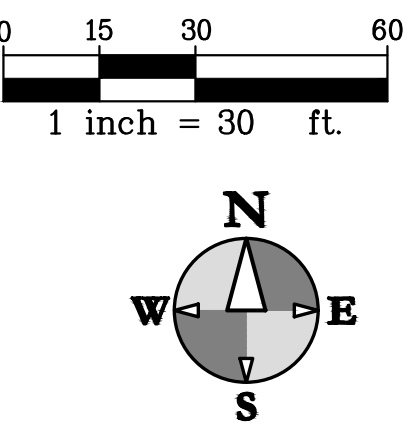
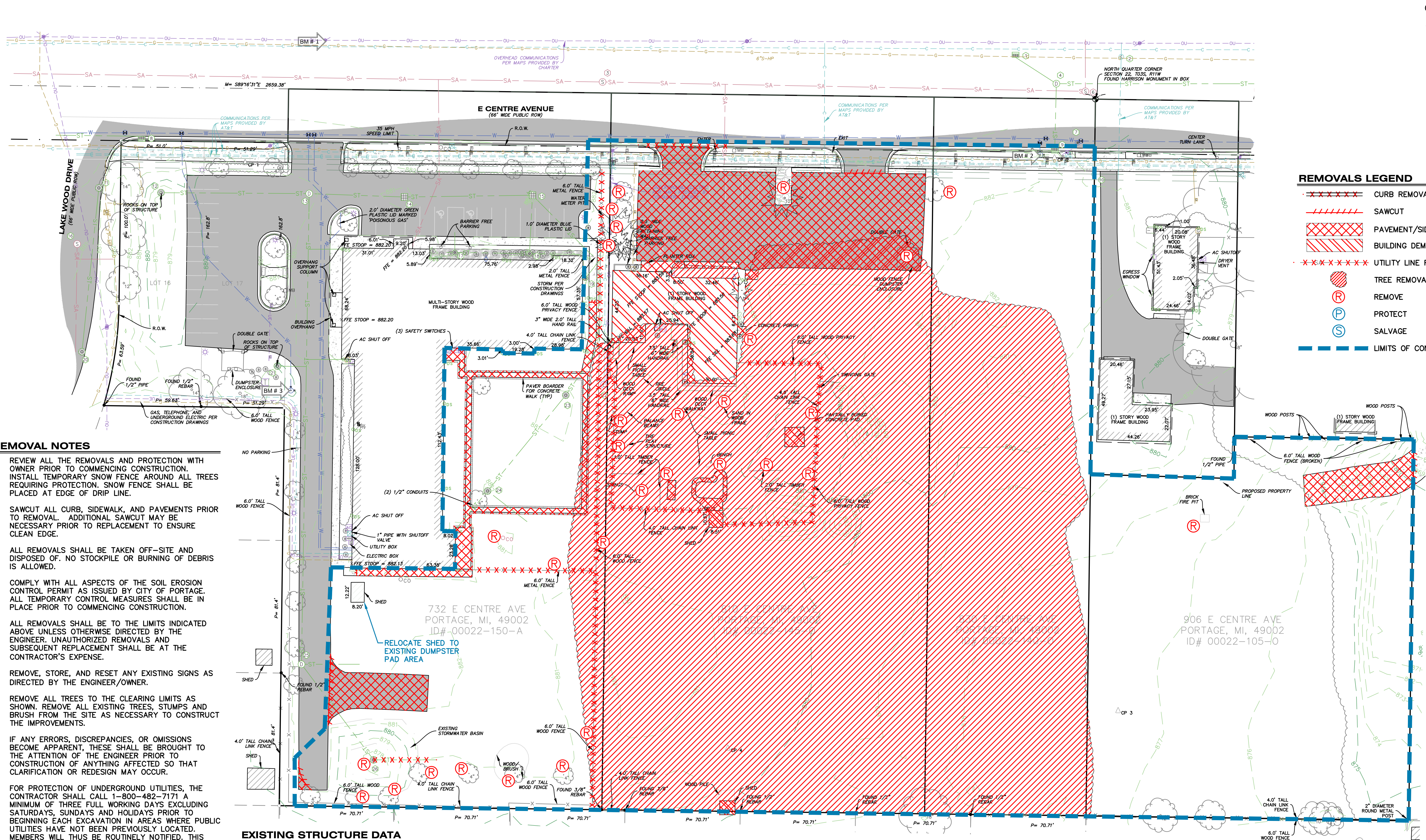
Sheet

S-3

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



Job No. 23-0034 P.M-TAK Dft-BDF QA/QC 05/09/23		ISSUED FOR/REVISIONS:	
2	CITY OF PORTAGE PRE-TENTATIVE REVIEW	05/14/23	
3	OWNER REVIEW	05/21/23	
4	CITY OF PORTAGE TENTATIVE PD REZONING	03/24/23	
4	CITY OF PORTAGE PD ZONING RESUBMITTAL	05/09/23	
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REMOVALS LEGEND

- XXXXXX CURB REMOVAL
- ////// SAWCUT
- XXXXXX PAVEMENT/SIDEWALK REMOVAL
- XXXXXX BUILDING DEMOLITION
- XXXXXX UTILITY LINE REMOVAL
- TREE REMOVAL
- REMOVE
- PROTECT
- SALVAGE
- LIMITS OF CONSTRUCTION

REMOVAL NOTES

- 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.
- SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
- ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
- 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.
- 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.
- REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
- 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.
- 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.
- 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.

EXISTING STRUCTURE DATA

- | | | | |
|---|--|--|---|
| 1. STM CB
RIM = 880.61' | 16. COMMUNICATION MH
RIM = 880.68' | 31. 4.0' CONCRETE SAN MH
RIM = 881.06'
INV. 8" S CONCRETE = 866.76' | 46. VAULT
RIM = 881.86'
PIPES AND SHUT OFF VALVE
TOP OF PIPE = 877.11±' |
| 2. COMMUNICATIONS MH
RIM = 880.08' | 17. 2.0' BLOCK STM CB
RIM = 880.66'
INV. 12" S CPP = 877.81'
DEBRIS = 877.81' | 32. 1.0' NYLOPLAST STM CB
RIM = 881.95'
INV. 8" W PVC = 877.50'
INV. 8" N PVC = 877.50'
INV. 4" E CPP = 880.35'
WATER = 877.50'
SUMP = 876.95' | 47. 1.0' NYLOPLAST STM CB
RIM = 880.36'
INV. 10" SW PVC = 877.83'
INV. 10" NE PVC = 877.83'
WATER = 877.83'
SEDIMENT = 877.63' |
| 3. SAN MH
RIM = 882.45' | 18. 4.0' CONCRETE STM CB
RIM = 877.84'
INV. 12" E SLOPP = 874.64±'
WATER = 874.54±'
SUMP = 872.99' | 33. 1.0' NYLOPLAST STM CB
RIM = 881.83'
INV. 8" E PVC = 877.48'
INV. 8" W PVC = 877.48'
WATER = 877.48'
SEDIMENT = 876.88' | 48. 1.5' NYLOPLAST STM CB
RIM = 880.43'
INV. 10" NE PVC = 878.18'
INV. 6" SW PVC = 878.18'
INV. 6" SE PVC = 878.18'
WATER = 878.18'
SEDIMENT = 877.85' |
| 4. 6.0' CONCRETE STM MH
RIM = 880.82'
INV. 12" S CONCRETE = 877.37'
INV. 12" E CONCRETE = 875.67'
INV. 12" NW CONCRETE = 877.22'
WATER = 875.57'
SEDIMENT = 874.67' | 19. 4.0' CONCRETE STM CB
RIM = 880.81'
INV. 12" E SLOPP = 876.46'
INV. 12" W SLOPP = 873.91±'
INV. 12" S SLOPP+872.76'
WATER = 872.66'
SUMP = 872.21' | 34. 4.0' CONCRETE STM CB
RIM = 881.83'
INV. 8" E PVC = 877.48'
INV. 8" W PVC = 877.48'
WATER = 877.48'
SEDIMENT = 876.88' | 49. 4.0' CONCRETE STM MH
RIM = 881.33'
INV. 8" E SLOPP = 875.73'
INV. 12" N SLOPP = 872.58'
INV. 12" SE SLOPP = 874.23±'
WATER = 872.43'
SUMP = 872.23' |
| 5. SAN MH
RIM = 878.75' | 20. 4.0' CONCRETE STM CB
RIM = 880.65'
INV. 12" E SLOPP = 876.35±'
INV. 12" W SLOPP = 874.55'
WATER = 874.40'
SEDIMENT = 872.70' | 35. STM CB
RIM = 881.88'
INV. 4" S CPP = 880.63'
INV. 8" NE PVC = 878.78'
WATER = 878.28'
SUMP = 878.28' | 50. 4.0' CONCRETE STM CB
RIM = 877.62'
INV. 12" NW SLOPP = 874.82±'
INV. 8" E SLOPP = 874.82±'
WATER = 874.22'
SUMP = 872.62' |
| 6. WATER VAULT
RIM = 880.30'
TOP OF PIPE = 874.60±' | 21. 2.0' BLOCK STM CB
RIM = 881.34'
INV. 12" W CONCRETE 878.82'
DEBRIS = 878.82' | 36. 2.0' BLOCK STM CB
RIM = 880.22'
NO PIPES VISIBLE
DEBRIS = 876.15' | |
| 7. 2.0' BLOCK STM CB
RIM = 880.52'
INV. 12" N CONCRETE = 877.92'
DEBRIS = 877.92' | 22. 4.0' CONCRETE STM CB
RIM = 880.86'
INV. 8" S SLOPP = 877.16'
INV. 12" SE SLOPP = 876.86'
INV. 12" W SLOPP = 876.96'
WATER = 876.96'
SEDIMENT = 875.36' | 37. 2.0' NYLOPLAST STM CB
RIM = 879.47'
INV. 12" E SLOPP = 876.87'
WATER = 876.87' | |

BENCHMARKS

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

BM 1 EL = 883.42'
SPIKE IN SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580±' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHEAST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.



Know what's below.
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FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

EXISTING CONDITIONS & DEMO PLAN TRILOGY HEALTH - PORTAGE MI TRILOGY HEALTH SERVICES

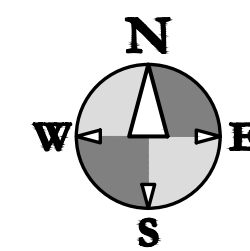
Sheet Title:
Project:
Client:

05/09/23
Sheet

C-1

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

ISSUED FOR/REVISIONS:
1. CITY OF PORTAGE PRE-CONSTRUCTION REVIEW 03/14/23
2. OWNER REVIEW 03/21/23
3. CITY OF PORTAGE TENTATIVE PD REZONING 03/24/23
4. CITY OF PORTAGE PD ZONING RESUBMITTAL 05/09/23
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SITE LEGEND

- HMA HMA PAVEMENT
- ADA ADA RAMP
- C4 C4 CURB AND GUTTER
- E2 E2 CURB AND GUTTER
- IC INTEGRAL CURB WALK
- CW CONCRETE WALK
- CS CONCRETE SURFACE
- PS PARKING STRIPING (9'x18')
- RB RETENTION BASIN
- SP SPILL CONTAINMENT UNIT
- DE DUMPSTER ENCLOSURE

LEGEND

- EXISTING BITUMINOUS PAVEMENT
- FULL-DEPTH BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK
- STAMPED CONCRETE DETAIL
- HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- PARKING STRIPING (BLUE)
- PARKING STRIPING (WHITE)
- PARKING STRIPING (YELLOW)
- CURB AND GUTTER
- PROPOSED DRY RETENTION BASIN
- PROPOSED SPILL CONTAINMENT UNIT

ZONING REQUIREMENTS

ZONING

THE SITE IS ZONED OS-1 AND B-1 (OFFICE SERVICE & LOCAL BUSINESS)

SETBACKS: FRONT - 35'
SIDES - 15'
REAR - 20'

PROPOSED USE

FACILITY USE
CONSTRUCTION TYPE PD - PLANNED DEVELOPMENT

PARKING

TOTAL PARKING SPACES REQUIRED:
- 0.5 SPACES X UNITS PLUS 1 SPACE X TOTAL EMPLOYEES IN LARGEST SHIFT
- 0.5 SPACES X 103 UNITS + 1 SPACE X 40 EMPLOYEES = 92 SPACES

TOTAL PARKING PROVIDED = 114 SPACES
BARRIER FREE SPACES REQUIRED = 5
BARRIER FREE SPACES = 7 PROVIDED
ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 9'X18'

GENERAL 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.
- SEE LANDSCAPE PLANS FOR HARDSCAPE, DETAILED GRADING IN LANDSCAPED AREAS AND SIGNAGE.
- SEE ARCHITECTURAL PLANS FOR MORE DETAILS ON TRUCK DOCK WALLS, STAIRS, AND RAMPS.
- MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM. CONDITIONS VARY THROUGHOUT PROJECT.
- EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND CITY OF PORTAGE STANDARDS SPECIFICATIONS.
- 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 (3500PS), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
- THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- ALL UNSUITABLE SUBBASE MATERIAL MUST BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW THE TOP OF THE SUBGRADE OR AS DETERMINED BY THE COUNTY ENGINEER.
- 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.

- CONTRACTOR TO OBTAIN A ROW PERMIT FROM THE CITY OF PORTAGE FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.
- WORK IN CENTRE AVENUE SHALL BE CONDUCTED IN THE MONTHS OF MAY THROUGH OCTOBER, WITH WORK BEING COMPLETED BEFORE NOVEMBER 1 OF THE SAME YEAR THE WORK WAS STARTED.

BENCHMARKS

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

BM 1 EL = 883.42'
SPIKE IN SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

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CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.



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FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

SITE LAYOUT PLAN TRILOGY HEALTH - PORTAGE MI TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

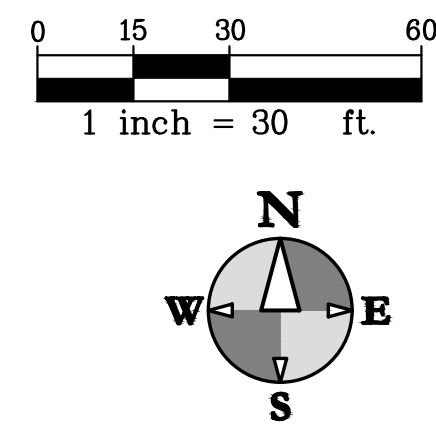
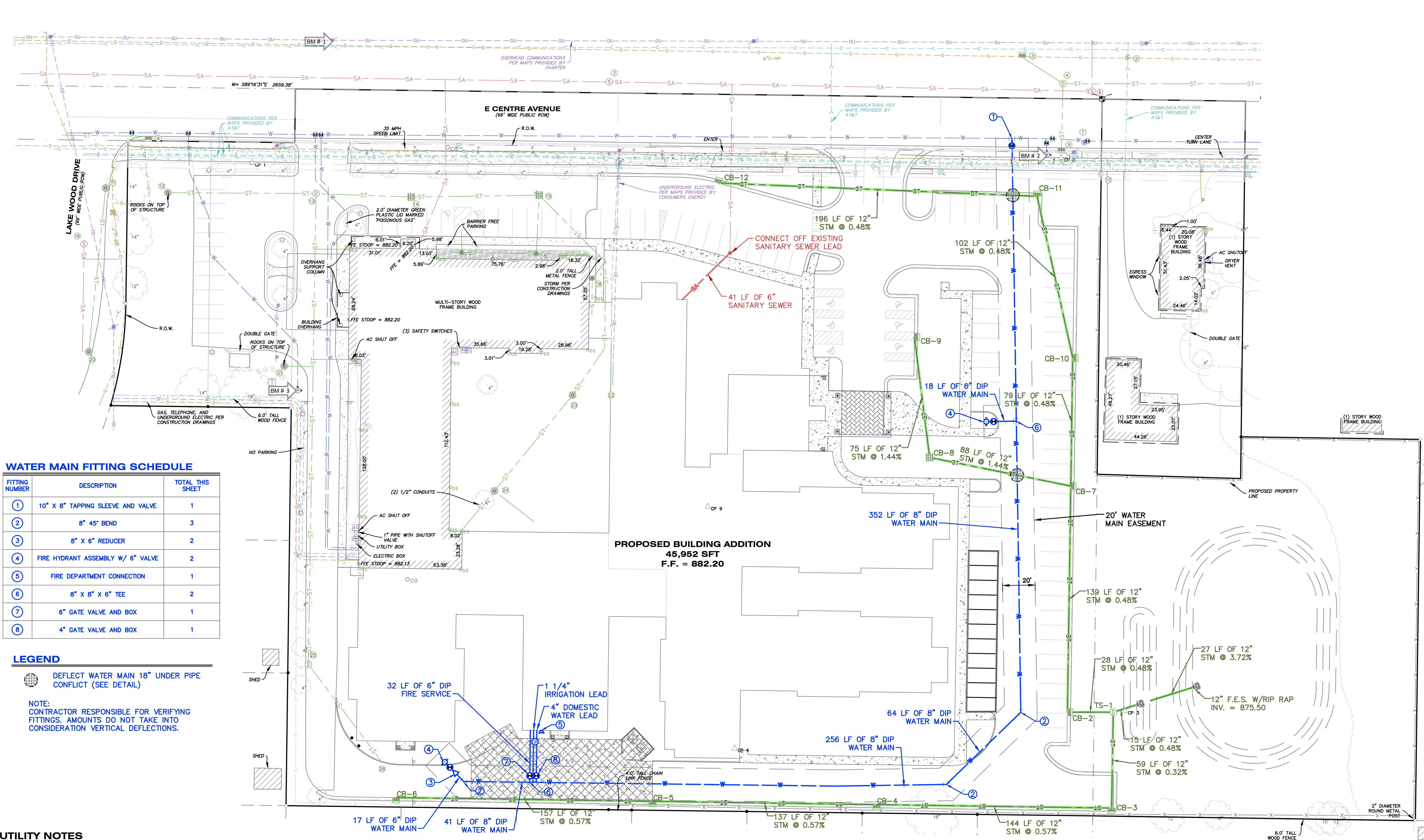
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C-2

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Job No. 23-0034 P.M.-HWP DRAFT-REV. 04/05/09/23
ISSUED FOR/REVISIONS:
2 CITY OF PORTAGE PRE-TENTATIVE REVIEW 03/14/23
3 OWNER REVIEW 03/21/23
4 CITY OF PORTAGE TENTATIVE PD REZONING 03/24/23
4 CITY OF PORTAGE PD ZONING RESUBMITTAL 05/09/23
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DRAWING LOCATION: IN 303-0034 (Utility Health - Portage, MI) FINAL DRAWINGS C-3 UTILITY PLAN DATE: 05/09/23



UTILITY PLAN

TRILOGY HEALTH - PORTAGE MI

TRILOGY HEALTH SERVICES

Sheet Title: C-3

Project: TRILOGY HEALTH - PORTAGE MI

Client: TRILOGY HEALTH SERVICES

05/09/23

Sheet

105

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ISSUED FOR/REVISIONS:

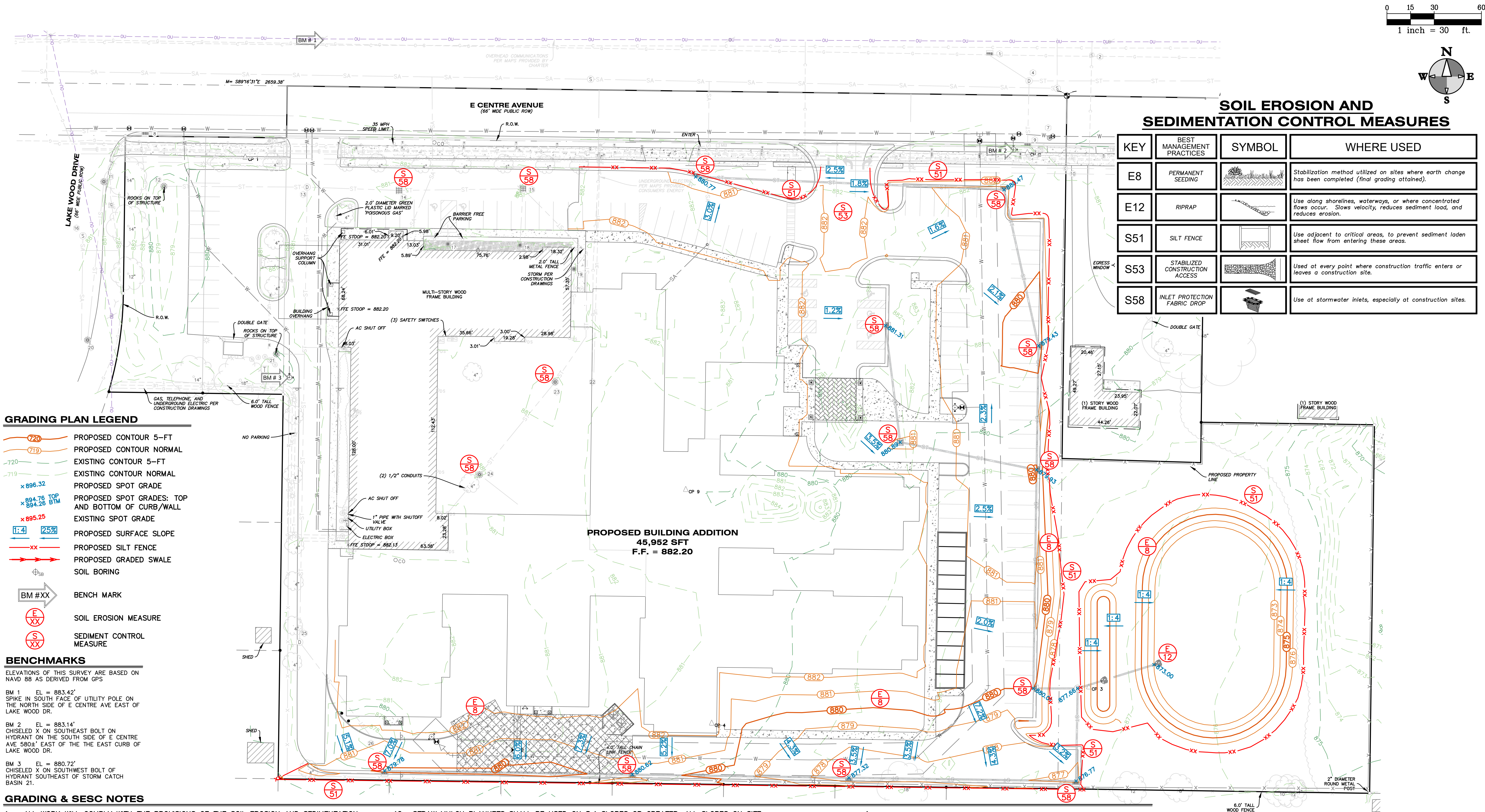
NO.	DATE	DESCRIPTION
1	05/09/23	ISSUED FOR/REVISIONS
2	03/14/23	CITY OF PORTAGE PRE-TENTATIVE REVIEW
3	03/21/23	OWNER REVIEW
4	03/24/23	CITY OF PORTAGE TENTATIVE PD REZONING
5	05/09/23	CITY OF PORTAGE PD ZONING RESUBMITTAL

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

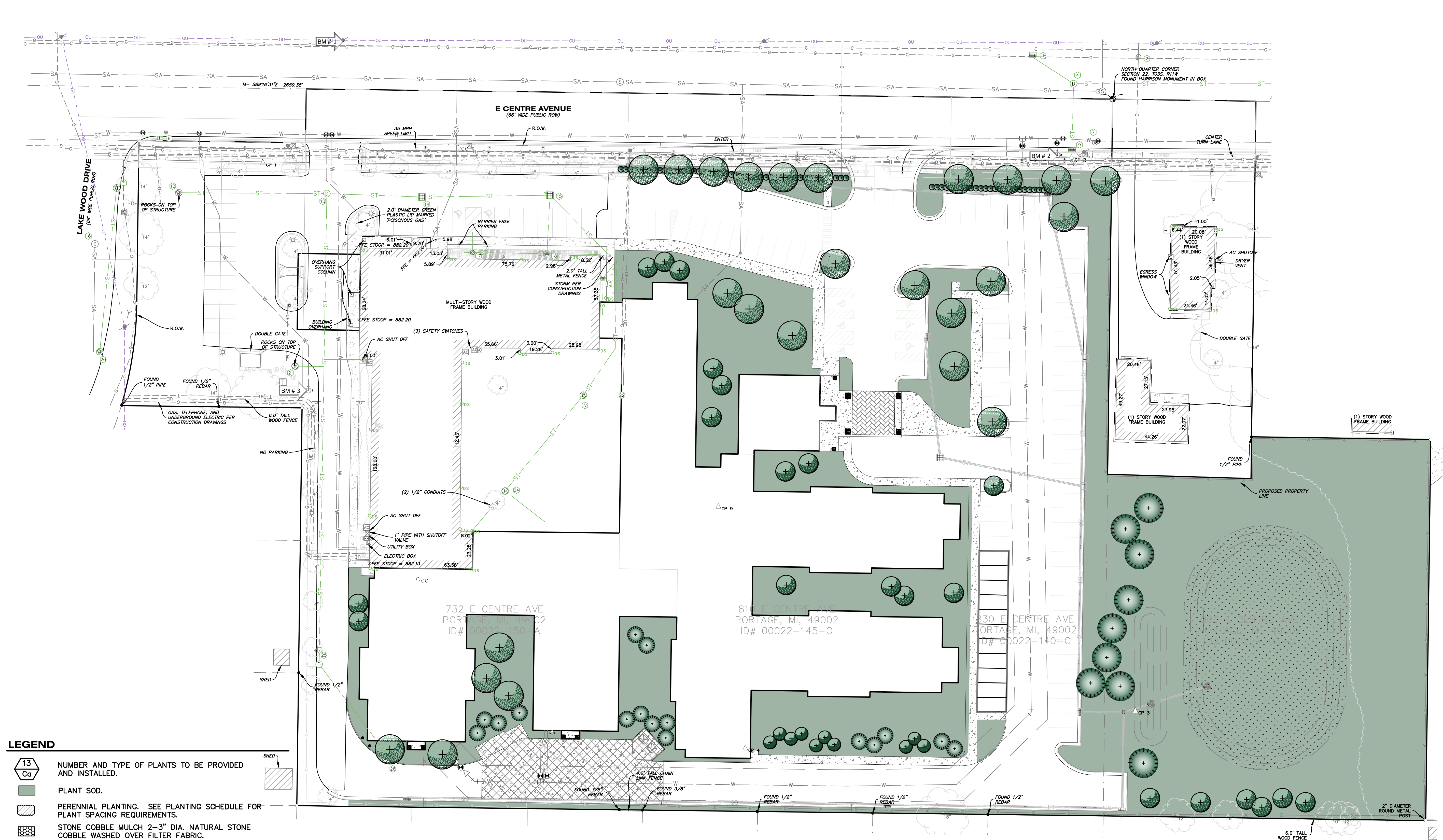
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FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC



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FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC



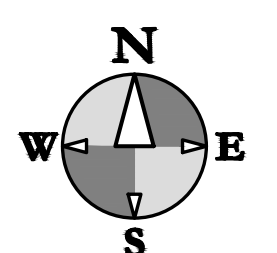
LEGEND

- NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
- PLANT SOD.
- PERENNIAL PLANTING. SEE PLANTING SCHEDULE FOR PLANT SPACING REQUIREMENTS.
- STONE COBBLE MULCH 2-3" DIA. NATURAL STONE COBBLE WASHED OVER FILTER FABRIC.
- SHORT GRASS SEED MIX
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
- PROPOSED ORNAMENTAL GRASS
- STEEL LANDSCAPE EDGING.

PORTAGE PLANTING REQUIREMENTS

- 1 SF OF CURBED INTERNAL LANDSCAPE/ 15 SF OF PARKING AREA (MINUS 20' ADJACENT TO PERIMETER PLANTINGS) PARKING AREA = 15,670 SF
- INTERNAL LANDSCAPE REQUIRED = 1,045 SF
- INTERNAL LANDSCAPE PROVIDED = 3,988 SF
- 1 TREE/ 150 SFT OF REQUIRED INTERNAL CURBED ISLAND = 7 TREES
- 1 TREE/ 30' ROAD FRONTAGE = 597/30' = 20 TREES (10 EXISTING)
- 36" SHRUB HEDGE OR BERM BETWEEN PARKING AND ROAD ROW
- 6' WALL/BERM/FENCE/PLANTING AT PROPERTY LINE ADJACENT TO RESIDENTIAL ZONING

0 15 30 60
1 inch = 30 ft.



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FIELD WORK PERFORMED BY:

LANDSCAPE PLAN TRILOGY HEALTH - PORTAGE MI TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23
Sheet

L-1

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ISSUED FOR/REVISIONS:						
Job No.	23-003D	P.M.-H.P.	Drft.	DSV	QA/QC	05/09/23
1	CITY OF PORTAGE PRE-TENTATIVE REVIEW					
2	CITY OF PORTAGE PRE-TENTATIVE REVIEW					
3	OWNER REVIEW					
4	CITY OF PORTAGE TENTATIVE PD REZONING					
4	CITY OF PORTAGE PD ZONING RESUBMITTAL					
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LETTER OF AUTHORIZATION
KEC Holdings / Gary and Karen Crankshaw

May 2, 2023

City of Portage Michigan
7900 South Westnedge Avenue
Portage, MI 49002

Re: Municipal Parcel No. 00022-145-0 and 00022-140-0 with an address of 810 and 830 E. Centre Street Portage MI approximately 2.78 acres (the "Property").

Dear Sir/Madam:

I write this letter as members of KEC Holdings L.L.C., a Michigan limited liability company (the "Owner"), which entity owns part of the vacant property referenced above and also as owners of the Otis Montessori Building also referenced above.

This letter shall serve as confirmation that Owner approves of the proposed site plan of Trilogy Health Services, LLC or its affiliate (the "Applicant") and as authorization to the Applicant to proceed with all property entitlements for the Property including, without limitation, the execution and filing with the City of Portage an Application for Site Plan Review, a Planned Development or Special Use over my parcel(s).

Please do not hesitate to contact me should you have any questions. Thank you for your attention to this matter.

Respectfully Submitted,



Gary K. Crankshaw
807 Dukeshire Avenue
Portage, MI 49024

Phone: 269-720-3081
E-Mail: gkc807@bcglobal.net



Karen E. Crankshaw
807 Dukeshire Avenue
Portage, MI 49024

Phone: 269-720-3081
E-Mail: 

cc: Trilogy Real Estate Portage LLC (c/o Joseph Nawrocki – joseph.nawrocki@trilogyhs.com)

LETTER OF AUTHORIZATION

Portage Memory Care

May 2, 2023

City of Portage Michigan
7900 South Westnedge Avenue
Portage, MI 49002

Re: Municipal Parcel No. 00022-150-A with an address of 732 E. Centre Street Portage MI approximately 2.39 acres (the "Property").

Dear Sir/Madam:

I write this letter as the sole member of Portage Memory Care, L.L.C., a Michigan limited liability company (the "Owner"), which entity owns the Property referenced above.

This letter shall serve as confirmation that Owner approves of the proposed site plan of Trilogy Health Services, LLC or its affiliate (the "Applicant") and as authorization to the Applicant to proceed with all property entitlements for the Property including, without limitation, the execution and filing with the City of Portage an Application for Site Plan Review, a Planned Development or Special Use over my parcel.

Please do not hesitate to contact me should you have any questions. Thank you for your attention to this matter.

Respectfully Submitted,



Timothy Dockerty

111 W. Ferry St. #1

Berrien Springs, MI 49103

Phone:

574-261-0586

E-Mail:

timothydockerty@yahoo.com

cc: Trilogy Real Estate Portage LLC (c/o Joseph Nawrocki – joseph.nawrocki@trilogyhs.com)

LETTER OF AUTHORIZATION
Cleasby Family Trust

May 2, 2023

City of Portage Michigan
7900 South Westnedge Avenue
Portage, MI 49002

Re: Municipal Parcel No. 00022-105-0 with the address of 906 E. Centre Street Portage MI approximately southern half of 2.085 acres (the "Property").

Dear Sir/Madam:

I write this letter as authorizing member of THE CLEASBY FAMILY TRUST (the "Owner"), which entity owns the existing home and vacant land on referenced above.

This letter shall serve as confirmation that Owner approves of the proposed site plan of Trilogy Health Services, LLC or its affiliate (the "Applicant") and as authorization to the Applicant to proceed with all property entitlements for the Property including, without limitation, the execution and filing with the City of Portage an Application for Site Plan Review, a Planned Development, Special Use and eventual parcel split, over my parcel for their intended end use.

Please do not hesitate to contact me should you have any questions. Thank you for your attention to this matter.

Respectfully Submitted,



The Cleasby Family Trust c/o Eric Cleasby
112 Calico Avenue
Portage, MI 49024

Phone:

269-207-7670

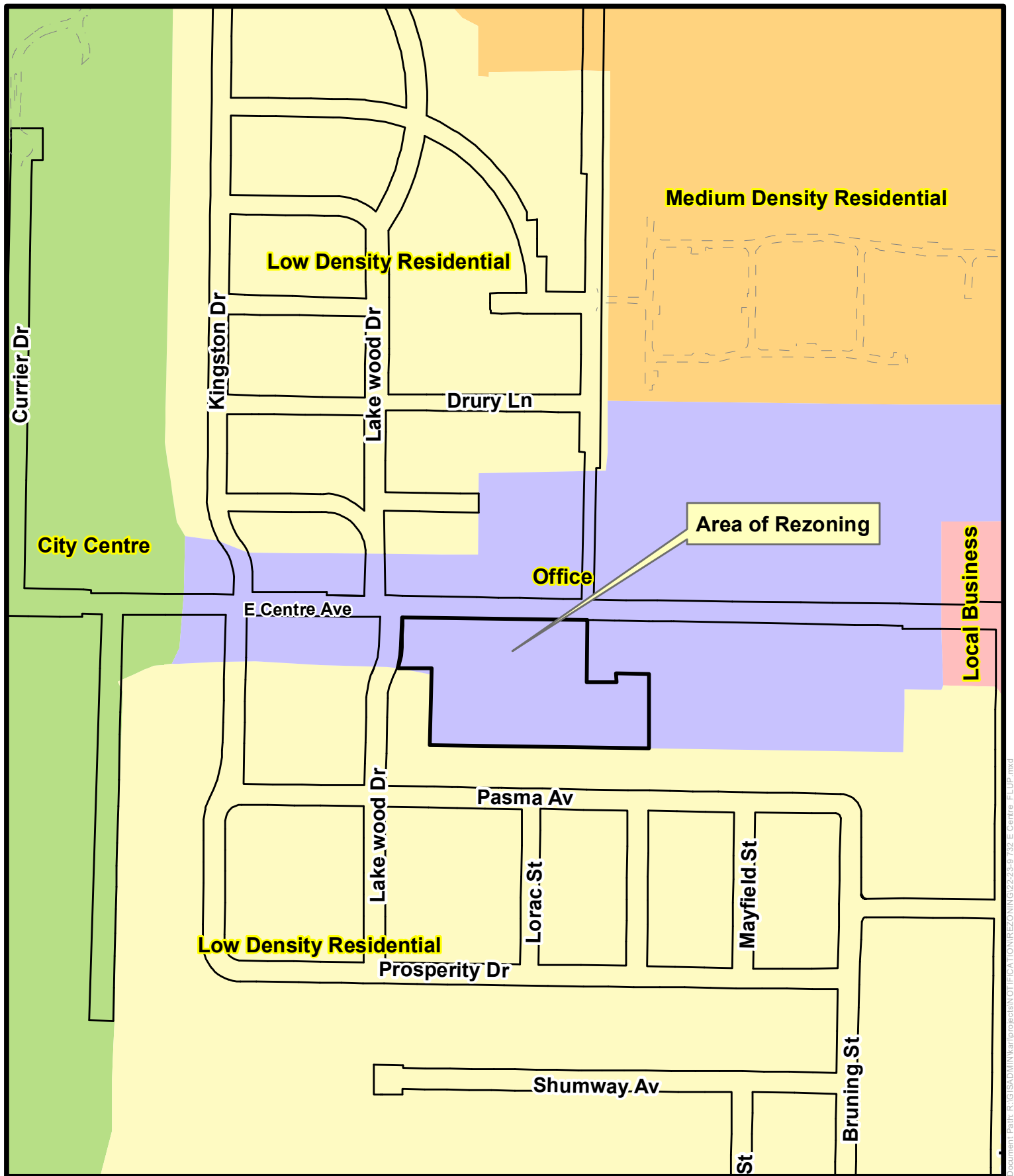
E-Mail:

Loricleasby@gmail.com

cc: Trilogy Real Estate Portage LLC (c/o Joseph Nawrocki – joseph.nawrocki@trilogyhs.com)



01 First Floor Concept Plan
Portage Village Center



- | | |
|---|------------------------------------|
| Low Density Residential | Shaver Road Business Corridor |
| Single-Family Detached-Medium Density Residential | Research, Development & Technology |
| Medium-Density Residential | General Industrial |
| High Density Residential | Park / Recreation |
| Local Business | Gourdneek State Game Area |
| Regional Business | Public |
| General Business | City Centre |
| Office | |

Future Land Use Map **Rezoning: 22/23 - 9** **732, 810, 830 and part of 906** **East Centre Avenue**



1 inch = 400 feet
 Date: 5/9/2023

Document Path: R:\GISADMIN\karl\projects\notification\REZONING\22-23-9 732 E Centre FLUP.mxd

APPLICATION FOR LOT LINE ADJUSTMENT

The City of Portage is responsible for the review of all proposed lot line adjustments within the community, pursuant to the City Code of Ordinances. Please complete this application form, attach two (2) copies of all required documents as indicated, and submit it to the City of Portage Department of Community Development. **YOU MAY FIND IT HELPFUL TO REFER TO THE MINIMUM LOT AREA, WIDTH, FRONTAGE AND SETBACK REQUIREMENTS FOR THE ZONING DISTRICT IN WHICH IT IS LOCATED. ASSISTANCE IN COMPLETING THIS APPLICATION AVAILABLE UPON REQUEST.** You will receive a letter regarding the approval or denial of this request within 10 working days of submittal of a **complete** application.

Please Note: Whenever a survey sketch/map is called for as part of this application, it must be at a scale no smaller than 1 inch = 200 feet. It is recommended that you utilize a Registered Licensed Surveyor. (RLS)

I. APPLICANT INFORMATION (Applicant(1) will receive Decision Letter)

1. Applicant(1) Name Trilogy Real Estate Portage, LLC

Address 303 N Hurstbourne Pkwy, Ste 200

City Louisville State KY Zip 40222

Phone Number: (616) 216-0019 Email: joseph.nawrocki@trilogyhs.com

Applicant(2) Name _____

Address _____

City _____ State _____ Zip _____

Phone Number: _____ Email: _____

A letter from Applicant (2) stating that he/she is in agreement with applying for a lot line adjustment will be needed to be uploaded with this application before a review can commence.

2. Mailing Address for Decision Letter:

Address 303 N Hurstbourne Pkwy, Ste 200

City Louisville State KY Zip 40222

II. PARCEL INFORMATION

Applicant (1) Parcel	Applicant(2) Parcel
1. Address: <u>906 E Centre Ave, Portage MI 49002</u>	Address: _____
2. Tax ID # <u>00022-105-O</u>	Tax ID # _____
3. Size (acres) <u>1.39</u>	Size (acres) _____
4. ATTACH legal descriptions of proposed parcels in MS Word or text format.	
5. ATTACH survey sketch/map of parent parcel including existing buildings, structures and easements.	
6. ATTACH proof of fee ownership (copy of tax bill, deed, mortgage, etc.)	
7. Current zoning: <u>B-1</u>	
8. Does the proposed lot line adjustment have frontage on a Major Thoroughfare? Yes ☒ No ☐	
If yes, application of Access Management Ordinance, including formal access and shared access arrangements, may be necessary.	

III. REVIEW FEE: Lot Line Adjustment: \$100 per application.

IV. SIGNATURE

I understand that review and approval by the City of Portage will commence upon the submission of a **COMPLETE** Land Division/Lot Line Adjustment Application and will be reviewed within 10 business days. Approval will become void after 90 days OR December 31st of the current year, whichever is first, if legal documents (i.e. deed, survey/map) are not recorded at the Kalamazoo County Register of Deeds and filed with the City of Portage Assessor.

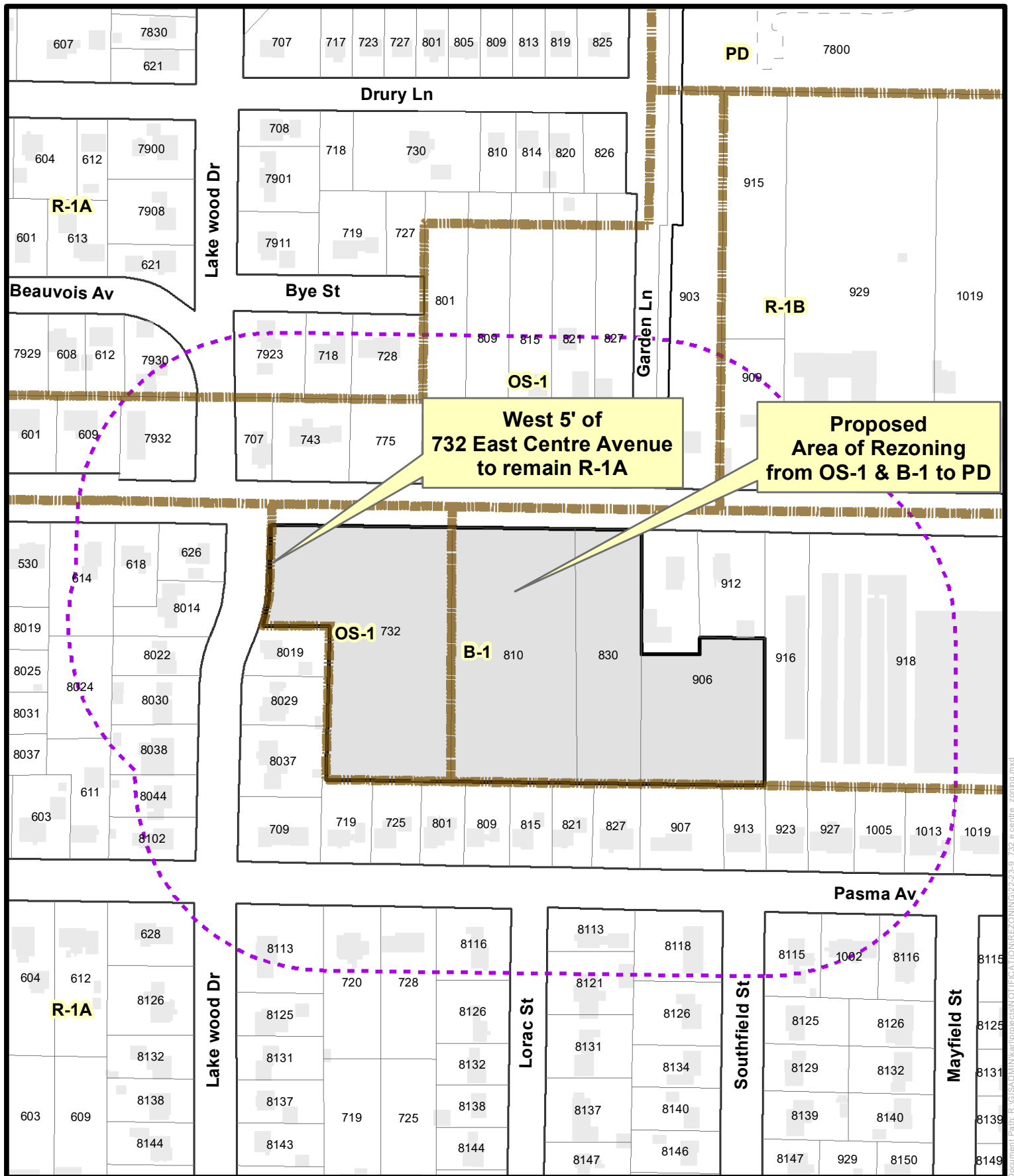
Joseph B Nawrocki
JBN

Digitally signed by Joseph B Nawrocki JBN
Date: 2023.03.24 09:34:10 -04'00'

3.24.23

Applicant (1) Signature

Date

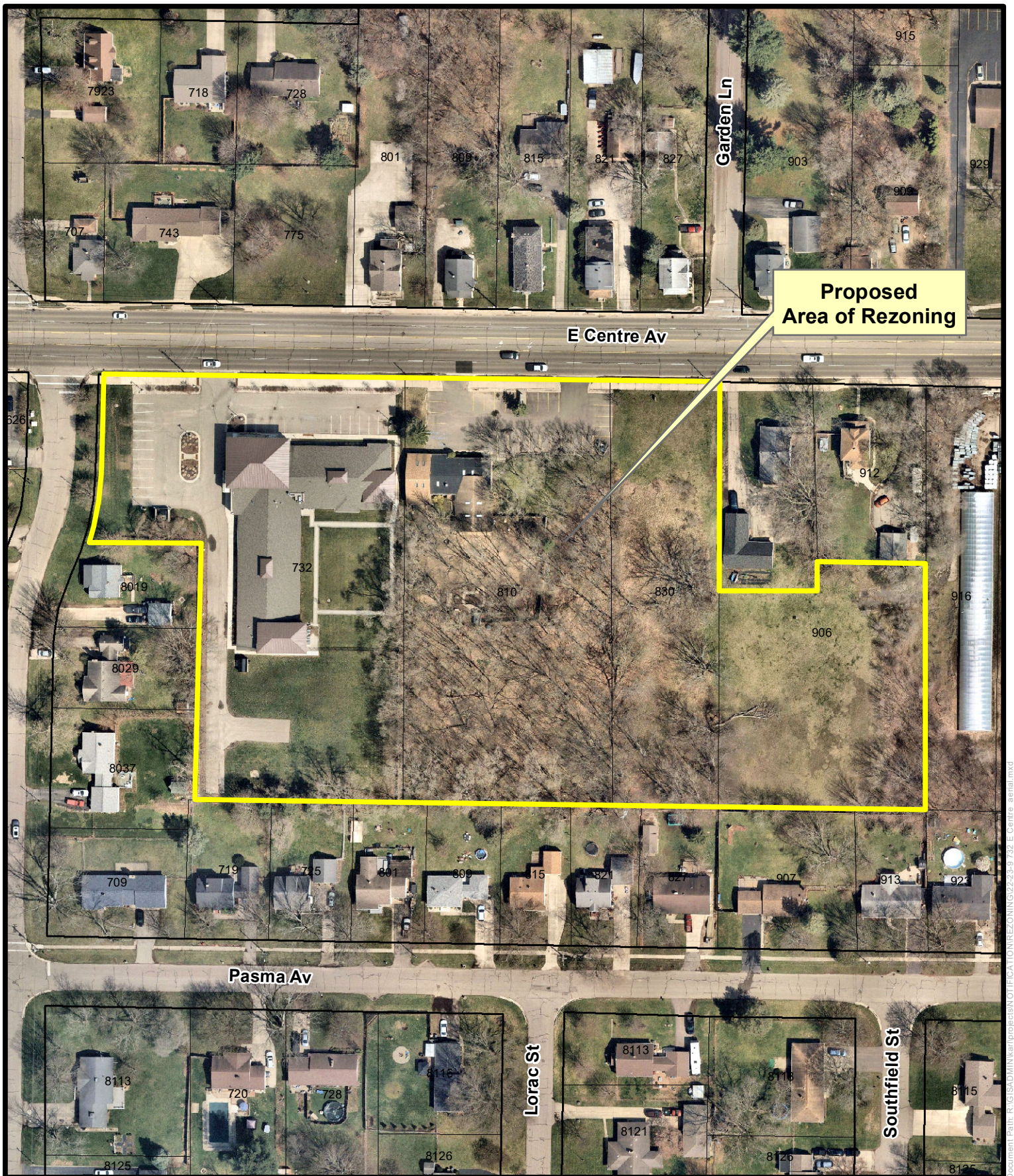


-  Zoning Boundary
-  300' Notification Area
-  Subject Parcel

Notification Map **Rezoning: 22/23 - 9** **732, 810, 830 and part of 906** **East Centre Avenue**



1 inch = 200 feet
 Date: 5/9/2023



 Subject parcels

Aerial Photography Rezoning: 22/23 - 9 732 East Centre Avenue



1 inch = 120 feet
Date: 5/9/2023
(138)

May 22, 2023: Site Pictures



Figures 1 & 2. Looking west along E. Centre Ave. Parking lot and Otis Montessori building will be demolished for the proposed development.





Figure 3. Looking south from E. Centre Ave. Lawn and treed areas (830 E. Centre Ave.) are within the proposed development for future parking. The garage (906 E. Centre Ave) is outside of the proposed development.



Figure 4. Looking east along E. Centre Ave. Grass lawn in foreground (830 E. Centre Ave.) is within the proposed development for future parking. The house (906 E. Centre Ave) in background is outside of the proposed development.



Figure 5. Looking east along E. Centre Ave. The Beacon Point building and parking area (on right) will be re-used for the planned development. Sidewalk and adjacent landscaping will remain intact.



Figure 6. Looking north at the back elevation of the Beacon Point building and lawn space. Proposed development building addition will add onto the most foreground building wall.



Figure 7. Looking south along the service drive of the Beacon Point site. The service drive will be reused in its existing location. The existing six-foot tall (approx.) wood fence in this picture is planned to be increased to eight feet in height.



Figure 8. Looking at SW corner of rear yard of the Beacon Point site; fence is approximate location of property lines. The pictured service drive would extend left (east), run parallel and adjacent to the existing fence. The pictured fence is planned to be increased to eight feet in height. House in background is located along Pasma Ave.



Figure 9. Looking south at the Beacon Point site from E. Centre Ave. Lakewood Drive is to the right (west of site). Parking lot to the left is associated with Beacon Point and will be re-utilized for the proposed development. Existing trees between the drive and parking lot will remain intact. No access onto Lakewood Drive is planned for the proposed development.



May 11, 2023

Hello Future Neighbor!

My name is Joe Nawrocki and I represent Trilogy Health Services as their Director of Development. Trilogy Health Services owns and operates over 125 Senior Living Communities throughout the Midwest, including independent and assisted living, memory care, skilled nursing and rehabilitation services. We are not new to the great state of Michigan, but new to Kalamazoo County and the City of Portage.

We have purchase agreements in place with the following four parcel owners/addresses:

- 732 E. Centre Ave. (Portage Memory Care – vacant facility)
- 810 E. Centre Ave. (Otis Montessori)
- 830 E. Centre Ave. (Vacant land)
- 906 E. Centre Ave. (southern +-60% of current residence land behind garage)

On Thursday evening May 25 starting @ 5:30 *Inside of the existing Portage Memory Care Facility*, I will be hosting an informative meeting, with a visual presentation of our planned project that we are seeking approval from the City of Portage on, with a question-and-answer session to follow. I encourage your attendance and I trust that you will find what we plan to develop and operate is very attractive, well planned and a great use on these four (to be combined) parcels.

The following Thursday on June 1, I will have my initial public hearing with the City of Portage Planning Commission, which you should also receive notice of.

If you cannot attend my May 25th meeting/presentation, then I encourage you to contact me if you have any questions, comments or concerns over our application.

We look forward to being part of the Portage Community in your neighborhood!

Joseph (Joe) Nawrocki
Director of Development
616-216-0019

Forum Office Park II | 303 N. Hurstbourne Parkway | Suite 200 | Louisville, KY 40222
Phone (502) 412-5847 | Fax (502) 412-0407

APPLICATION FOR ZONING AMENDMENT

Application number _____

Date 03/21/23

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. *Please note: City Staff and/or Planning Commissioners may visit the subject property while the application is under review.*

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: See attached GIS Property Maps

The property is part of the recorded plat: The property sought to be rezoned is located at 732, 810, 830, 906 E Centre Ave between Lakewood Drive Street and Garden Lane Street on the South side of the street, and is known as Lot Number(s) 10 of City of Portage Plat (Subdivision). It has a frontage of 495 feet and a depth of 407 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).

732 E CENTRE AVE / Parcel ID 00022-150-A / 2.14 ACRES - 810 E CENTRE AVE / Parcel ID 00022-145-O / 1.80 ACRES
830 E CENTRE AVE / Parcel ID 00022-140-O / 0.94 ACRES - 906 E CENTRE AVE / Parcel ID 00022-105-O / 1.39 ACRES

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

b. Name of the owner of the property to be rezoned: Trilogy Real Estate Portage, LLC (buyer)

Address 303 N Hurstbourne Pkwy, Ste 200, Louisville, KY 40222

3. My (our) interest in the property and purpose for submitting the proposed Zoning Amendment:
Zoning Map Amendment to re-zone area currently zoned OS-1 and B-1 to PD Planned Development

4. CURRENT ZONING: OS-1 and B-1 PROPOSED ZONING: PD

ZONING TEXT AMENDMENT

1. The proposed language to be considered is (attach additional sheets as necessary):
Zoning Map Amendment

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

3. My (our) interest in and purpose for submitting the proposed Zoning Ordinance Amendment.
Property re-zoning request

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.

Joseph B Nawrocki JBN Digitally signed by Joseph B Nawrocki JBN
Date: 2023.03.24 09:32:13 -04'00'

(Signature of Applicant)

(Signature of Applicant)

303 N Hurstbourne Pkwy, Ste 200, Louisville, KY 40222

(Address)

(Address)

616-216-0019

(Phone)

(Phone)

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



Property Address

732 E CENTRE AVE

PORTAGE, MI, 49002

This Parcel has no
image on file.

Owner Address

PORTAGE MEMORY CARE, LLC

--

111 WEST FERRY ST #1

BERRIEN SPRINGS, MI 49103

Unit:	10
Unit Name:	CITY OF PORTAGE

General Information for 2022 Tax Year

Parcel Number:	00022-150-A
Property Class:	201
Class Name:	201 COMMERCIAL IMPROVED
School Dist Code:	39140
School Dist Name:	PORTAGE
PRE 2021:	0%
PRE 2022:	0%

Assessed Value:	\$1,034,500
Taxable Value:	\$999,351
State Equalized Value:	\$1,034,500

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2021	\$1,069,800	\$1,069,800	\$967,426
2020	\$0	\$0	\$0

Land Information

Acreage:	2.39
Zoning:	OS-1

Tax Description

SEC 22-3-11 COM N1/4 POST SEC 22 TH W 297 FT FOR PL OF BEG TH S 440 FT TH W 198 FT TH N 440 FT TH E ALG N LI SD SEC 198 FT TO PL OF BEG. RES N 33 FT FOR HWY. ALSO LOEHR ACRES LOT 16 & 17 COMBINED ON 01/28/2021 WITH 04680-016-O INTO 00022-150-A;

Sales Information

Sale Date: 10-07-2015

Sale Price: 230000

Instrument: WD

Grantor: ALTO CONVENIENCE, INC

Grantee: PORTAGE MEMORY CARE, LLC

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2015-035201

GIS/Mapping:

These maps are intended to be used for generalized citywide planning and there are no warranties that accompany this product. City of Portage recommends that users of this product confirm the data used in production of this map by visual inspection of the geographic area. In no event shall the City of Portage be liable to the user or any third party for errors, omission or positional accuracy of this product, regardless of the form of claim or action, whether in contract or tort, including negligence, in the amount that exceeds the sum paid by the user for the product. The City of Portage reserves all rights of authorship granted under U.S. and International copyright laws and agreements.



Property Address

810 E CENTRE AVE
PORTAGE, MI, 49002

This Parcel has no
image on file.

Owner Address

CRANKSHAW, GARY K & K E
--
807 DUKESHIRE AVE
PORTAGE, MI 49024

Unit:	10
Unit Name:	CITY OF PORTAGE

General Information for 2022 Tax Year

Parcel Number:	00022-145-0
Property Class:	201
Class Name:	201 COMMERCIAL IMPROVED
School Dist Code:	39140
School Dist Name:	PORTAGE
PRE 2021:	0%
PRE 2022:	0%

Assessed Value:	\$214,500
Taxable Value:	\$197,043
State Equalized Value:	\$214,500

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2021	\$232,200	\$232,200	\$190,749
2020	\$287,500	\$287,500	\$188,116

Land Information

Acreage:	1.85
Zoning:	B-1

Tax Description

SEC 22-3-11 BEG 6 R W OF NE COR NW1/4 SEC 22 TH W ON SEC LI 12 R TH S 26 2/3 R TH E PAR FIRST
COURSE 12 R TH N 26 2/3 R TO PL OF BEG 2 A

Sales Information

Sale Date: 10-01-1995

Sale Price: 0

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 33-TO BE DETERMINED

Liber/Page: 1813-0079

GIS/Mapping:

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Property Address

830 E CENTRE AVE
PORTAGE, MI, 49002

This Parcel has no
image on file.

Owner Address

KEC HOLDINGS, LLC
--
807 DUKESHIRE AVE
PORTAGE, MI 49024

Unit:	10
Unit Name:	CITY OF PORTAGE

General Information for 2022 Tax Year

Parcel Number:	00022-140-O
Property Class:	202
Class Name:	202 COMMERCIAL VACANT
School Dist Code:	39140
School Dist Name:	PORTAGE
PRE 2021:	0%
PRE 2022:	0%

Assessed Value:	\$55,900
Taxable Value:	\$55,900
State Equalized Value:	\$55,900

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2021	\$60,800	\$60,800	\$60,800
2020	\$81,000	\$81,000	\$65,356

Land Information

Acreage:	0.93
Zoning:	B-1

Tax Description

SEC 22-3-11 E 99 FT OF N 440 FT OF NE1/4 OF NW1/4 1 A

Sales Information

Sale Date: 05-31-2013

Sale Price: 65000

Instrument: LC

Grantor: GREENSTONE FARM CREDIT SERVICES

Grantee: KEC HOLDINGS, LLC

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2013-032185

Sale Date: 10-11-2012

Sale Price: 0

Instrument: WD

Grantor: MARK ELZINGA PROPERTIES, LLC

Grantee: GREENSTONE FARM CREDIT SERVICES

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2012-047655

Sale Date: 09-08-2006

Sale Price: 145000

Instrument: WD

Grantor: KRAMER, MILLER, MILLER II, GROSS

Grantee: MARK ELZINGA PROPERTIES, LLC

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2006-041417

Sale Date: 03-03-1994

Sale Price: 0

Instrument: WD

Grantor: KRAMER, CHAS & E

Grantee: KRAMER, MILLER, MILLER II, GROSS

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2002-001014

GIS/Mapping:

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Property Address

906 E CENTRE AVE

PORTAGE, MI, 49002

This Parcel has no
image on file.

Owner Address

CLEASBY FAMILY TRUST

--

112 CALICO AVE

PORTAGE, MI 49002

Unit:	10
Unit Name:	CITY OF PORTAGE

General Information for 2022 Tax Year

Parcel Number:	00022-105-0
Property Class:	401
Class Name:	401 RESIDENTIAL IMPROVED
School Dist Code:	39140
School Dist Name:	PORTAGE
PRE 2021:	100%
PRE 2022:	100%

Assessed Value:	\$91,700
Taxable Value:	\$82,749
State Equalized Value:	\$91,700

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2021	\$85,300	\$85,300	\$80,106
2020	\$79,000	\$79,000	\$79,000

Land Information

Acreage:	2.681
Zoning:	B-1

Tax Description

SEC 22-3-11 BEG AT NW COR NE1/4 SEC 22 TH E ON SEC LI 88 FT, TH S 206 FT, TH E 110 FT, TH S 234 FT, TH W 198 FT, TH N 440 FT TO P.O.B, RES N 33 FT OF W 88 FT FOR HWY

Sales Information

Sale Date: 05-17-2022

Sale Price: 1

Instrument: WD

Grantor: HUGHES, SCOTT

Grantee: CLEASBY FAMILY TRUST

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 2023-003184

Sale Date: 08-11-2021

Sale Price: 1

Instrument: WD

Grantor: CLEASBY, ERIC

Grantee: CLEASBY FAMILY TRUST & HUGHES, SCOT

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 2021-039499

Sale Date: 12-22-2017

Sale Price: 1

Instrument: QC

Grantor: CLEASBY, ERIC E & LORI

Grantee: CLEASBY, ERIC & HUGHES, SCOTT

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2017-043041

Sale Date: 12-06-2017

Sale Price: 140000

Instrument: WD

Grantor: ELZINGA, MARK R

Grantee: CLEASBY, ERIC E & LORI

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2018-00073

Sale Date: 01-28-2016

Sale Price: 0

Instrument: QC

Grantor: ELZINGA, TAMARA - REV TRUST

Grantee: ELZINGA, MARK R
Terms of Sale: 21-NOT USED/OTHER
Liber/Page: 2016-003874

Sale Date: 10-01-1996

Sale Price: 0
Instrument: QC
Grantor:
Grantee:
Terms of Sale: 33-TO BE DETERMINED
Liber/Page: 1890-0095

Sale Date: 08-01-1990

Sale Price: 60000
Instrument: WD
Grantor:
Grantee:
Terms of Sale: 33-TO BE DETERMINED
Liber/Page: 1475-1335

GIS/Mapping:

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DEVELOPMENT REVIEW 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	PD Planned Development Refer to conceptual plans	Address	732 E Centre Ave, 810 E Centre Ave, 830 E Centre Ave, 906 E Centre Ave
---------------------	---	---------	---

2) IDENTIFICATION (OWNER)

Name	Trilogy Real Estate Portage, LLC	Address	303 N Hurstbourne Pkwy, Ste 200
City	Louisville	State	KY
Zip	40222	Phone	(502) 412-5847

3) ARCHITECT OR ENGINEER

Name	Henrickson Architecture	Address	2325 Belmont Center Dr, Ste B	City	Belmont
State	MI	Zip	49306	Phone	(616) 458-5554
License Number		Expiration Date		Email	Dan@HenricksonAP.com

4) BUILDING CONTRACTOR

Company name	TBD	Address		City	
State		Zip		Phone	
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: Tentative Plan in Planned Development

(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: PD Planned Development

7) DESCRIPTION OF WORK

A) The new Skilled Nursing and Assisted Living Facility would connect to the existing vacant Memory Care facility to provide 7 residential wings in total. A portion of the new addition will be 2 story with the upper level comprising of Independent Living Residences and their use of Common Area.

B) Valuation of Project: \$ 14,600,000.00 (Fourteen Million Six Hundred Thousand)

C) Any known soil and/or groundwater contamination? ☐ Yes ☒ No

8) CHARACTERISTICS OF THE BUILDING

A) Water Meter Size TBD

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

B) Electric Service Size TBD

- ☐ 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 Trilogy Health Services c/o Joe Nawrocki	Phone (616) 216-0019
Address 303 N Hurstbourne Pkwy, Ste 200	City Louisville
State KY	Zip 40222

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: Joseph B Nawrocki JBN

Digitally signed by Joseph B Nawrocki JBN
Date: 2023.03.24 09:23:41 -04'00'

Date: 3.24.23

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 2 story Use groups Residential 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			

See C-1 Site Layout Plan for Proposed Building and footprints.

See architectural site plan for building areas.

APPLICATION FOR LOT LINE ADJUSTMENT

The City of Portage is responsible for the review of all proposed lot line adjustments within the community, pursuant to the City Code of Ordinances. Please complete this application form, attach two (2) copies of all required documents as indicated, and submit it to the City of Portage Department of Community Development. **YOU MAY FIND IT HELPFUL TO REFER TO THE MINIMUM LOT AREA, WIDTH, FRONTAGE AND SETBACK REQUIREMENTS FOR THE ZONING DISTRICT IN WHICH IT IS LOCATED. ASSISTANCE IN COMPLETING THIS APPLICATION AVAILABLE UPON REQUEST.** You will receive a letter regarding the approval or denial of this request within 10 working days of submittal of a **complete** application.

Please Note: Whenever a survey sketch/map is called for as part of this application, it must be at a scale no smaller than 1 inch = 200 feet. It is recommended that you utilize a Registered Licensed Surveyor. (RLS)

I. APPLICANT INFORMATION (Applicant(1) will receive Decision Letter)

1. Applicant(1) Name Trilogy Real Estate Portage, LLC

Address 303 N Hurstbourne Pkwy, Ste 200

City Louisville State KY Zip 40222

Phone Number: (616) 216-0019 Email: joseph.nawrocki@trilogyhs.com

Applicant(2) Name _____

Address _____

City _____ State _____ Zip _____

Phone Number: _____ Email: _____

A letter from Applicant (2) stating that he/she is in agreement with applying for a lot line adjustment will be needed to be uploaded with this application before a review can commence.

2. Mailing Address for Decision Letter:

Address 303 N Hurstbourne Pkwy, Ste 200

City Louisville State KY Zip 40222

II. PARCEL INFORMATION

Applicant (1) Parcel	Applicant(2) Parcel
1. Address: <u>906 E Centre Ave, Portage MI 49002</u>	Address: _____
2. Tax ID # <u>00022-105-O</u>	Tax ID # _____
3. Size (acres) <u>1.39</u>	Size (acres) _____
4. ATTACH legal descriptions of proposed parcels in MS Word or text format.	
5. ATTACH survey sketch/map of parent parcel including existing buildings, structures and easements.	
6. ATTACH proof of fee ownership (copy of tax bill, deed, mortgage, etc.)	
7. Current zoning: <u>B-1</u>	
8. Does the proposed lot line adjustment have frontage on a Major Thoroughfare? Yes ☒ No ☐	
If yes, application of Access Management Ordinance, including formal access and shared access arrangements, may be necessary.	

III. REVIEW FEE: Lot Line Adjustment: \$100 per application.

IV. SIGNATURE

I understand that review and approval by the City of Portage will commence upon the submission of a **COMPLETE** Land Division/Lot Line Adjustment Application and will be reviewed within 10 business days. Approval will become void after 90 days OR December 31st of the current year, whichever is first, if legal documents (i.e. deed, survey/map) are not recorded at the Kalamazoo County Register of Deeds and filed with the City of Portage Assessor.

Joseph B Nawrocki
JBN

Digitally signed by Joseph B Nawrocki JBN
Date: 2023.03.24 09:34:10 -04'00'

3.24.23

Applicant (1) Signature

Date

DRAWING LOCATION: h:\3-0534 Trilogy Health - Portage.mxd - FINAL DRAWINGS\3-0534 Title Sheet.dwg LAST SAVED BY: DAWSONMAN ON: 5/9/2023

TRILOGY HEALTH - PORTAGE MI, ISSUED FOR CITY OF PORTAGE PD ZONING RESUBMITTAL, 05/09/23

Tentative Site Plans

Trilogy Health - Portage MI

City of Portage
Kalamazoo County, MI
05/09/23

OWNER

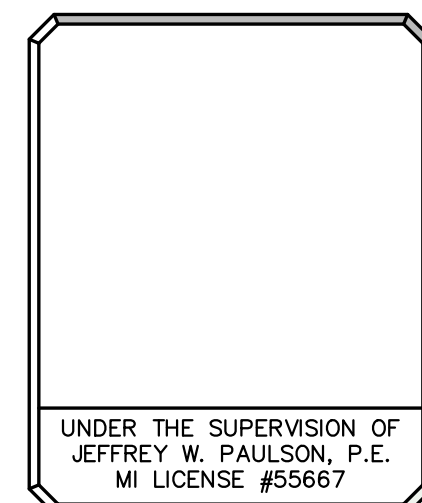


Trilogy Health Services
303 N Hurstbourne Pkwy, Ste 200
Louisville, KY 40222

PLANS PREPARED BY:

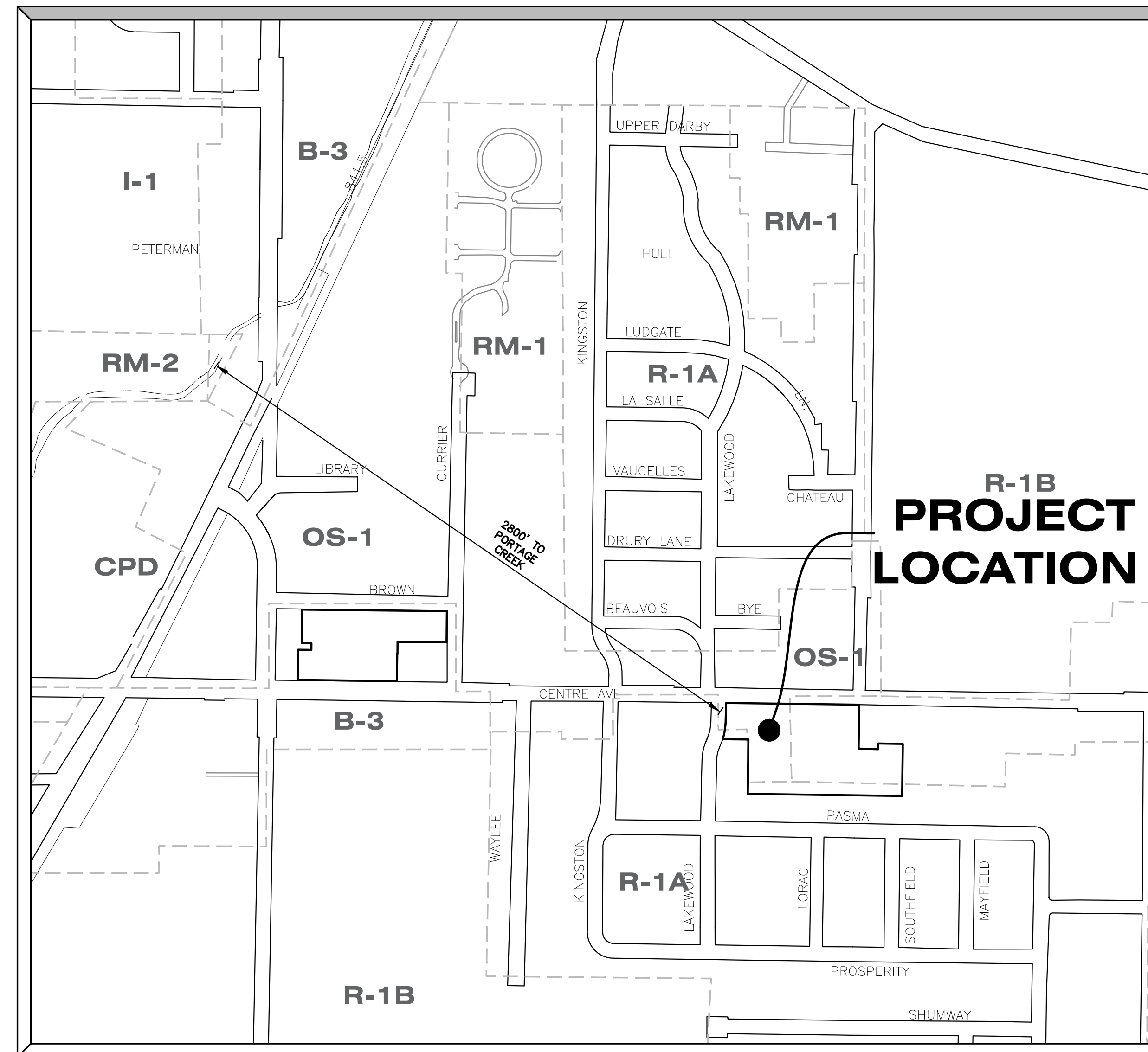


hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



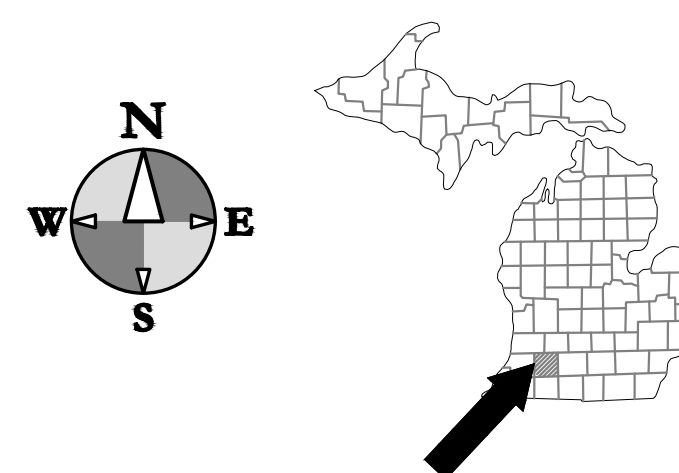
UTILITY CONTACTS:

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-0	- TITLE SHEET
N-1	- NARRATIVE SHEET
S-1	- ALTA-NSPS LAND TITLE SURVEY
S-2	- ALTA-NSPS LAND TITLE SURVEY
S-3	- ALTA-NSPS LAND TITLE SURVEY
C-1	- EXISTING CONDITIONS & DEMO PLAN
C-2	- SITE LAYOUT PLAN
C-3	- UTILITY PLAN
C-4	- GRADING PLAN
L-1	- LANDSCAPE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION



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

ISSUED FOR:
CITY OF PORTAGE PD ZONING RESUBMITTAL
05/09/23

DRAWING LOCATION: H:\33-0034 (Trilogy Health - Portage, MI) - FINAL DRAWINGS\N-1 Narrative Sheet.dwg LAST SAVED BY: DYANORMAN ON 5/9/2023

STATEMENT OF OBJECTIVES

TRILOGY HEALTH IS EXCITED TO EXPAND THE CURRENT BEACON POINT MEMORY CARE FACILITY TO OFFER A BROADER SCOPE OF CARE TO THESE ELDERLY LIVING FACILITIES. THE DEVELOPMENT WOULD INVOLVE THE PURCHASE AND COMBINATION OF THE PARCELS 00022-145-0, 00022-140-0 AND THE SOUTHERN PORTION OF PARCEL 00022-105-0 TO EXPAND THE CURRENT FACILITIES. WE ARE SEEKING A REZONE OF THE PARCELS TO PD AND ARE SUBMITTING THE PLANS FOR TENTATIVE PD APPROVAL. THE EXISTING ZONING IS OS-1 FOR THE EXISTING MEMORY CARE FACILITY AND B-1 FOR THE REMAINDER OF THE PARCELS.

DESIGN INTENT

TRILOGY HEALTH HAS OTHER LIVING FACILITIES IN MICHIGAN COMMUNITIES, AND THEY INTEND TO DEVELOP THE SITE AND ARCHITECTURE TO BE SIMILAR TO THOSE MODERN LOCATIONS. THE INTENT WOULD BE TO PROVIDE EVERYTHING THAT THE RESIDENTS WOULD NEED FOR DAY-TO-DAY ACTIVITIES. THEY WOULD HAVE PRIVATE RESIDENCES AND ACCESS TO COMMUNITY DINING, ONSITE PHYSICAL/OCCUPATIONAL THERAPY, AND EVEN AN ONSITE HAIR SALON. GENEROUS OUTDOOR SPACES ARE TO BE PROVIDED FOR THE RESIDENTS TO GET OUT IN THE FRESH AIR AND SOCIALIZE.

SITE AND CONTEXT

ONCE COMBINED THE TOTAL SITE WOULD BE 6.87 ACRES WITH APPROXIMATELY 1070 LINEAR FEET OF FRONTAGE ALONG CENTRE AVE. THE PARCELS ABUT R-1A RESIDENTIALLY ZONED PROPERTIES TO THE SOUTH AND WEST. TO THE NORTH ACROSS CENTRE AVE THE PARCELS ARE ZONED OS-1 AND THE PARCEL EAST OF THE SITES IS ZONED B-1. THE DEVELOPMENT WOULD MAKE USE OF 2 EXISTING DRIVES FROM OFF OF CENTRE AVENUE.

BUILDING INFORMATION

THE NEW BUILDING WOULD CONNECT TO THE EXISTING MEMORY CARE FACILITIES TO PROVIDE 7 RESIDENTIAL WINGS IN TOTAL. THERE WOULD BE AN ENTRANCE AND ADMINISTRATION WING AS WELL AS A WING TO PROVIDE THE RESIDENTS WITH ALL OF THE SITE SERVICES. THERE IS A LARGE COURTYARD, FULLY ENCLOSED BY THE BUILDING AS WELL AS 4 OTHER COURTYARDS BETWEEN THE BUILDING WINGS. A PORTION OF THE NEW ADDITION WILL BE 2 STORY WITH THE UPPER LEVEL COMPRISING OF RESIDENCES AND A COMMON AREA ROOM. OVERALL BUILDING HEIGHT IS 37' TO THE TOP OF THE RIDGE. THE MAIN FLOOR WILL BE 49,952 SQUARE FEET, AND THE SECOND STORY WILL BE 25,115 SQUARE FEET. TOTAL SQUARE FOOTAGE OF THE ENTIRE BUILDING WILL BE 86,964 SQUARE FEET.

THE EXISTING FACILITY HAS 20 ASSISTED LIVING UNITS.

THE PROPOSED FACILITY EXPANSION WILL INCLUDE:

- 49 SKILLED NURSING UNITS (50 BEDS)
- 12 ASSISTED LIVING MEMORY CARE UNITS (16 BEDS)
- 22 INDEPENDENT LIVING APARTMENTS

- 83 TOTAL UNITS FOR THE PROPOSED ADDITION
- 103 TOTAL UNITS OVERALL

PROJECT NARRATIVE



TRILOGY DESIGN EXAMPLE FOR BUILDING STYLING

PROPOSED LAND USE

THE 6.87 ACRE SITE WOULD HOST THE BUILDING, PARKING AND ROAD CIRCULATION ELEMENTS, USABLE OPEN SPACE FOR RESIDENTS AND STORM WATER BASINS. 3.75 ACRES (60.7% OF THE SITE) WOULD BE IMPERVIOUS SURFACE; 1.44 ACRES OF BUILDING AND THE REMAINING WOULD BE PARKING (114 SPACES) AND SITE CIRCULATION.

SITE OPEN SPACE

THE PUBLIC FACING AREAS OF THE SITE ARE INTENDED TO HAVE A MANICURED AND POLISHED LANDSCAPE ADJACENT TO BUILDINGS AND PARKING AREAS. TREES AND SHRUBS CONSISTENT WITH THE CITY OF PORTAGE'S ORDINANCE WOULD BE PLANTED AS WELL AS INVITING INTERIOR COURTYARD LANDSCAPES TO BE MAINTAINED THROUGHOUT THE GROWING SEASON AND BEDS MAINTAINED SEASONALLY. SCREENING TO NEIGHBORING PROPERTIES WOULD BE ENSURED WITH A SOLID WOOD PRIVACY FENCE AND ADDITIONAL SOUND MUFFLING PLANTINGS AT THE BACK OF THE SITE WOULD BE PLANTED TO HELP ENSURE REDUCED NOISE REFLECTION TO THE NEIGHBORHOOD TO THE SOUTH FROM GENERATOR TESTS, DELIVERIES, AND TRASH PICKUPS FROM THE SITE.

SITE UTILITIES

ALL NECESSARY UTILITIES ARE IN THE LOCALITY OF THE SITE AND WILL EASILY BE TIED INTO WITH THE NEW SITE ADDITION. STORM WATER IS ANTICIPATED TO BE COLLECTED BY CATCH BASINS AND TRANSFERRED AND TREATED ACCORDING TO THE CITY OF PORTAGE STORMWATER REQUIREMENTS WITH A SPILL CONTAINMENT DEVICE AND SURFACE RETENTION BASIN IN THE SOUTHEAST PORTION OF THE SITE.

MODIFIED REGULATIONS

PLANNED DENSITY OF 14.99 UNITS/ACRE EXCEEDS CITY OF PORTAGE MAXIMUM DENSITY OF 7 UNITS/ACRE. THIS IS JUSTIFIED BY A MINIMAL TRAFFIC IMPACT AND LOW PEAK EMPLOYEE COUNT. ONLY 42 OUT OF THE TOTAL 103 UNITS WILL BE INDEPENDENT LIVING, AS AS SUCH THERE WILL BE MUCH LESS VEHICLE TRAFFIC THAN SEEN WITH AN APARTMENT/CONDO COMPLEX.

TIMELINE FOR THE PROJECT

IT IS ANTICIPATED THAT THIS PROJECT WOULD BE COMPLETED IN ONE ADDITIONAL PHASE TO THE ORIGINAL BUILDING. AFTER HOPEFUL APPROVAL BY COUNCIL OF THE PLAN FOR REZONING, AND THEN SITE PLAN APPROVAL, ESTIMATED CONSTRUCTION START WOULD BE IN THE SUMMER OF 2023.

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



JOB NO. 23-0034	P.M.-JWP	DRAFT/DSV	04/QC	05/09/23
ISSUED FOR/REVISIONS:				
2	CITY OF PORTAGE PRE-TENTATIVE REVIEW	03/14/23		
3	OWNER REVIEW	03/21/23		
4	CITY OF PORTAGE TENTATIVE PD REZONING	03/24/23		
4	CITY OF PORTAGE PD ZONING RESUBMITTAL	05/09/23		
COPYRIGHT © of Hurley & Stewart, LLC				

NARRATIVE SHEET
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

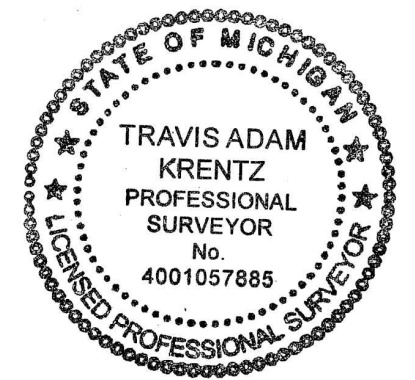
05/09/23
Sheet

N-1

1. BASIS OF BEARINGS: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83
2. CONTOUR INTERVAL = 1 FOOT
3. UTILITIES SHOWN ARE BASED ON FIELD LOCATION OF SURFACE EVIDENCE AND RECORDS PROVIDED BY OTHERS. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY BE ENCOUNTERED. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL CALL MISS DIG AT 1-800-482-7171.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE LAND DEPICTED IN THIS SURVEY LIES IN ZONE X, MAP 26077C0304D, EFFECTIVE DATE, 02/17/2010.
5. NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY. A DELINEATION OF THE WETLANDS BY A QUALIFIED CONSULTANT WAS NOT PERFORMED AT THE TIME OF SURVEY.
6. PARCEL CONTAINS 6.87± ACRES (299,092± SQFT)
7. AT THE TIME OF SURVEY SNOW WAS COVERING THE GROUND. SNOW COVER AND PLOWED SNOW MAY HAVE OBSTRUCTED SOME SITE FEATURES.
8. THERE ARE 48 REGULAR PARKING SPOTS AND 3 BARRIER FREE PARKING SPACES FOR A TOTAL OF 51 PARKING SPACES.

A schematic map of the study area. The map shows a network of streets including 'LOBBES LN' and 'E CENTRE AVE'. A specific location is marked with a black dot and labeled 'SITE'. The map also depicts a river or canal winding through the area, and various other street segments and blocks. A north arrow is located in the upper right corner of the map.

NOT TO SCALE



TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885



ISSUED FOR/REVISIONS:		
2	CITY OF PORTAGE PRE-TENTATIVE REVIEW	03/14/23
3	OWNER REVIEW	03/21/23
4	CITY OF PORTAGE TENTATIVE PD REZONING	03/24/23
4	CITY OF PORTAGE PD ZONING RESUBMITTAL	05/09/23

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Sheet Title:

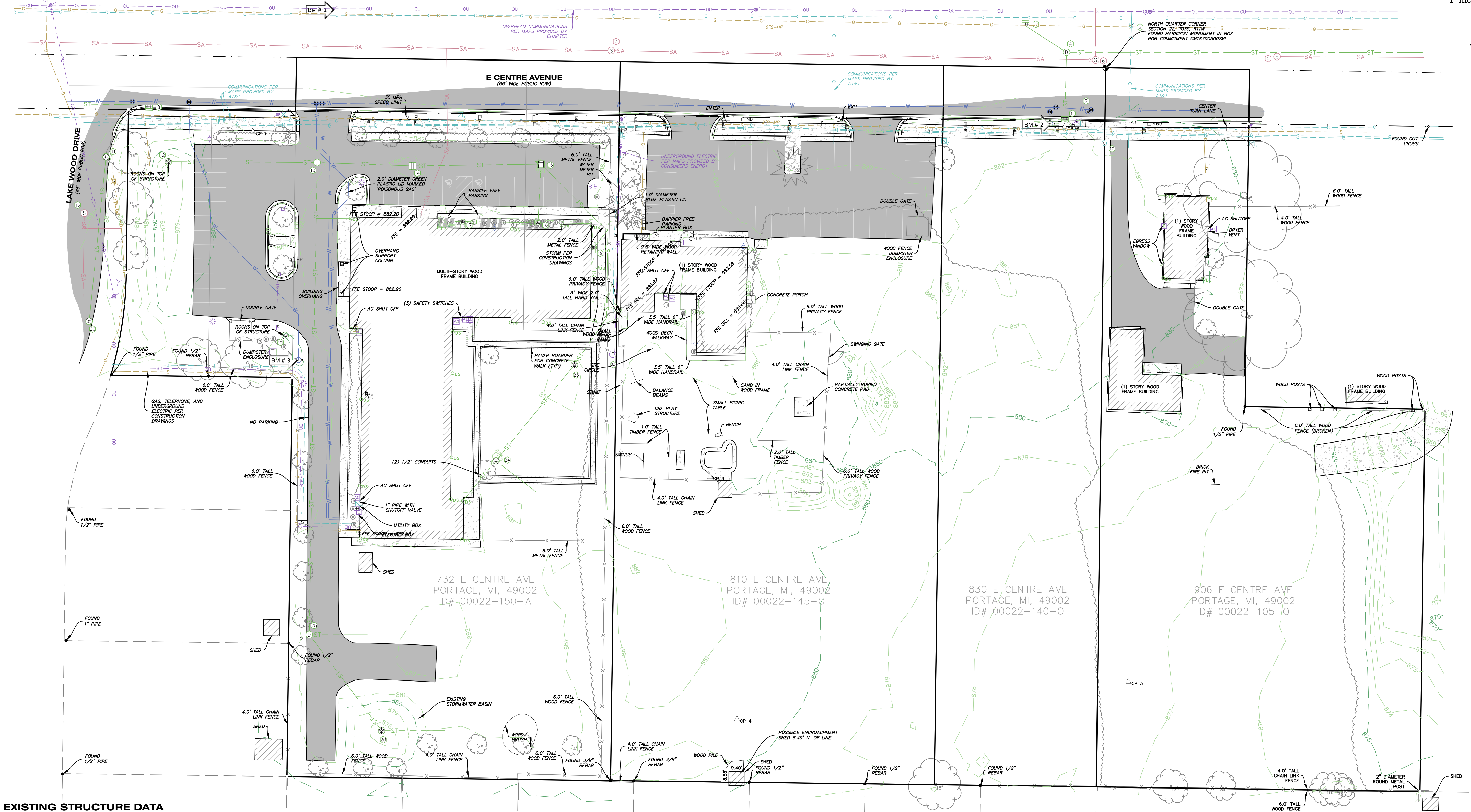
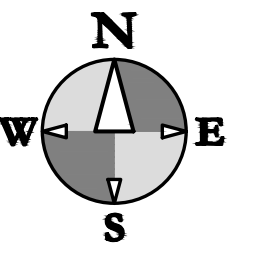
Project:

Client:

05/09/23
Sheet
S-1

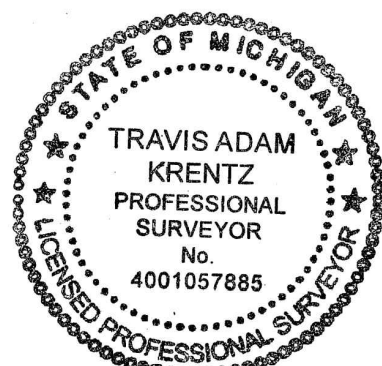
ALTA/NSPS LAND TITLE SURVEY

0 15 30 60
1 inch = 30 ft.



EXISTING STRUCTURE DATA

- | | | | |
|--|--|---|--|
| ① STM CB
RIM = 880.61' | ⑩ COMMUNICATION MH
RIM = 880.68' | ⑮ 4.0' CONCRETE SAN MH
RIM = 881.06'
INV. 8" S CONCRETE = 866.76' | ⑳ VAULT
RIM = 881.86'
PIPES AND SHUT OFF VALVE
TOP OF PIPE = 877.11± |
| ② COMMUNICATIONS MH
RIM = 880.08' | ⑪ 2.0' BLOCK STM CB
RIM = 880.66'
INV. 12" S CPP = 877.81'
DEBRIS = 877.81' | ⑯ 1.0' NYLOPLAST STM CB
RIM = 881.95'
INV. 8" W PVC = 877.50'
INV. 8" N PVC = 877.50'
INV. 4" E CPP = 880.35'
INV. 4" W CPP = 880.35'
WATER = 877.50'
SUMP = 876.95' | ㉑ 1.0' NYLOPLAST STM CB
RIM = 880.38'
INV. 10" SW PVC = 877.83'
INV. 10" NE PVC = 877.83'
WATER = 877.83'
SEDIMENT = 877.63' |
| ③ SAN MH
RIM = 882.45' | ⑫ 4.0' CONCRETE STM CB
RIM = 877.84'
INV. 12" E SLCPP = 874.64±
WATER = 874.54'
SUMP = 872.99' | ⑭ 1.0' NYLOPLAST STM CB
RIM = 881.83'
INV. 8" E PVC = 877.48'
INV. 8" W PVC = 877.48'
WATER = 877.48'
SEDIMENT = 876.88' | ㉒ 1.5' NYLOPLAST STM CB
RIM = 880.43'
INV. 10" NE PVC = 878.18'
INV. 6" SW PVC = 878.18'
INV. 6" SE PVC = 878.18'
WATER = 878.18'
SEDIMENT = 877.85' |
| ④ 6.0' CONCRETE STM MH
RIM = 880.82'
INV. 12" S CONCRETE = 877.37'
INV. 12" E CONCRETE = 875.67'
INV. 12" NW CONCRETE = 877.22'
WATER = 875.57'
SEDIMENT = 874.67' | ⑬ 4.0' CONCRETE STM CB
RIM = 880.81'
INV. 12" E SLCPP = 876.46'
INV. 12" W SLCPP = 873.91±
INV. 12" S SLCPP+872.76'
WATER = 872.66'
SUMP = 872.21' | ⑰ STM CB
RIM = 881.88'
INV. 4" S CPP = 880.63'
INV. 8" NE PVC = 878.78'
WATER = 878.78'
SUMP = 878.28' | ㉓ 4.0' CONCRETE STM MH
RIM = 877.62'
INV. 8" E SLCPP = 875.73'
INV. 12" N SLCPP = 872.58'
INV. 12" SE SLCPP = 874.23±
WATER = 872.43'
SUMP = 872.23' |
| ⑤ SAN MH
RIM = 878.75' | ⑭ 2.0' BLOCK STM CB
RIM = 881.34'
INV. 12" W SLCPP = 876.35±
WATER = 874.40'
SEDIMENT = 872.70' | ⑱ 4.0' CONCRETE STM CB
RIM = 880.65'
INV. 12" E SLCPP = 876.35±
WATER = 874.55'
WATER = 874.40'
SEDIMENT = 872.70' | ㉔ 4.0' CONCRETE STM CB
RIM = 877.62'
INV. 12" NW SLCPP = 874.82±
INV. 8" E SLCPP = 874.82±
WATER = 874.22'
SUMP = 872.62' |
| ⑥ SAN MH
RIM = 880.6' | ⑮ 2.0' BLOCK STM CB
RIM = 881.34'
INV. 12" N CONCRETE = 877.92'
DEBRIS = 877.92' | ⑯ 4.0' CONCRETE STM CB
RIM = 880.65'
INV. 12" E SLCPP = 876.35±
WATER = 874.40'
SEDIMENT = 872.70' | ㉕ 2.0' NYLOPLAST STM CB
RIM = 879.47'
INV. 12" E SLCPP = 876.87'
WATER = 876.87' |



TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885

TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(c), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

MISS DIG DESIGN TICKET DATA

123.NET, INC. FIBEROPTICS - 2484314584 - NO RESPONSE - 02/17/23
AT&T TELEPHONE - JOHN STERNAMAN 269-823-3330 - MAPS PROVIDED - 01/17/23
CHARTER COMMUNICATIONS CABLE TV - 800-778-9140 - MAPS PROVIDED - 01/20/23
CHARTER COMMUNICATIONS FIBEROPTICS - 800-778-9140 - MAPS PROVIDED - 01/20/23
CLIMAX TELEPHONE DBA METRO FIBERNET - 616-455-9840 - NO RESPONSE - 02/17/23
CONSUMERS ENERGY ELECTRIC - ANDRE D. TAYLOR 269-337-2245 - MAPS PROVIDED - 01/26/23
CONSUMERS ENERGY GAS - CONSUMERS ENERGY SMS WEBSITE - MAPS PROVIDED - 02/17/23
PORTAGE CITY FIBEROPTICS - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY POTABLE WATER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY SANITARY SEWER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY STORM SEWER - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23
PORTAGE CITY TRAFFIC - CITY OF PORTAGE GIS WEBSITE - MAPS PROVIDED - 02/16/23

SURVEY CONTROL

CP 1 N	= 4961.37	E	= 4478.36	EL	= 881.92
CP 2 N	= 4964.35	E	= 4974.4	EL	= 882.07
CP 3 N	= 4624.96	E	= 5013.92	EL	= 877.62
CP 4 N	= 4601.95	E	= 4774.49	EL	= 880.66
CP 5 N	= 4385.51	E	= 4862.83	EL	= 877.45
CP 6 N	= 4424.08	E	= 4303.34	EL	= 878.43
CP 7 N	= 4674.17	E	= 4319.26	EL	= 879.75

BENCHMARKS

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

BM 1 EL = 883.42'
CHISELED X ON SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580±' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.



Know what's below.
Call before you dig.

ALTA-NSPS LAND TITLE SURVEY
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23

Sheet

S-2

DRAWING LOCATION: ALTA-NSPS LAND TITLE SURVEY - PORTAGE, MI - FINAL DRAWINGS S-1 & S-2 ALTA SURVEYING LAST SAVED BY: DWANORMAN ON 8/9/2023

ALTA/NSPS LAND TITLE SURVEY

SCHEDULE "A" LEGAL DESCRIPTION
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005006MI REV #1 EFFECTIVE DATE 03/02/2023, 8:00 AM

PARCEL 1
BEGINNING 18 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE SOUTH, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 22, 165 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH, PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 16 2/3 RODS; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 12 RODS; THENCE NORTH, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 26 2/3 RODS TO THE NORTH LINE OF SAID SECTION; THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION, 141 FEET; THENCE SOUTH, PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 165 FEET; THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION, 57 FEET TO THE PLACE OF BEGINNING.

PARCEL 2
COMMENCING AT NORTH 1/4 CORNER OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE WEST 297.00 FEET (18 RODS) ALONG THE NORTH LINE OF SAID SECTION 22 TO THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 02 MINUTES 30 SECONDS WEST 165.00 FEET PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 22; THENCE WEST 57.00 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 22; THENCE NORTH 0 DEGREES 02 MINUTES 30 SECONDS EAST 165.00 FEET PARALLEL WITH SAID NORTH AND SOUTH 1/4 LINE TO THE NORTH LINE OF SAID SECTION 22; THENCE EAST 57.00 FEET ALONG SAID NORTH LINE, TO THE PLACE OF BEGINNING.

PARCEL 3
LOTS 16 AND 17, LOEHR ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 17, KALAMAZOO COUNTY RECORDS.

BEING THE SAME PROPERTY CONVEYED TO PORTAGE MEMORY CARE, LLC A MICHIGAN LIMITED LIABILITY COMPANY FROM ALTO CONVENIENCE, INC. BY DEED DATED OCTOBER 7, 2015, OF RECORD IN INSTRUMENT NO. 2015-035201 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005006MI REV #1 EFFECTIVE DATE 03/02/2023, 8:00 AM

[9] RIGHT OF WAY TO CONSUMERS POWER COMPANY, OF RECORD IN LIBER 559, PAGE 497, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 3. (DOES NOT TOUCH SURVEYED PROPERTY).

[10] COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 569, PAGE 9, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS TO PARCEL 3 (NOT SURVEY MATTERS).

[11] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 235, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[12] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 241, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 3 (SHOWN, AFFECTS PARCEL 3).

[13] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1174, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[14] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1210, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 3 (SHOWN, AFFECTS PARCEL 3).

[15] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057779, AS TO PARCELS 1 & 2 (SHOWN, AFFECTS PARCELS 1 & 2).

[16] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057780, AS TO PARCEL 3 (SHOWN, AFFECTS PARCEL 3).

[17] WATER MAIN EASEMENT AND RIGHT-OF-WAY GRANT TO THE CITY OF PORTAGE OF RECORD IN INSTRUMENT NO. 2017-021175, AS TO PARCELS 1 & 3 (SHOWN, AFFECTS PARCEL 1 & 3).

SCHEDULE "A" LEGAL DESCRIPTION
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005007MI EFFECTIVE DATE 03/03/2023, 8:00 AM

BEGINNING AT THE NORTH QUARTER POST OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN; THENCE SOUTH 89 DEGREES 54' 00" EAST ALONG THE NORTH LINE OF SAID SECTION 22, 88.00 FEET; THENCE SOUTH 0 DEGREES 02' 30" WEST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 206.00 FEET; THENCE SOUTH 89 DEGREES 54' 00" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, 110.00 FEET; THENCE SOUTH 0 DEGREES 02' 30" WEST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 234.00 FEET; THENCE NORTH 89 DEGREES 54' 00" WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, 198 FEET TO THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22; THENCE NORTH 0 DEGREES 02' 30" EAST ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 22, 440.00 FEET TO THE NORTH QUARTER POST OF SAID SECTION 22 AND TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ERIC E. CLEASBY AND LORI E. CLEASBY, CO-TRUSTEES, OR THE SUCCESSOR TRUSTEE, OF THE CLEASBY FAMILY TRUST DATED OCTOBER 12, 2004 FROM SCOTT HUGHES BY DEED DATED MAY 17, 2022, OF RECORD IN INSTRUMENT NO. 2023-003184 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005007MI EFFECTIVE DATE 03/03/2023, 8:00 AM

[9] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 1999-057781, RECORDS OF KALAMAZOO COUNTY, MI (SHOWN).

[10] EASEMENT TO CONSUMERS POWER COMPANY OF RECORD IN LIBER 1114, PAGE 1219, RECORDS OF KALAMAZOO COUNTY, MI (SHOWN).

[11] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 245, RECORDS OF KALAMAZOO COUNTY, M (SHOWN).

SCHEDULE "A" LEGAL DESCRIPTION
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005008MI EFFECTIVE DATE 03/03/2023, 8:00 AM

PARCEL 1:(FOR INFORMATIONAL PURPOSES ONLY: 810 E .CENTRE STREET ,PORTAGE, MI 49002, TAX ID#00022-145-0)
BEGINNING 6 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH ,RANGE 11 WEST; THENCE WEST ON SECTION LINE 12 RODS; THENCE SOUTH 26-2/3 RODS; THENCE EAST PARALLEL WITH FIRST COURSE, 12 RODS; THENCE NORTH 26-2/3 RODS TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY K. CRANKSHAW AND KAREN E. CRANKSHAW FROM HAROLD RUDLAFF BY DEED DATED OCTOBER 1, 1995, OF RECORD IN LIBER 1813, PAGE 79 IN THE RECORDS FOR KALAMAZOO COUNTY, MI.

PARCEL 2:(FOR INFORMATIONAL PURPOSES ONLY: 830 E. CENTRE STREET, PORTAGE, MI 49002, TAX ID#00022-140-2)
COMMENCING AT THE NORTH 1/4 POST OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST; THENCE SOUTH ON THE QUARTER LINE 26.66 RODS; THENCE WEST 6 RODS; THENCE NORTH PARALLEL WITH FIRST COURSE TO SAID SECTION LINE; THENCE EAST ON SAID SECTION LINE 6 RODS TO THE PLACE 0 BEGINNING.

SAID PARCEL 2 ALSO DESCRIBED FOR TAX PURPOSES AS:THE EAST 99 FEET OF THE NORTH 440 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 3 SOUTH, RANGE 11 WEST.
BEING THE SAME PROPERTY CONVEYED TO GREENSTONE FARM CREDIT SERVICES, FLCA. FEDERALLY CHARTERED CORPORATION FROM MARK ELZINGA PROPERTIES, LLC BY DEED DATED OCTOBER 11, 2012, OF RECORD IN INSTRUMENT NO. 2012-047655 AND A BY A LAND CONTRACT TO KEC HOLDINGS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY O RECORD IN INSTRUMENT 2013-032185, BOTH IN THERE CORDS FOR KALAMAZOO COUNTY, MI.

SCHEDULE B SECTION II EXCEPTIONS
TITLE CO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # CM187005008MI EFFECTIVE DATE 03/03/2023, 8:00 AM

[9] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1059, PAGE 543, RECORDS OF KALAMAZOO COUNTY, MI., AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

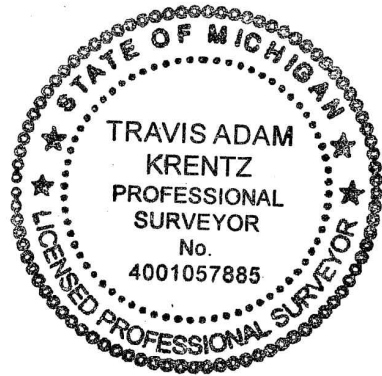
[10] RIGHT OF WAY EASEMENT TO MICHIGAN BELL TELEPHONE COMPANY OF RECORD IN LIBER 1060, PAGE 246, RECORDS OF KALAMAZOO COUNTY, MI., AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).

[11] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1195, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

[12] EASEMENT TO CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) OF RECORD IN LIBER 1114, PAGE 1228, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).

[13] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 2000-002345, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 2 (SHOWN, AFFECTS PARCEL 2).

[14] PERMANENT EASEMENT TO KALAMAZOO COUNTY ROAD COMMISSION OF RECORD IN INSTRUMENT NO. 2000-004188, RECORDS OF KALAMAZOO COUNTY, MI, AS TO PARCEL 1 (SHOWN, AFFECTS PARCEL 1).



TO TRILOGY REAL ESTATE PORTAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/16/2023.

DATE OF PLAT OR MAP: 04/25/2023

Travis Krentz
TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885

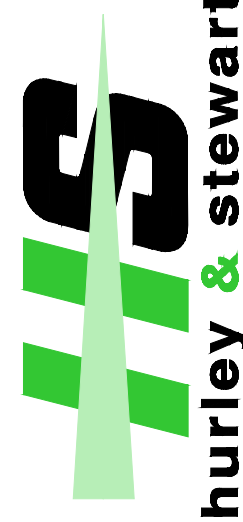


ALTA-NSPS LAND TITLE SURVEY
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

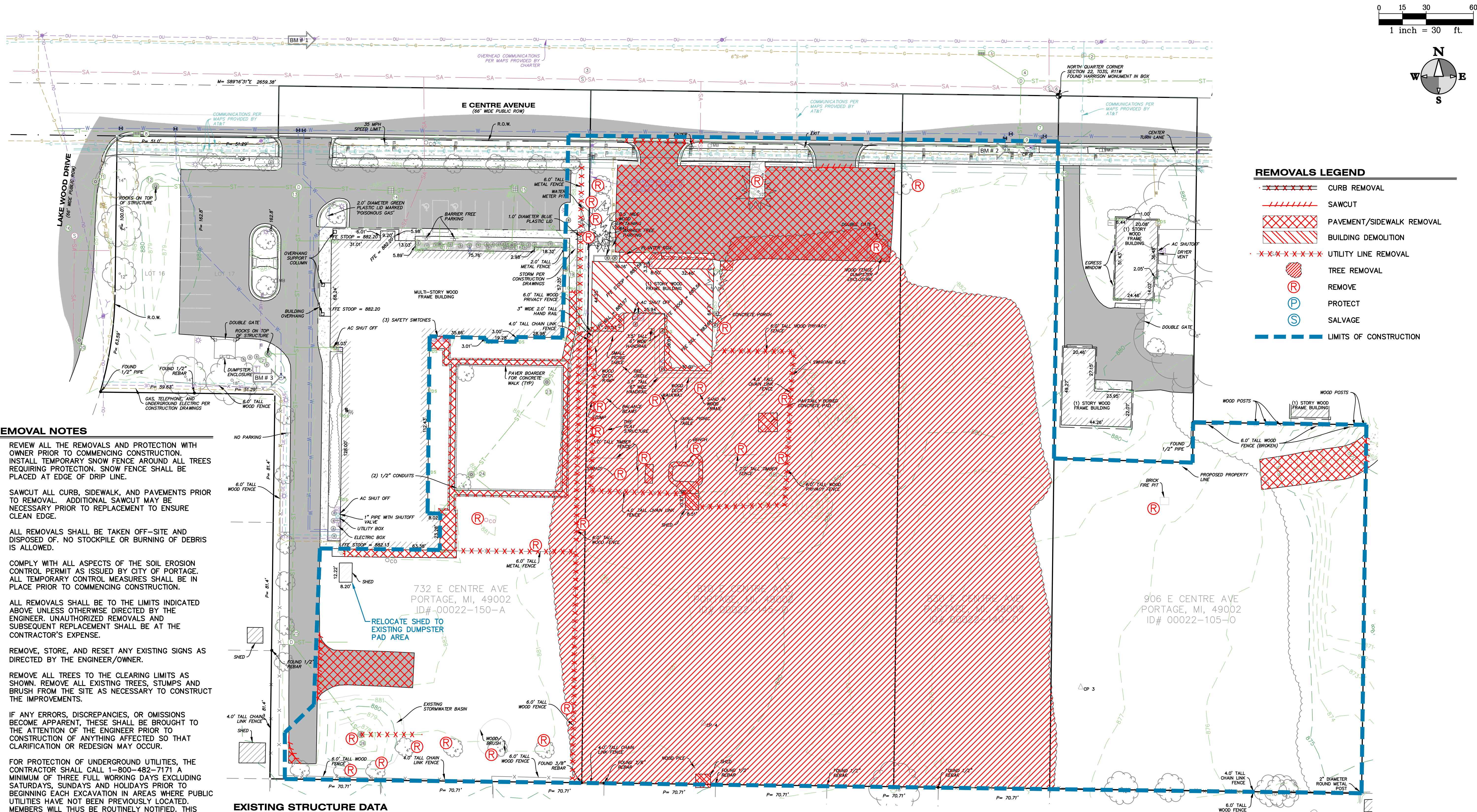
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S-3

hurley & Stewart
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Job No.	23-003D	P.M-TAK	Draft	DATE	QA/QC	DATE	ISSUED FOR/REVISIONS:
1	CITY OF PORTAGE PRE-TENTATIVE REVIEW			05/14/23			
2	CITY OF PORTAGE PRE-TENTATIVE REVIEW			05/14/23			
3	CITY OF PORTAGE PRE-TENTATIVE PD REZONING			05/21/23			
4	CITY OF PORTAGE PRE-TENTATIVE PD REZONING RESUBMITTAL			05/09/23			

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REMOVAL NOTES

- 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.
- SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
- ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
- 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.
- 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.
- REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
- 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.
- 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.
- 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.

EXISTING STRUCTURE DATA

1. STM CB RIM = 880.61'	16. COMMUNICATION MH RIM = 880.68'	31. 4.0' CONCRETE SAN MH RIM = 881.06' INV. 8" S CONCRETE = 866.76'	46. VAULT RIM = 881.86' PIPES AND SHUT OFF VALVE TOP OF PIPE = 877.11±'
2. COMMUNICATIONS MH RIM = 880.08'	17. 2.0' BLOCK STM CB RIM = 880.66' INV. 12" S CPP = 877.81' DEBRIS = 877.81'	32. 1.0' NYLOPLAST STM CB RIM = 881.95' INV. 8" W PVC = 877.50' INV. 8" N PVC = 877.50' INV. 4" E CPP = 880.35' WATER = 877.50' SUMP = 876.95'	47. 1.0' NYLOPLAST STM CB RIM = 880.36' INV. 10" SW PVC = 877.83' INV. 10" NE PVC = 877.83' WATER = 877.83' SEDIMENT = 877.63'
3. SAN MH RIM = 882.45'	18. 4.0' CONCRETE STM CB RIM = 877.84' INV. 12" E SLOPP = 874.64±' WATER = 874.54±' SUMP = 872.99'	33. 1.0' NYLOPLAST STM CB RIM = 881.83' INV. 8" E PVC = 877.48' INV. 8" W PVC = 877.48' WATER = 877.48' SEDIMENT = 876.88'	48. 1.5' NYLOPLAST STM CB RIM = 880.43' INV. 10" NE PVC = 878.18' INV. 6" SW PVC = 878.18' INV. 6" SE PVC = 878.18' WATER = 878.18' SEDIMENT = 877.85'
4. 6.0' CONCRETE STM MH RIM = 880.82' INV. 12" S CONCRETE = 877.37' INV. 12" E CONCRETE = 875.67' INV. 12" NW CONCRETE = 877.22' WATER = 875.57' SEDIMENT = 874.67'	19. 4.0' CONCRETE STM CB RIM = 880.81' INV. 12" E SLOPP = 876.46' INV. 12" W SLOPP = 873.91±' INV. 12" S SLOPP+872.76' WATER = 872.66' SUMP = 872.21'	34. 4.0' CONCRETE STM MH RIM = 881.33' INV. 8" E SLOPP = 875.73' INV. 12" N SLOPP = 872.58' INV. 12" SE SLOPP = 874.23±' WATER = 872.43' SUMP = 872.23'	49. 4.0' CONCRETE STM MH RIM = 881.33' INV. 8" E SLOPP = 875.73' INV. 12" N SLOPP = 872.58' INV. 12" SE SLOPP = 874.23±' WATER = 872.43' SUMP = 872.23'
5. SAN MH RIM = 878.75'	20. 4.0' CONCRETE STM CB RIM = 880.65' INV. 12" E SLOPP = 876.35±' INV. 12" W SLOPP = 874.55' WATER = 874.40' SEDIMENT = 872.70'	35. 2.0' BLOCK STM CB RIM = 880.22' NO PIPES VISIBLE DEBRIS = 876.15'	50. 4.0' CONCRETE STM CB RIM = 877.62' INV. 12" NW SLOPP = 874.82±' INV. 8" E SLOPP = 874.82±' WATER = 874.22' SUMP = 872.62'
6. SAN MH RIM = 880.6'	21. 4.0' CONCRETE STM CB RIM = 880.86' INV. 8" S SLOPP = 877.16' INV. 12" SE SLOPP = 876.86' INV. 12" W SLOPP = 876.96' WATER = 876.96' SEDIMENT = 875.36'	36. 2.0' NYLOPLAST STM CB RIM = 879.47' INV. 12" E SLOPP = 876.87'	
7. WATER VAULT RIM = 880.30' TOP OF PIPE = 874.60±'			
8. 2.0' BLOCK STM CB RIM = 881.34' INV. 12" W CONCRETE 878.82' DEBRIS = 878.82'			
9. 2.0' BLOCK STM CB RIM = 880.52' INV. 12" N CONCRETE = 877.92' DEBRIS = 877.92'			

BENCHMARKS

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

BM 1 EL = 883.42'
SPIKE IN SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580±' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHEAST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.

FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC



REMOVALS LEGEND

- XXXXXX CURB REMOVAL
- //// SAWCUT
- XXXXXX PAVEMENT/SIDEWALK REMOVAL
- XXXXXX BUILDING DEMOLITION
- XXXXXX UTILITY LINE REMOVAL
- TREE REMOVAL
- REMOVE
- PROTECT
- SALVAGE
- LIMITS OF CONSTRUCTION

EXISTING CONDITIONS & DEMO PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

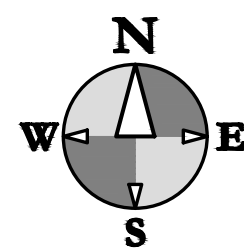
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2800 s. 11th street
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269.552.4960 fax 269.552.4961
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ISSUED FOR/REVISIONS:
2. CITY OF PORTAGE PRE-TENTATIVE REVIEW 03/14/23
3. OWNER REVIEW 03/21/23
4. CITY OF PORTAGE TENTATIVE PD REZONING 03/24/23
4. CITY OF PORTAGE PD ZONING RESUBMITTAL 05/09/23
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SITE LEGEND

- HMA HMA PAVEMENT
- ADA ADA RAMP
- C4 C4 CURB AND GUTTER
- E2 E2 CURB AND GUTTER
- IC INTEGRAL CURB WALK
- CW CONCRETE WALK
- CS CONCRETE SURFACE
- PS PARKING STRIPING (9'x18')
- RB RETENTION BASIN
- SP SPILL CONTAINMENT UNIT
- DE DUMPSTER ENCLOSURE

LEGEND

- EXISTING BITUMINOUS PAVEMENT
- FULL-DEPTH BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK
- STAMPED CONCRETE DETAIL
- HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- PARKING STRIPING (BLUE)
- PARKING STRIPING (WHITE)
- PARKING STRIPING (YELLOW)
- CURB AND GUTTER
- PROPOSED DRY RETENTION BASIN
- PROPOSED SPILL CONTAINMENT UNIT

ZONING REQUIREMENTS

ZONING

THE SITE IS ZONED OS-1 AND B-1 (OFFICE SERVICE & LOCAL BUSINESS)

SETBACKS: FRONT - 35'
SIDES - 15'
REAR - 20'

PROPOSED USE

FACILITY USE
CONSTRUCTION TYPE PD - PLANNED DEVELOPMENT

PARKING

TOTAL PARKING SPACES REQUIRED:
- 0.5 SPACES X UNITS PLUS 1 SPACE X TOTAL EMPLOYEES IN LARGEST SHIFT
- 0.5 SPACES X 103 UNITS + 1 SPACE X 40 EMPLOYEES = 92 SPACES

TOTAL PARKING PROVIDED = 114 SPACES
BARRIER FREE SPACES REQUIRED = 5
BARRIER FREE SPACES = 7 PROVIDED
ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 9'X18'

GENERAL 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.
- SEE LANDSCAPE PLANS FOR HARDSCAPE, DETAILED GRADING IN LANDSCAPED AREAS AND SIGNAGE.
- SEE ARCHITECTURAL PLANS FOR MORE DETAILS ON TRUCK DOCK WALLS, STAIRS, AND RAMPS.
- MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM. CONDITIONS VARY THROUGHOUT PROJECT.
- EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND CITY OF PORTAGE STANDARDS SPECIFICATIONS.
- 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 (3500PS), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
- THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- ALL UNSUITABLE SUBBASE MATERIAL MUST BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW THE TOP OF THE SUBGRADE OR AS DETERMINED BY THE COUNTY ENGINEER.
- 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.

PROPOSED BUILDING
ADDITION 2ND STORY
25,115 SFT

PROPOSED BUILDING ADDITION
45,952 SFT
F.F. = 882.20

BENCHMARKS

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

BM 1 EL = 883.42'
SPIKE IN SOUTH FACE OF UTILITY POLE ON THE NORTH SIDE OF E CENTRE AVE EAST OF LAKE WOOD DR.

BM 2 EL = 883.14'
CHISELED X ON SOUTHEAST BOLT ON HYDRANT ON THE SOUTH SIDE OF E CENTRE AVE 580.2' EAST OF THE EAST CURB OF LAKE WOOD DR.

BM 3 EL = 880.72'
CHISELED X ON SOUTHWEST BOLT OF HYDRANT SOUTHEAST OF STORM CATCH BASIN 21.



Know what's below.
Call before you dig.

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

SITE LAYOUT PLAN
TRILOGY HEALTH - PORTAGE MI
TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23

Sheet

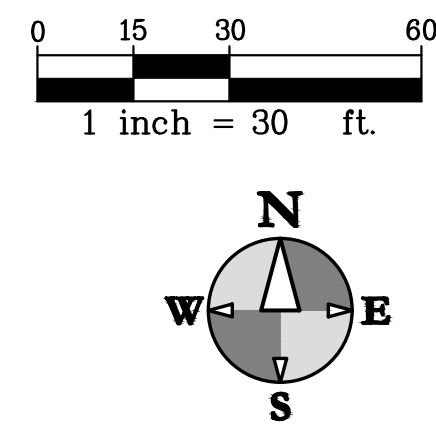
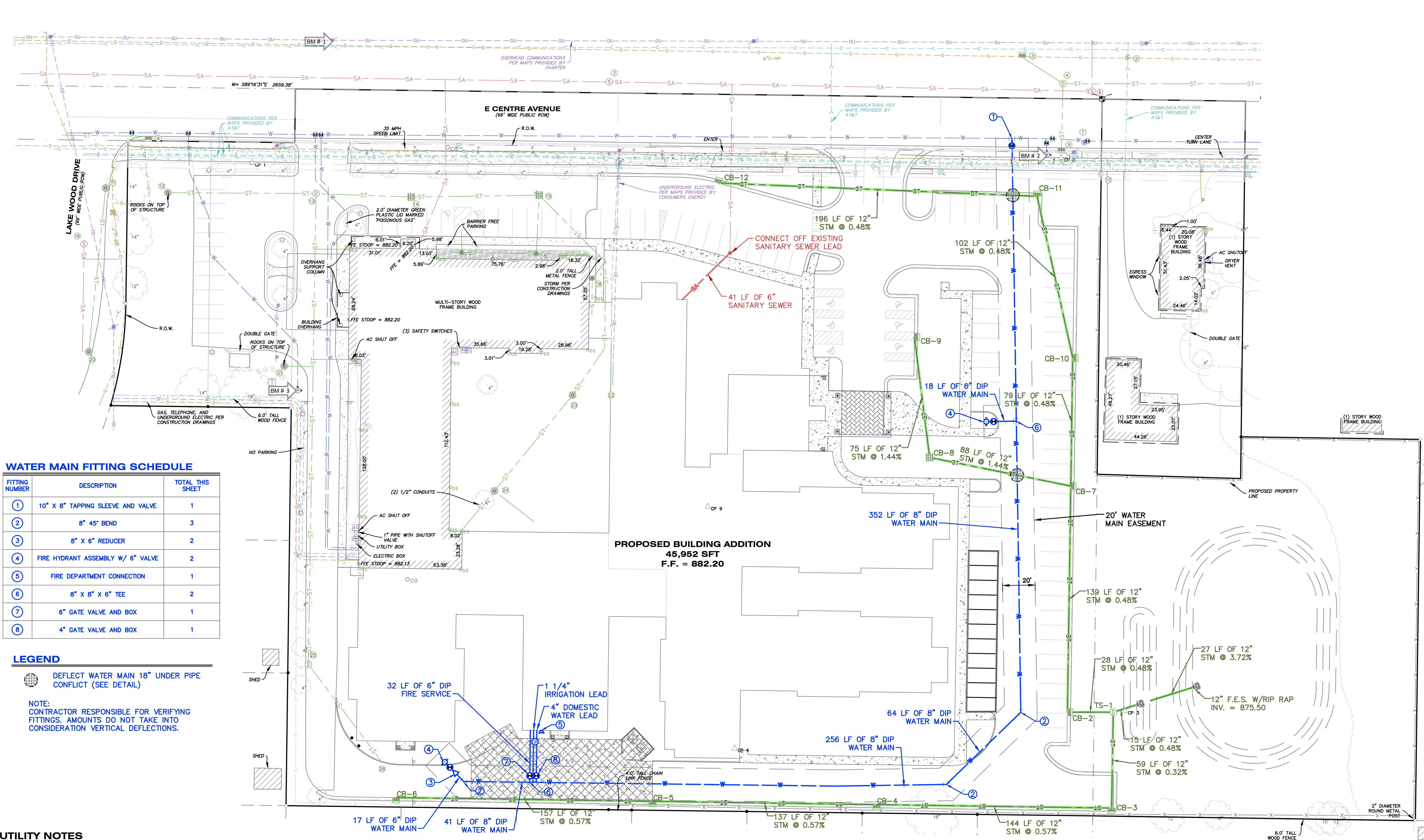
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Job No. 23-0034 P.M.-HWP Drft.DSV OA/QC 05/09/23
ISSUED FOR/REVISIONS:
2 CITY OF PORTAGE PRE-TENTATIVE REVIEW 03/14/23
3 OWNER REVIEW 03/21/23
4 CITY OF PORTAGE TENTATIVE PD REZONING 03/24/23
4 CITY OF PORTAGE PD ZONING RESUBMITTAL 05/09/23
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DRAWING LOCATION: IN 303-0034 (Utility Health - Portage, MI) FINAL DRAWINGS C-3 UTILITY PLAN DATE: 05/09/23 LAST SAVED BY: DWANMAN ON 3/6/2023



UTILITY PLAN

TRILOGY HEALTH - PORTAGE MI

TRILOGY HEALTH SERVICES

Sheet Title: C-3

Project: TRILOGY HEALTH - PORTAGE MI

Client: TRILOGY HEALTH SERVICES

05/09/23

Sheet

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

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FIELD WORK PERFORMED BY: HURLEY & STEWART, LLC

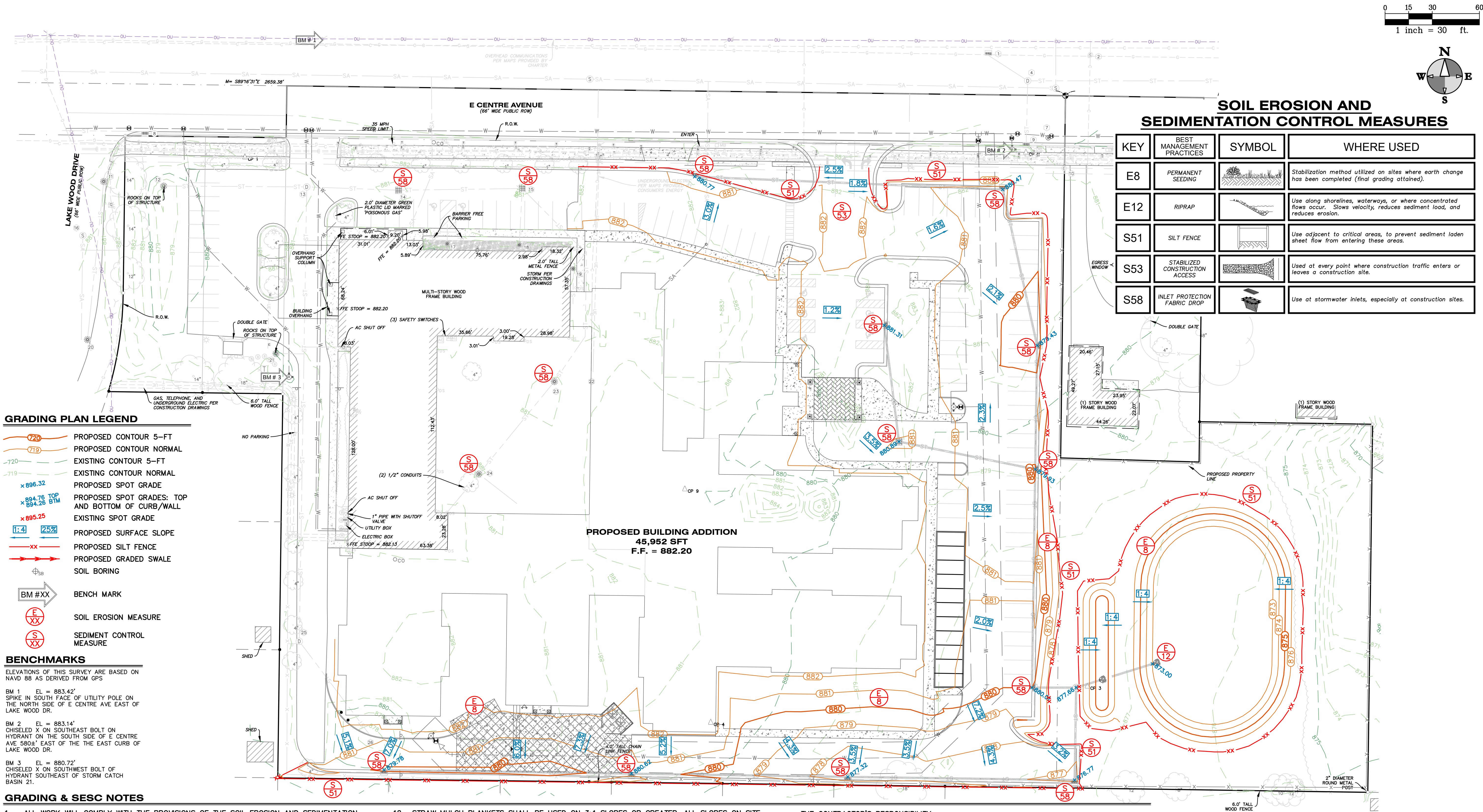
Job No. 23-0034 P.M.-HWP Dtd: DSV 04/QC: 05/09/23

ISSUED FOR/REVISIONS:

NO.	DESCRIPTION	DATE
1	CITY OF PORTAGE PRE-TENTATIVE REVIEW	03/14/23
2	CITY OF PORTAGE TENTATIVE PD REZONING	03/21/23
3	CITY OF PORTAGE TENTATIVE PD ZONING RESUBMITTAL	03/24/23
4	CITY OF PORTAGE TENTATIVE PD ZONING RESUBMITTAL	05/09/23

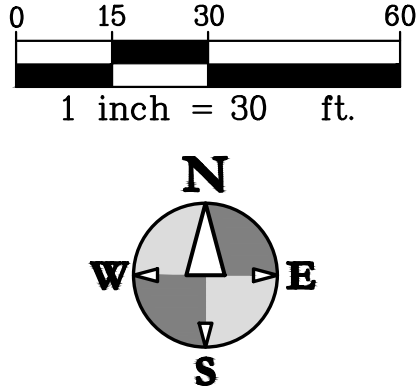
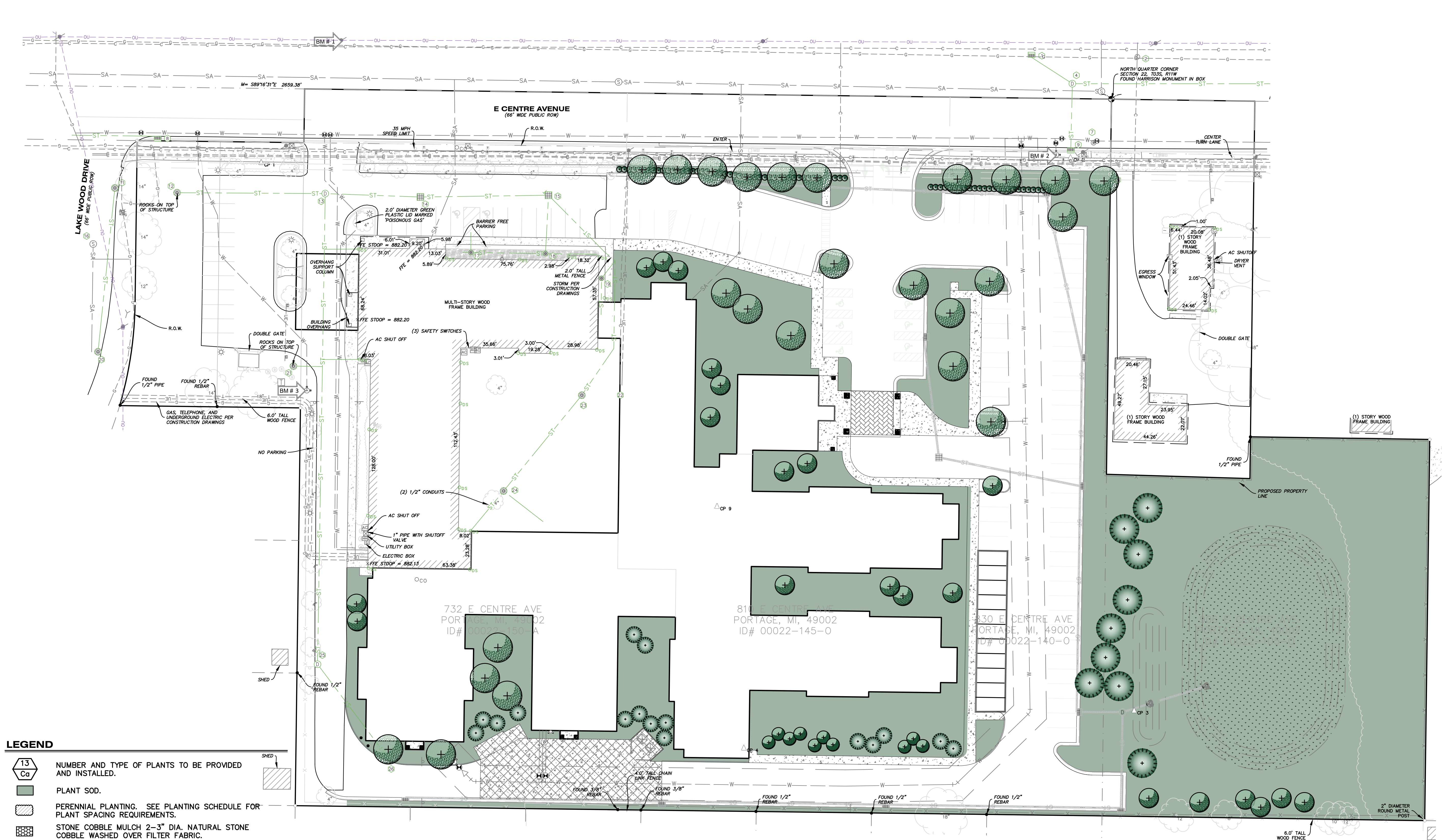
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FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC



LEGEND

- NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
- PLANT SOD.
- PERENNIAL PLANTING. SEE PLANTING SCHEDULE FOR PLANT SPACING REQUIREMENTS.
- STONE COBBLE MULCH 2-3" DIA. NATURAL STONE COBBLE WASHED OVER FILTER FABRIC.
- SHORT GRASS SEED MIX
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
- PROPOSED ORNAMENTAL GRASS
- STEEL LANDSCAPE EDGING.

PORTAGE PLANTING REQUIREMENTS

- 1 SF OF CURBED INTERNAL LANDSCAPE/ 15 SF OF PARKING AREA (MINUS 20' ADJACENT TO PERIMETER PLANTINGS) PARKING AREA = 15,670 SF
- INTERNAL LANDSCAPE REQUIRED = 1,045 SF
- INTERNAL LANDSCAPE PROVIDED = 3,988 SF
- 1 TREE/ 150 SFT OF REQUIRED INTERNAL CURBED ISLAND = 7 TREES
- 1 TREE/ 30' ROAD FRONTAGE = 597/30' = 20 TREES (10 EXISTING)
- 36" SHRUB HEDGE OR BERM BETWEEN PARKING AND ROAD ROW
- 6' WALL/BERM/FENCE/PLANTING AT PROPERTY LINE ADJACENT TO RESIDENTIAL ZONING



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FIELD WORK PERFORMED BY:

LANDSCAPE PLAN TRILOGY HEALTH - PORTAGE MI TRILOGY HEALTH SERVICES

Sheet Title:
Project:
Client:

05/09/23

Sheet
L-1

Job No.	23-003D	P.M. IWP	Draft	DSV	QA/QC	05/09/23
ISSUED FOR REVISIONS:						
2	CITY OF PORTAGE PRE-TENTATIVE REVIEW	03/14/23				
3	OWNER REVIEW	03/21/23				
4	CITY OF PORTAGE TENTATIVE PD ZONING	03/24/23				
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ISSUED FOR/REVISIONS:

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01 First Floor Concept Plan
Portage Village Center



02

Second Floor Concept Plan
Portage Village Center

Village Center Prototype Adaptation : Portage MI

Concept Study

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Ordinance Amendment #22/23-11 - Amends Various Sections of Chapter 42 Article 4 (Zoning Code)

SUPPORTING PERSONNEL: Peter Dame, Chief Development Officer

ACTION RECOMMENDED: Subsequent to the public hearing, consider approving Ordinance Amendment #22/23-11 to amend various sections of Chapter 42 Article 4 (Zoning Code) to ensure consistency with state regulations, address technical items, and other changes.

The proposed Zoning Text Amendment was submitted by the city to address technical zoning code (Chapter 42, Article 4, Zoning) changes, code updates for consistency with State of Michigan regulations, and improvements in permitting processes. This amendment consists of five proposed changes approved by the Planning Commission at a June 28, 2023, public hearing, which are provided in the attached table indicating brief summaries of existing and proposed changes and reasons for the changes. Also attached is the proposed codified language prepared by the City Attorney.

Ordinance Amendment Process

The ordinance amendment process is provided under the zoning code [Section 42-651](#) and requires a public hearing during Planning Commission and City Council meetings. The Planning Commission considers the proposed amendment, evaluates it for consistency with adopted city plans, affects neighborhood conditions, and provides a recommendation to the City Council.

Public Hearing

A public hearing for this Zoning Text Amendment was opened at the June 28, 2023, Planning Commission meeting. The Planning Commission reviewed and discussed the proposed Zoning Text Amendment. One person commented on the proposed Zoning Text Amendment #3 & #4, and eight people expressed concerns about proposed Zoning Text Amendment #5 at the public hearing. The Planning Commission determined no further discussion was needed and voted to close the public hearing.

After careful consideration, the Planning Commission voted unanimously (7-0) to recommend to the City Council the approval of the Zoning Text Amendment #22/23-11, #1- #4 and #6, and to table #5 for further discussion at a future Planning Commission meeting.

Recommendation

It is therefore recommended that City Council, subsequent to the public hearing, approve Ordinance Amendment #22/23-11 to amend various sections of Chapter 42, Article 4 (Zoning Code) to ensure consistency with State of Michigan regulations, address technical items, as well as other changes.

FUNDING: Not Applicable

Attachments:

1. Planning Commission meeting 2023 06 28 Minutes
2. Text Amendment Spreadsheet
3. Proposed Codified Changes

CITY OF PORTAGE PLANNING COMMISSION

**Thursday, June 28, 2023
7:00 PM Portage
Portage City Hall Council Chamber**

The City of Portage Planning Commission meeting of June 28, 2023, was called to order by Chair Corradini at 7:00 p.m.

IN ATTENDANCE

- Biqi Zhao, Deputy Director of Planning and Zoning
- Peter J Dame, Chief Development Officer
- Catherine Kaufman, City Attorney

ROLL CALL

Mr. Feldt called the roll: Chairman Corradini (yes); Vice Chair Joshi (no); Fries (yes); Pezzoli (yes); Baldwin (yes); Adams (yes); Youngs (yes); Kasper (no); and Freiman (yes).

Chair Corradini asked a motion to amend the agenda to move the Commission's workshop item Presentation of Draft Master Plan to after approval of minutes. Supported by Pezzoli, seconded by Baldwin. Motion carried 7-0.

APPROVAL OF MINUTES

1. Minutes dated June 1, 2023.

Motion by Pezzoli, seconded by Baldwin to approve the June 1, 2023 meeting minutes, as submitted.
Motion carried 7-0.

WORKSHOP ITEM

Presentation of Draft Master Plan Key Recommendations by Houseal Lavigne and Planning Commission review and discussion.

Chair Corradini updated the Commission about the draft Master Plan process, informed the various community input for the draft Plan, and stated the six draft chapters for the workshop presentation.

Brandon Nolin, Houseal Lavigne, presented the draft Master Plan vision, goals, and land use categories. Mr. Nolin discussed in detail six chapters of the Plan, including Land use & Development; Housing & Neighborhoods; Economic Development; Transportation; Parks, Open Space, and the Environment; and Livability, Infrastructure, & Sustainability. He asked the Commission for any questions, comments after each chapter.

Commissioner Baldwin asked about whether or not waterbodies including wetlands and aquifers can be mapped. Mr. Nolin replied 'yes'.

No further questions, comments were asked by the Commission.

Mr. Nolin indicated that the information presented would be posted online for public view, and future draft Master Plan discussions will be held as the overall Master Plan update process continues.

PUBLIC HEARINGS

1. Ordinance Amendment #22/23-11 to amend various sections of Chapter 42 Article 4 (Zoning Code) to ensure consistency with State regulations, address technical items and other changes.

Mr. Feldt updated the Commission about an earlier workshop held a few months ago that discussed many code changes, and that the subject ordinance amendment consists of fewer items. He presented and discussed six changes under the ordinance amendment. Mr. Feldt referenced the attached excel sheet and draft ordinance containing the six items.

He concluded his presentation with staff's recommendation indicating that if no additional public comment is requested by and the Commission is supportive of the proposed ordinance amendment, staff advises the Planning Commission to recommend to City Council the approval of Ordinance Amendment 22/23-11.

Commissioner Lee recommended clarification that the draft ordinance relating to the proposed Child Day Care Homes should state no more than seven. Mr. Feldt and Attorney Kaufman agreed.

Chair Corradini opened the public hearing for the proposed ordinance amendment.

Public Hearing

1. Tina Kuchenbuch, 2728 E. Shore Dr. expressed concerns about items 3 & 4, requested safety to be added to item 3. She also expressed concerns about increased density resulting from item 5 of removing the 30' separation between multifamily buildings. She was also concerned about the public not having much time to comment on the ordinance amendment due to limited public notice and issues with the online agenda packet.
2. Mari Wieloposki, 8836 E. Shore Dr. expressed concerns about item 5 of removing the 30' separation between multifamily buildings.
3. Derek Keith Woodbine Ave. expressed concerns about item 5 of removing the 30' separation between multifamily buildings, safety issues, asked if any data supports the change, and disagreed with lower the separation distance.
4. Ruth Beranek 2719 E. Shore Dr. expressed concerns about item 5 and removing the 30' separation between multifamily buildings.
5. Faith Akert 9702 E. Shore Dr. asked about changing R-1 zoning to Planned Development, expressed concerns about item 5 of removing the 30' separation between multifamily buildings, didn't believe that item 5 was aligned with the draft Master Plan workshop discussion points. Expressed desire about Portage being a natural place to grow with maintained green space, maintained wetlands, and does not think wetlands should be labeled as accessible, parkway or count as increasing density. She also does not think that future development should follow different rules than other development. She does not think any Planned Development should have its own development rules, and wants to know why it should be changed to Planned Development.
6. John Taylor 2522 E. Shore Dr. expressed concerns about item 5 of removing the 30' separation between multifamily buildings, changing the Master Plan to higher density development, asked what was the change to increase the density in the Master Plan, and did not oppose other items of the ordinance amendment, requested more answers about item 5.

7. James Beaudoin 8645 Balmoral St. asked if item 5 would allow future development within five feet of his house. Commissioners indicated 'no'.
8. Denise Sokoloski 2409 Bayside Ave. indicated issues with citizen involvement and the timing of involvement for future development.
9. Rick Hess 2802 E. Shore Dr. expressed concerns about item 5 provides too much flexibility and little scrutiny, and supports keeping the existing 30' separation distance.
10. Joe Kuchenbuch, 2728 E. Shore Dr. expressed concerns about the draft Master Plan contacts, surveys, and requested a bigger sample size for community input.

Commissioner Lee stated reasons behind item 5 and that all items were discussed during a previous workshop.

Commissioner Youngs made motion to close public hearing, seconded by Pezzoli. Motion carried 7-0.

Commissioner Adams made motion to approve proposed Items 1-4 and 6, making the change to Child Day Care Homes to state no more than seven, and tabling Item 5 to next Planning Commission meeting. Commissioner Fries supported. Motion carried 7-0.

SITE/FINAL PLANS

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

STATEMENT OF CITIZENS

1. Mark Alexander, 2630 E. Shore Dr. indicated he wants a new survey done for the draft Master Plan to capture current comments of the public.
2. Rick Wielopolski, 8836 E. Shore Dr. expressed concerns about traffic, safety, lack of public safety, flooding issues, high water table, and requested a comprehensive study for water issues. He also wants to know when projects are in development phase for greater public input.
3. John Taylor, 2522 E. Shore Dr. wanted the draft Master Plan to have a natural features overlay like the City of Kalamazoo, and that the City should look at fixed route busing through Metro for workforce housing.
4. Kelly Presta, 2722 E. Shore Drive asked about the format for questions during the Commission meeting, wanted to know if and when the draft Master Plan maps will be posted, asked about the land use and zoning change process, asked about past reference to zoning changes around the lakefront, asked if the City is changing its vision statement, asked when the lake center process occurred ~~(and)~~

what was the public involvement, asked if the draft Master Plan consultant was chosen by the City or Planning Commission and if other consultants were reviewed.

5. Jennifer Parks, 2505 Woodbine Ave. expressed concerns about impacts to wetlands and wildlife, and traffic safety and congestion.
6. James Beaudoin 8645 Balmoral St. expressed concerns with a possible development and trail occurring close to his house, and drainage issues along Zylman Ave.
7. Derek Keith Woodbine expressed concerns with suburban development concept in the draft Master Plan, drainage impacts, requests a detailed study of impacts of the water table from future large development near Austin Lake and West Lake, concerned about traffic safety along Woodbine Ave. and adjacent streets, asked how will cars move once Portage Rd is narrowed, and that it is not fair to loosen regulations for some and keep tight regulations for others.
8. Mari Wielopolski, 8836 E. Shore Dr expressed that she did not think the draft Master Plan vision and goals align with the new large development proposed around the lakes.
9. Cathleen Haight, 3020 E. Shore Dr. expressed concerns about bicycle safety around the lakes and traffic flow.
10. Denise Sokoloski, 2409 Bayside Ave. expressed concerns about pedestrian and bicycle safety, safety on Portage Rd, and indicated disappointment with the draft Master Plan consultant from a big city and supporting big city development attracting crime, big buildings, and no natural vegetation.
11. Rick Hess, 2802 E. Shore Dr. stated support for getting public input in specific areas for the drafting of the new Master Plan.
12. Ruth Beranek, 2719 E. Shore Dr. expressed concerns of traffic along Portage Rd, and requests a traffic study be done in the area of Austin Landings.
13. Richard Wieloposki, 8836 E. Shore Dr. expressed concerns about issues with difference between the Master Plan recommendations and the desires of local residents.
14. Joe Kuchenbuch, 2728 E. Shore Dr. stated he wanted more local comments from neighborhoods for the Master Plan visions, goals.
15. Dave Savoy, 3520 E. Shore Dr. stated that there are too many homes proposed resulting in traffic safety, and the appearance of the draft Master Plan being changed to fit future the Austin Landings project.
16. Ben Boyer, 3524 E. Shore Dr. expressed support to lower the lake levels to lessen flooding.
17. Tina Kuchenbuch, 2728 E. Shore Dr. She also wanted to know what has been approved in the Lake Centre District Plan. She expressed concerns of traffic safety and congestion, requests a traffic study, wants accommodations for kids to bike, and wants to know where in the process is Austin Landings and the Portage Road Housing developments.

Commissioner Adams recommends providing an opportunity for greater public education of rezoning process, sequence of reviews and plans.

Commissioner Fries recommends a workshop for overall questions and answers.

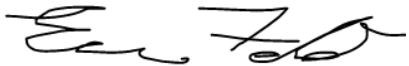
Chair Corradini initiated discussion on election of new officers.

Chair Corradini was elected to continue to act as the Chair as supported by Commissioner Fries and seconded by Commissioner Pezzoli. Commissioner Baldwin was elected as new Vice Chair as supported by Commissioner Youngs and seconded by Commissioner Adams. Commissioner Freiman was elected as new Secretary as supported by Commissioner Fries and seconded by Commissioner Youngs.

ADJOURNMENT

There being no further business to come before the Commission, Chair Corradini adjourned the meeting at 9:42 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Eric Feldt". The signature is fluid and cursive, with the first name "Eric" and last name "Feldt" clearly distinguishable.

Eric Feldt, AICP, CFM
Senior City Planner

No	Topic	Code Section	Existing Language (Summarized)	Reasons for Change (Summarized)	Proposed Language (Summarized)	Flexibility/ Code Correction?
1	Day Care: <i>Child Care Home</i>	42-112 Definitions	<i>Family Child Care Home</i> - A private home that is licensed/ certificate of registration by the state for 1 - 6 minor children care.	New State Compliance Signed HB 5041 - increased from 6 to 7 children cared for.	<i>Family Child Care Home</i> - A private home that is licensed/ certificate of registration by the State for 1 - 7 minor children care.	State Code Correction
2	Day Care: <i>Child Group Home</i>	42-112 Definitions	<i>Group Child Care Home</i> : A private home that is licensed/ certificate of registration by the state for 7-12 minor children care.	New State Compliance Signed HB 5041 - increased from 12 to 14 children cared for.	<i>Group Child Care Home</i> : A private home that is licensed/ certificate of registration by the State for 8-14 minor children care.	State Code Correction
3	Fences in lakefront	42-128 (C)	Fences in rear yards (waterside) of lakefront lots are allowed but must only consist of chain link, wire or split rail and no higher than four feet.	Staff receives inquires of other fence designs which do not block water views. Allow more fence design options while preserving some amount of water views.	Fences on rear yards (waterside) of lakefront lots may be erected, but only consist of chain link, wire, wrought iron, split rail, or other similar fence design as determined by the Director; not higher than four feet are permitted in the rear (lake side) yard.	Flexibility
4	Open Air Business Fencing	42-261 (C)(1)(b)	In the B-2 district, open air businesses for amusements parks and other similar uses shall....be fenced on all sides with a four-foot tall chain-link fence.	It is too restrictive to limit fences to one specific material, design, and height. Expand material and design choices. Chain link fence is not always best/ aesthetically-appealing.	Allowed fence material/ design such as chain link, wire, wrought iron, split rail, or other similar fence designs and height as determined by the Director to provide adequate safety and aesthetic purposes.	Flexibility

6	Brewpub and Microbrewery	42-261(C)(8); 42-2622(C)(8); 42-436 (F)	Requires Special Land Use Permit (SLUP) in B-2 and B-3 districts. In CPD, it's allowed by Administrative approval, no SLUP. This use is required to have a minimum 50-seat restaurant and limited to maximum of 18,000 barrels per year.	Due to the restaurant requirement, these businesses would operate similarly to a restaurant and have similar external impacts (noise, traffic, etc.). Restaurants are a principle permitted use in the B-2, B-3 districts. Changing the process from SLUP to Administrative approval and continue to require existing buffering elements from Residential Districts, Residential uses, or parks.	Brewpubs and Microbrewery in B-2 and B-3 districts subject to existing limitations under 42-436 (F) and reviewed as a principle permitted land use.	Flexibility
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AN ORDINANCE TO AMEND THE CODE OF ORDINANCES
OF THE CITY OF PORTAGE, MICHIGAN

BY AMENDING ARTICLE 4 ZONING OF
CHAPTER 42, LAND DEVELOPMENT REGULATIONS

THE CITY OF PORTAGE ORDAINS:

That Chapter 42 shall be amended as follows:

ARTICLE 4, ZONING, DIVISION 2 DEFINITIONS

Sec. 42-112. –DEFINITIONS, *shall be amended to read as follows, to revise the definition of a family child care home and a group child care home:*

Day care:

- (1) Family child care home: A private home that is licensed or has received a certificate of registration by the state in which one but ~~not more fewer~~ than seven ~~seven~~ ~~eight~~ minor children are received for care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. The term "family child care home" includes a home that gives care to an unrelated minor child for more than four weeks during a calendar year.
- (2) Group child care home: A private home that is licensed or has received a certificate of registration by the state in which more than ~~six~~ seven but not more than 42 ~~14~~ minor children are given care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. The term "group child care home" includes a home that gives care to an unrelated minor child for more than four weeks during a calendar year.

All other parts of Section 42-112 remain unchanged.

ARTICLE 4, ZONING, DIVISION 3 GENERAL PROVISIONS

Sec. 42-128 Lakefront Lots

Sec. 42-128 C shall be amended to read as follows, regarding fences on lakefront lots:

C. Fences on lakefront lots may be erected, but only chain link, wire, ~~wrought iron~~, split rail and/or split rail fences ~~or other similar fence design as determined by the Director~~; not higher than four feet are permitted in the rear (lake side) yard.

All other parts of Section 42-128 remain unchanged

ARTICLE 4, ZONING, DIVISION 4 ZONING DISTRICT AND DISTRICT REGULATIONS

Sec. 42-261 B-2 Community Business District

C 1.b *shall be amended to read as follows, to revise the types and heights of fencing required.*

1. Open air businesses. . . .

b. ~~The Recreational spaces recreational space providing children's amusement parks and other similar recreation shall not be located on the building end where there is an intersection of two major thoroughfares. The recreation space shall be fenced on all sides with a four-foot chain-link fence~~ **shall be fenced on all sides with a chain link, wire, wrought iron, split rail, or other similar fence designs and height as determined by the Director to provide adequate safety and aesthetic purposes.**

B. Principal Permitted Uses *shall be amended by adding new subsection 11, to read as follows:*

11. ~~Brewpubs and micro brewers, subject to the following requirements, which will be reviewed administratively~~

a. Brewery production shall not exceed 18,000 barrels per year.

b. No outdoor storage of any kind shall be permitted.

c. The use shall also include a restaurant having a minimum seating occupancy of 50 persons serving food for consumption on premises. These uses do not include those for the exclusive production and/or service of alcoholic beverages.

d. ~~An off-street loading space shall be required in the rear yard, as approved by the planning commission~~ **Director.**

C.8 ~~Brewpubs and microbrewers~~ *is deleted in its entirety and reserved for future use.*

All other parts of Section 42-261 remain unchanged

ARTICLE 4, ZONING, DIVISION 4 ZONING DISTRICT AND DISTRICT REGULATIONS

Sec. 42-262 B-3 Community Business District

B. Principal Permitted Uses *shall be amended by adding new subsection 16, to read as follows:*

16. ~~Brewpubs and micro brewers, subject to the following requirements, which will be reviewed administratively~~

a. Brewery production shall not exceed 18,000 barrels per year.

b. No outdoor storage of any kind shall be permitted.

c. The use shall also include a restaurant having a minimum seating occupancy of 50 persons serving food for consumption on premises. These uses do not include those for the exclusive production and/or service of alcoholic beverages.

d. An off-street loading space shall be required in the rear yard, as approved by the ~~planning commission~~ Director.

C.8 Brewpubs and microbrewers *is deleted in its entirety and reserved for future use.*

All other parts of Section 42-262 remain unchanged

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

Patricia M. Randall

CERTIFICATION

STATE OF MICHIGAN)
)SS
COUNTY OF KALAMAZOO)

I, Erica Eklov, 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 _____, 2023.

Erica Eklov, City Clerk

