

6:00 p.m. Call to Order.

Moment of Silence.

Pledge of Allegiance.

Roll Call.

Proclamations:

1. Announcing the Winner of the PortageTricked Out Home Contest.

A. Petitions and Statements of Citizens (3 mins. per speaker).

B. Consent Agenda:

1. Approve the City Council Meeting Minutes of the:

- a. Regular Meeting of October 22, 2024

2. Approve the Accounts Payable Register of November 6, 2024, as presented.

3. Take action to:

- a. approve a one-year contract with Blue Care Network at an estimated cost of \$2,682,962, for employee health insurance,
 - b. maintain current employer/employee cost-sharing practices by taking action to exempt the city from requirements of P.A. 152 for the 2025 medical benefits plan year,

and authorize the City Manager to execute all documents related to this action on behalf of the city.

4. Approve a one-year contract with Delta Dental Plan of Michigan for the period of January 1, 2025 – December 31, 2025, with the option of an additional renewal for a period of up to two years, and authorize the City Manager to execute all documents related to this action on behalf of the city.
5. Approve the retention of Attorney Timothy J. Orlebeke of Orlebeke Mackraz PC as special legal counsel per Section 6.6 of the City Charter and authorize the City Manager to execute all documents related to this action on behalf of the city.
6. Receive Rezoning Ordinance #24/25-3 to create new mixed-use zoning districts with development standards for the Lake Center Commercial Corridor on Portage Road and set a public hearing for December 3, 2024.
7. Approve the 2025 schedule of regular City Council meetings.
8. Adopt the Resolution to correct the Austin Lake Invasive Weed Management Program Special Assessment District.
9. Set a Committee of Whole Meeting on November 19, 2024, at 4:30 p.m. to review and discuss options related to the provision of legal services.

10. Calendar of Meetings:

- Human Services Board: Thursday, November 7 at 5:30 p.m. in Conference Room 1.
- Planning Commission: Thursday, November 7 at 7:00 p.m. in the City Council Chambers.
- ~~Zoning Board of Appeals: Monday, November 11 at 7:00 p.m. in the City Council Chambers.~~ CANCELED.
- Environmental Board: Wednesday, November 13 at 7:00 p.m. in Conference Room 1.

11. Materials Transmitted.

12. Minutes of Boards & Commissions:

- a. Zoning Board of Appeals of September 9, 2024
 - b. Environmental Board of September 11, 2024
 - c. Planning Commission of September 19, 2024
 - d. Brownfield Redevelopment Authority of September 19, 2024.
 - C. Communications:
 - D. Public Hearings:
 - 1. Subsequent to the public hearing, consider approving the PD Tentative Plan Amendment and Preliminary Condominium Plan for McConley Cove Planned Development at 1075 Bacon Avenue.
 - E. Regular Business Agenda:
 - F. Unfinished Business:
 - G. Council Committee Reports:
 - H. New Business:
 - I. Statements of City Council and City Manager.
- Adjournment.

CITY COUNCIL MEETING MINUTES FROM OCTOBER 22, 2024

Mayor Patricia Randall called the Regular Meeting to order at 06:01 PM in the Council Chambers at Portage City Hall.

ROLL CALL: Councilmembers Chris Burns, Victor Ledbetter, Nicole Miller, Terry Urban, Jihan Young, Mayor Pro Tem Jim Pearson, and Mayor Patricia Randall were present.

ABSENT: None.

ALSO PRESENT: City Manager Pat McGinnis, Chief Operating Officer Adam Herringa, Chief Development Officer Peter Dame, Assistant City Attorney Roxanne Seeber, and City Clerk Erica Eklov.

At the request of Mayor Randall, the audience observed a moment of silence to reflect on making this world a better place for our children. Following the moment of silence, the City Council recited the Pledge of Allegiance.

PROCLAMATIONS:

Red Ribbon Month: Local students read, alongside Human Services Board member Ashley Vosburgh.

Lights On After School Day 2024: Brynn Rhode of KYD Network read.

Family Court Awareness Month: Lisa M., a family court survivor, in support of Domestic Violence Awareness and Family Court Awareness with Protective Parents Michigan, read.

Rotary International 2024: Randy Orwig of Portage Rotary read the proclamation and provided a summary of Rotary efforts.

Mayor Pro Tem Pearson then introduced a Resolution of Respect recognizing Rotarian and former city board member Art Roberts for his community contributions.

PETITIONS AND STATEMENTS OF CITIZENS:

1. Alan Loveridge (23965 88th Avenue, Marcellus) provided recommendations regarding environmentally and cost-conscious restroom options.
2. Kristi Potts (6845 Oakland Drive) noted her write-in campaign for Kalamazoo Valley Community College Trustee in the November election.
3. Fred Welch (1724 Forest Drive) noted his church, Westminster Presbyterian at 1515 Helen Avenue, would be operating as a warming center for the 2024-2025 winter season.
4. Ed Sackley (10314 Archwood Drive), former Mayor Pro Tem, shared he would be meeting with Chief Operating Officer Herringa about concerns over the new Department of Public Works location on Portage Industrial Drive.
5. Carolyn Pescheck (6745 Shoreham Street) relayed compliments for the Stanwood Crossings development.

CONSENT AGENDA: Mayor Randall shared where the public can access the meeting agenda and asked if any would like an item removed from the Consent Agenda. Councilmember Burns removed Item B.4 (Kalamazoo Valley Intergovernmental Ambulance Agreement). Motion by Pearson, seconded by Young, to approve the Consent Agenda as amended. Upon a roll call vote, motion carried 7 to 0.

Approval of Minutes: Motion by Pearson, seconded by Young, to approve the City Council Minutes of the Board & Commission Interviews, as well as the Regular Meeting of October 8, 2024. Upon a roll call vote, motion carried 7 to 0.

Accounts Payable Register: Motion by Pearson, seconded by Young, to approve the Accounts Payable Register of October 22, 2024, as presented. Upon a roll call vote, motion carried 7 to 0.

BS&A Software Renewal: Motion by Pearson, seconded by Young, to approve the annual BS&A software renewal in the amount of \$76,197 and authorize the City Manager to execute all documents related to this action. Upon a roll call vote, motion carried 7 to 0.

KCCDA Lease Agreement: Motion by Pearson, seconded by Young, to approve a lease agreement with the Kalamazoo County Consolidated Dispatch Authority for the use of space located within the city-owned building located at 9246 Portage Industrial Drive and authorize the City Manager to execute all related documents on behalf of the city. Upon a roll call vote, motion carried 7 to 0.

Set Annual City Council Goal Setting Session (Retreat): Motion by Pearson, seconded by Young, to set a special meeting on Thursday, November 21, 2024, at 9:00 a.m. at Fire Station No. 1 (7830 Shaver Road) to conduct the annual City Council Goal Setting Session (Retreat). Upon a roll call vote, motion carried 7 to 0.

2024 Tax Abatement and Job Summary Reports: Motion by Pearson, seconded by Young, to receive the Annual 2024 Tax Abatement and Job Summary Reports - Information Only. Upon a roll call vote, motion carried 7 to 0.

Minutes of Boards & Commissions: Motion by Pearson, seconded by Young, to receive the minutes of the Human Services Board of September 5, 2024; and the Historic District Commission of September 4, 2024. Upon a roll call vote, motion carried 7 to 0.

Calendar of Meetings: Motion by Pearson, seconded by Young, to receive the Calendar of Meetings as presented. Upon a roll call vote, motion carried 7 to 0.

COMMUNICATIONS:

Annual Planning Commission Update: Planning Commission Vice Chair Becky Baldwin presented. Following Commissioner Baldwin's update, Councilmember Burns expressed his appreciation for the work of the Planning Commission, noting it was a volunteer position and the Commission had undergone a busy year.

Motion by Burns, seconded by Pearson, to receive the annual update by the Planning Commission as presented. Upon a voice vote, motion carried 7 to 0.

PUBLIC HEARINGS:

Stanwood Crossings Rezoning, Tentative Plan Application and Preliminary Condominium Plan: At the request of the Mayor, City Manager McGinnis summarized the City Administration's efforts to date and requested Chief Development Officer (CDO), Pete Dame, to explain the proposal. CDO Dame presented background for the project, including the changes that had been negotiated since the development was first brought forward.

Jack Gesmundo of American Village Builders spoke regarding the project offerings as the city's contracted builder. He noted the current national housing needs, providing comparative statistics on market trends, and incorporation of the Kalamazoo County Housing Millage funds. He closed by explaining the beginning steps of the project's plan. Councilmember Miller thanked Mr. Gesmundo for providing the housing cost comparison and highlighted the project's proximity to her residence.

Councilmember Urban asked Mr. Gesmundo if housing prices had increased again in the last twelve months. Mr. Gesmundo confirmed that the price of labor and materials have continued to raise construction costs and highlighted the limited availability of housing stock as many people are unwilling to move and lose to prior low interest rates. Councilmember Miller asked Mr. Gesmundo whether the group had recently re-evaluated the price point. Mr. Gesmundo responded that city staff and his staff had recently reviewed. Councilmember Miller then asked about the proposal's grouped mailbox design. Mr. Gesmundo replied that it was a current requirement of the U.S. Postal Service for any new developments and the neighborhood would be required to maintain them. Councilmember

Ledbetter asked Mr. Gesmundo regarding an HOA. Mayor Randall noted the condominium aspect.

Councilmember Miller asked CDO Dame about the failing grade for turning onto Portage Road from Woodbine Avenue noted in the proposal's traffic study. CDO Dame responded, highlighting a city option to coordinate traffic signal timing gaps to improve access onto Portage Road.

Mayor Randall opened the hearing at 7:30 p.m. As there were no comments, motion by Urban, seconded by Young, to close the public hearing. Upon a voice vote, motion carried 7 to 0. Motion by Young, seconded by Burns, to approve the Rezoning and Tentative Plan Application #24/25-2 from R-1B One Family Residential District to Planned Development (PD). Upon a roll call vote, motion carried 7 to 0.

Motion by Burns, seconded by Young, to approve the Preliminary Condominium Plan for 'Stanwood Crossings' proposed single-family residential development at 9617 Portage Road. Upon a roll call vote, motion carried 7 to 0.

Ordinance Amendment - Miscellaneous Zoning Code Updates: At the invitation of the Mayor, City Manager McGinnis deferred to CDO Dame who explained the proposal. He highlighted the goal of restoration of the swimming pool site location standards. He then discussed the refining of the definition of duplexes, as well as live/work standards, all in an effort to modernize and tighten the current code.

Mayor Randall opened the hearing at 7:35 p.m. Seeing no comments, motion by Burns, seconded by Urban, to close the public hearing. Upon a voice vote, motion carried 7 to 0. Motion by Urban, seconded by Young, to adopt Zoning Ordinance Amendment #24/25-1: Ordinance to amend various miscellaneous Zoning Code technical standards. Upon a roll call vote, motion carried 7 to 0.

REGULAR BUSINESS AGENDA:

Kalamazoo Valley Intergovernmental Ambulance Agreement: Councilmember Burns explained that he had removed the item from the Consent Agenda in order to ask additional questions, citing the city's prior ambulance contract award to LifeEMS and the importance of the service to Portage residents. City Manager McGinnis provided an initial explanation and introduced Public Safety Deputy Chief Jeff VanderWiere to provide further information.

Mayor Randall asked whether the city had noticed a change in pricing since the city's transition to contracting with LifeEMS and the loss of PrideCare ambulance. Deputy VanderWiere noted pricing had increased as a result of national inflation.

Motion by Burns, seconded by Urban, to approve participation in the Kalamazoo Valley Intergovernmental Ambulance Agreement, award a contract to LIFE EMS for Advanced Life Support (ALS) services, and authorize the City Manager to sign all necessary documents. Upon a roll call vote, motion carried 7 to 0.

COUNCIL COMMITTEE REPORTS: Councilmember Young provided an update as a member of the Small Business Committee regarding a stakeholder meeting in the Lake Center District for the city's new facade improvement program. Councilmember Miller added information about the application process.

Councilmember Burns provided a Central County Transportation Authority Board of Directors update, making particular note of the MetroLink program.

Motion by Urban, seconded by Ledbetter, to receive the reports as presented. Upon a voice vote, the motion passed 7 to 0.

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

Councilmember Ledbetter noted the upcoming Daylight Savings Time change on November 3. He closed with a reminder regarding voting in the forthcoming election.

Councilmember Miller acknowledged the Stanwood Crossings project and the process it took to reach the evening's vote. She then acknowledged several recent business grand openings, the Halloween House Decorating Contest, and the Leaf-a-Legacy City program. She closed by noting her winning a wager with Councilmember Young regarding the Portage Central High School win over Portage Northern the weekend before.

Councilmember Young acknowledged the competition with Councilmember Miller, noting she received positive feedback about the friendly competition. She then highlighted the Senior Center Bazaar and the Human Services Board Open House on November 7. She offered a reminder regarding trick-or-treating safety for Halloween. She called for supporting local organizations helping those still dealing with the effects of the May 7 tornado heading into the holiday season. She closed by urging people to take their children along when going to vote in person as a means of education. She thanked everyone for attending the meeting, including the youth presenters.

Councilmember Burns thanked those involved with the Art Roberts recognition. He noted friends with kids complimented the Monster Mash event. He closed with a push to go vote.

City Manager McGinnis highlighted the recent updates to the City Hall property.

Mayor Pro Tem Pearson noted the Stanwood Crossings' housing would only address 1/8th (12%) of the housing needs in the City of Portage, leaving more work to be done.

Mayor Randall began by highlighting the upcoming Leaf-a-Legacy event and noted the success of the recent Monster Mash event. She then provided a reminder of the Senior Center's upcoming Veterans Breakfast at the Air Zoo. Mayor Randall closed by noting the importance of voting and provided recent absent voter statistics for the city.

ADJOURNMENT: Mayor Randall adjourned the meeting at 8:08 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 November 6, 2024, 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 October 13, 2024, through October 26, 2024, and notes \$1,630,349.60 in automated clearing house payments, \$2,449,539.56 in paper checks, \$132,451.92 in auto-pay payments and \$520,988.39 in electronic payments for a grand total of \$4,733,329.47.

FUNDING: Not Applicable

Attachments: 1. Accounts Payable Register of November 6, 2024

ACCOUNTS PAYABLE REGISTER
Check Dates From: 10/13/2024 to 10/26/2024

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Check Type: ACH Transaction

Check Date	Check	Vendor Name	Description	Amount
10/18/2024	22665(A)	ADP, INC.	ADP WORKFORCE NOW	8,712.00
10/18/2024	22666(A)	FERINGA, BRANDON	REIMB-DRIVER OPERATOR ACADEMY BOOK	63.71
10/18/2024	22667(A)	HAMBRIGHT, BRANDON	REIMB EXPS-PATROL RIFLE INSTRUCTOR TR	53.44
10/18/2024	22668(A)	MACKINDER, DEVIN	REIMB-MULTI UN MICRO SD ADAPTER-CABLE ACCESS	34.99
10/18/2024	22669(A)	PATHUIS,AIDEN	REIMB-DRIVER OPERATOR ACADEMY BOOK	154.30
10/18/2024	22670(A)	SLAVIN, NATHAN	PATROL RIFLE INSTRUCTOR SCHOOL 09/30/24	40.01
10/18/2024	22671(A)	TURANZAS, EVAN	PRISONER TRANSPORT FUEL REIMBURSEMENT (H	55.00
10/25/2024	22672(A)	13 COOKIES LLC	REIMBURSEMENT FOR SNAP	7.00
10/25/2024	22673(A)	A I S CONSTRUCTION EQUIP. CO.	TINK BLADES	3,450.30
10/25/2024	22674(A)	A NEW LEAF	CITY HALL PLANT CARE	118.50
10/25/2024	22675(A)	ADVANTAGE ROOFING & EXTERIORS	KAL CO - INSTALL GUTTERS & DOWNSPOUTS	955.00
10/25/2024	22676(A)	AIRGAS USA LLC	WELDING SUPPLIES	129.10
10/25/2024	22677(A)	AKERS WOOD PRODUCTS	TORNADO - STUMP REMOVAL/DISPOSAL	2,000.00
10/25/2024	22678(A)	ALL CITY MANAGEMENT SERVICES, INC.	CROSSING GUARD CONTRACT	4,400.60
10/25/2024	22679(A)	ALL-TRONICS, INC.	SERVICE MONITORING	159.00
10/25/2024	22680(A)	ALRO STEEL CORPORATION	FABRICATION SUPPLIES	196.00
10/25/2024	22681(A)	AMAZON.COM SALES, INC.	PROG/OFC SUP-PZSC; HYDRAULIC PUMP, GLOVES-FF	1,614.12
10/25/2024	22682(A)	VOID		0.00
10/25/2024	22683(A)	AMERICAN ARBOR LLC	JUNE/STORM - REMOVAL DAMAGED TREES	2,495.00
10/25/2024	22684(A)	AMERICAN SAFETY & FIRST AID	SAFETY & FIRST AID SUPPLIES	36.00
10/25/2024	22685(A)	ANIMAL REMOVAL SERVICE, LLC	ANIMAL REMOVAL SERVICES	3,600.00
10/25/2024	22686(A)	AUNALYTICS INC	MONTHLY DISASTER RECOVERY SERVICES	1,918.00
10/25/2024	22687(A)	BAKER, STACEY	PEEP SCREENING BREAKFAST REIMB	88.03
10/25/2024	22688(A)	BAREITHER, CHAD	STRATEGIC PLANNING	2,620.83
10/25/2024	22689(A)	BENNETT, THOMAS L	REIMBURSEMENT FOR SNAP	208.00
10/25/2024	22690(A)	BEST WAY DISPOSAL, INC.	CURBSIDE RECYCLING PROG, SWEEPER DUMP DISP	76,985.78
10/25/2024	22691(A)	BLUE CARE NETWORK-GREAT LAKES	HEALTH INSURANCE	186,469.74
10/25/2024	22692(A)	BOGARD, SCOTT T	REIMB EXPS-AMERICAN TACTILE K9 CONF	152.01
10/25/2024	22693(A)	C D W GOVERNMENT, INC.	JABRA ENGAGE 65 MONO - HEADSET & ADAPTER	297.59
10/25/2024	22694(A)	CHARTER COMMUNICATIONS	CABLE TV	612.25
10/25/2024	22695(A)	CIVICPLUS	ANNUAL RENEWAL	14,596.17
10/25/2024	22696(A)	CLEAN EARTH ENVIRONMENTAL SERV	JET CLEAN SEWER LEAD	690.00

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Check Date	Check	Vendor Name	Description	Amount
10/25/2024	22697(A)	CLEAN HARBORS ENVIRONMENTAL SERVICE	BLOCK STATION MAINTENANCE	5,040.00
10/25/2024	22698(A)	COMPLETE LANDSCAPING SOLUTIONS	CONTRACT LAWN MOWING	700.00
10/25/2024	22699(A)	CONTINENTAL LINEN SERVICES	PZSC PROGRAM & ACTIVITIES SUPPLIES	47.15
10/25/2024	22700(A)	COX, ELISA ROSE	PZSC FITNESS ORIENTATIONS	420.00
10/25/2024	22701(A)	D. WOOD PLUMBING LLC	BACKFLOW REPLACEMENT COSTS	3,176.70
10/25/2024	22702(A)	DATA CONSTRUCTS LLC	DNS FAILOVER SERVICES	80.50
10/25/2024	22703(A)	DEER CONTRACTING & LANDSCAPE	RETENTION BASIN MAINTENANCE-MULT LOCS	12,490.00
10/25/2024	22704(A)	DELTA DENTAL PLAN OF MICHIGAN	DENTAL INSURANCE	20,851.68
10/25/2024	22705(A)	DEPATIE FLUID POWER CO., INC.	HYDRAULIC REPAIRS, TINK CLAW PARTS	1,168.95
10/25/2024	22706(A)	EARLE, SHELIA L	PZSC FITNESS INSTRUCTOR CHAIR YOGA, BARR	955.00
10/25/2024	22707(A)	ENGINEERED PROTECTION SYSTEMS, INC.	MONITORING SYSTEMS-MULT LOCS, CARD ACCESS	7,283.21
10/25/2024	22708(A)	ETNA SUPPLY, INC.	BATHROOM SINKS-S. WESTNEDGE PK	13,125.45
10/25/2024	22709(A)	EVERETT, CHIP	REIMB EXPS-MFIS FALL CONFERENCE	689.32
10/25/2024	22710(A)	FISHBECK THOMPSON CARR & HUBER, INC	BROWNFIELD PLAN STANDWOOD, AUSTIN LK TRAIL	6,954.15
10/25/2024	22711(A)	FOREMOST SALES COMPANY LLC	PARK FACILITY CLEANING	6,575.00
10/25/2024	22712(A)	FULL CIRCLE FARM	REIMBURSEMENT FOR SNAP, DUFB	185.00
10/25/2024	22713(A)	GORDON WATER SYSTEMS	WATER SERVICES	530.47
10/25/2024	22714(A)	GRAINGER INC	HI-VIS UNIFORM SHIRTS & SAFETY SUPPLIES	2,042.54
10/25/2024	22715(A)	GRIFFIN PEST SOLUTIONS	PEST CONTROL SERVICES	2,803.00
10/25/2024	22716(A)	HERRINGA, ADAM	REIMB EXPS-2024 ICMA CONFERENCE	1,055.88
10/25/2024	22717(A)	HERTZ, SHANNON	REIMB-NAME TAGS FOR LABOR DAY TRAINING	41.86
10/25/2024	22718(A)	INSIGHT PUBLIC SECTOR, INC.	WASABI RENEWAL, CLOUD SVCS	19,264.65
10/25/2024	22719(A)	IRISH AYRES ENTERPRISES, LLC	LANDSCAPE BED, MOVING & TRIMMING SVCS	17,390.72
10/25/2024	22720(A)	J & H OIL COMPANY	BULK FUEL DELIVERY	17,438.17
10/25/2024	22721(A)	J & H OIL COMPANY	FUEL PURCHASES	343.12
10/25/2024	22722(A)	J & J LAWN SERVICE, INC.	UTILITY MOWING, TRIMMING & WEED CONTROL	8,804.00
10/25/2024	22723(A)	JB PRINTING	SEPTEMBER PORTAGER 2024	12,096.06
10/25/2024	22724(A)	KEHOE, EDWARD J	PZSC FITNESS INSTRUCTOR TAI CHI QIGONG	415.00
10/25/2024	22725(A)	KIMBLE, BENJAMIN	REIMB EXPS-SHOOTING RECONSTRUCTION TR	25.37
10/25/2024	22726(A)	KREITNER, JAMES	REIMBURSEMENT FOR SNAP	19.00
10/25/2024	22727(A)	KURZAVA, MATTHEW STEPHEN	PZSC FITNESS INSTRUCTOR TAI CHI & PARKIN	740.00
10/25/2024	22728(A)	LAWSON PRODUCTS, INC	REPAIR & MAINTENANCE SUPPLIES	1,274.15
10/25/2024	22729(A)	LOWE'S HOME CENTER	PORTABLE LIGHTS FOR EVENTS	435.10

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10/25/2024	22730(A)	LUNGHAMER FORD OF OWOSSO, LLC	FORD 2025 POLICE INTERCEPTOR SUV	49,046.00
10/25/2024	22731(A)	MACQUEEN EQUIPMENT LLC	TRACKLESS - MAINTENANCE SUPPLIES	839.30
10/25/2024	22732(A)	MARTIN, MATTHEW	PER DIEM-LEADERSHIP FOR POL SUPERVISORS	102.50
10/25/2024	22733(A)	MATTAWAN MUSHROOM CO	REIMBURSEMENT FOR SNAP, DUFB	15.00
10/25/2024	22734(A)	MCLAUGHLIN, GARRETT	PZSC FITNESS INSTRUCTOR AGILE ADVANTAGE	160.00
10/25/2024	22735(A)	MCNALLY ELEVATOR CO.	ELEVATOR MAINTENANCE	632.97
10/25/2024	22736(A)	MIDWEST ENERGY & COMMUNICATIONS	STREETLIGHT ENERGY COSTS	317.34
10/25/2024	22737(A)	MOTOR PARTS AND EQUIPMENT CORP	REPAIR & MAINTENANCE SUPPLIES	3,545.66
10/25/2024	22738(A)	MOTOROLA SOLUTIONS, INC.	PORTABLE RADIOS	30,203.68
10/25/2024	22739(A)	MUNICIPAL EMERGENCY SERVICES INC	FIRE PFAS PPE GEAR, SCBA PARTS	132,246.27
10/25/2024	22740(A)	NASON, RICHARD	REIMB EXPS-LEADERSHIP DEV SYMPOSIUM TR	689.96
10/25/2024	22741(A)	O'REILLY AUTO PARTS	MISC AUTO SUPPLIES	14.99
10/25/2024	22742(A)	OFF THE CUFF CATERING	PZSC EVENTS, HEALTH SCREENING	1,207.00
10/25/2024	22743(A)	ONE WAY PRODUCTS	JANITORIAL SUPPLIES	1,890.60
10/25/2024	22744(A)	ONSTAFF GROUP SERVICES LLC	TEMPORARY EMPLOYEE SERVICES	8,917.41
10/25/2024	22745(A)	PARIS CLEANERS	LAUNDRY SERVICES	908.96
10/25/2024	22746(A)	PLASKO, PATRICIA MARIE	PZSC FITNESS INSTRUCTOR BE MOVED II	480.00
10/25/2024	22747(A)	PRECISION PRINTER SERVICES INC	PRINTER SUPPORT SERVICES	741.19
10/25/2024	22748(A)	PREIN & NEWHOF	ENGINEERING SVCS-COOLEY DR RECONSTRUCTION	40,273.14
10/25/2024	22749(A)	PRINTING SERVICES INC	PRINTING SERVICES	681.25
10/25/2024	22750(A)	ROAD EQUIPMENT PARTS CENTER	PARTS & MAINTENANCE SUPPLIES	1,652.10
10/25/2024	22751(A)	ROE-COMM, INC.	MISC RADIO SERVICES	130.00
10/25/2024	22752(A)	ROSE, SANDRA K.	PZSC FITNESS INSTRUCTOR CARDIO DRUMMING	400.00
10/25/2024	22753(A)	SAFETY COMPANY, LLC	GLOBAL M3 STREET SWEEPERS	593,988.00
10/25/2024	22754(A)	SARKOZY BAKERY LLC	REIMBURSEMENT FOR SNAP	49.00
10/25/2024	22755(A)	SHINY BRITE WASHING SYSTEMS LLC	VEHICLE CAR WASHES	368.98
10/25/2024	22756(A)	SIMPLIFILE LLC	DOCUMENT RECORDING	166.25
10/25/2024	22757(A)	SMITH DAWSON & ANDREWS, INC.	FEDERAL ADVOCACY SERVICES	5,000.00
10/25/2024	22758(A)	STOUT, MELISSA JOY	PZSC FITNESS INSTRUCTOR CHAIR YOGA, BARR	600.00
10/25/2024	22759(A)	TANNER, STEVE	REIMB EXPS-MFIS FALL CONFERENCE	689.32
10/25/2024	22760(A)	TELUS COMMUNICATIONS (U.S.) INC	SKYHAWK GPS ACCESS/SERVICE FEES	851.45
10/25/2024	22761(A)	TMK WORLDWIDE, LLC	METER SERVICE	1,099.98
10/25/2024	22762(A)	TOMSIC, MATTHEW	REIMB EXPS-AMERICAN TACTICAL K9 CONF	207.95

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10/25/2024	22763(A)	TREYSTAR HOLDINGS, LLC	BROWNFIELD SUM 24	25,223.30
10/25/2024	22764(A)	TRUCK & TRAILER SPECIALTIES	VEHICLE PARTS & MAINTENANCE	463.31
10/25/2024	22765(A)	UNITED PETROLEUM	GAS AND DIESEL PUMP SUPPLIES	230.00
10/25/2024	22766(A)	VEOLIA WATER CONTRACT OPERATIONS	UTILITY SYS OPERATION, WATER SYSTEM CHEM	235,228.09
10/25/2024	22767(A)	VERMEER, JEREMIAH	REIMB EXPS-EMERG RESP ACCIDENTS/LIVESTOCK TR	75.00
10/25/2024	22768(A)	VIRIDIS DESIGN GROUP	A&E EAST CENTRAL TRAIL	6,000.00
10/25/2024	22769(A)	WADE, CALLIE	REIMB-NOTARY APPLICATION FEES	20.17
10/25/2024	22770(A)	WARNER NORCROSS & JUDD LLP	LEGAL SERVICES	520.00
10/25/2024	22771(A)	WENTWORTH, JORDAN	BLANK REVOLVER FOR K9 UNITS TRAINING	569.17
10/25/2024	22772(A)	WIGHTMAN	ENG SVCS-PORTAGE RD RESIDENTIAL PLANNED DEV	3,000.00
10/25/2024	22773(A)	WOLVERINE POWER SYSTEMS	FIRE FACILITY MAINT, GENERATOR MAINT	3,351.90
10/25/2024	22774(A)	XEROX CORPORATION	XEROX COPIER FEES	178.74
Total ACH				1,630,349.60

Check Type: Paper

10/18/2024	328910	AT&T	ELECTRONIC COMMUNICATIONS	1,237.20
10/25/2024	328911	A BETTER WAY TREE CARE LLC	TREE REMOVAL SERVICES	6,000.00
10/25/2024	328912	ALERT-ALL CORP.	FIRE OPERATING SUPPLIES	618.00
10/25/2024	328913	ALLEGRA PRINT & IMAGING	PRINTING SERVICES	4,305.91
10/25/2024	328914	ALLIED MECHANICAL SERVICE	HVAC SERVICES-MULT LOCS	4,533.60
10/25/2024	328915	ALTA EQUIPMENT CO.	REPAIR/MAINTENANCE PARTS	332.04
10/25/2024	328916	ASCENSION BORGESS HOSPITAL	PHYSICAL EXAMS	673.00
10/25/2024	328917	BAILEY'S MEATS	REIMBURSEMENT FOR SNAP	109.00
10/25/2024	328918	BAILEY, KARA	REIMB-NOTARY BOND AND FEES	65.00
10/25/2024	328919	BALKEMA CONSTRUCTION, INC.	LAKEVIEW PARK PH 1 CONSTRUCTION	166,500.00
10/25/2024	328920	BELL, DAVID L	REPLACE STOCK OF PICKLEBALL/TENNIS POSTS	2,465.00
10/25/2024	328921	BLAIN SUPPLY, INC.	COLD WEATHER BIBS	1,444.90
10/25/2024	328922	BONAMEGO, LOUIS	REIMBURSEMENT FOR SNAP, DUFEB, SPF	320.00
10/25/2024	328923	BORLIK, JOHN	PZSC TRIP DEPARTMENT REFUND 24.10.13	270.00
10/25/2024	328924	BRADY, LAURA	PZSC REFUND FROM HOLIDAY BAZAAR	40.00
10/25/2024	328925	BRONNER DISPLAY & SIGN ADVERTISING	FIR WREATHS, CHRISTMAS DEER	1,288.80
10/25/2024	328926	BRONSON HEALTHCARE GROUP	LEGAL BLOOD DRAWS	400.00
10/25/2024	328927	BROWN, ANDRICK & MARIAH	PZSC TRIP DEPT REFUND 24.10.13	270.00

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Check Date	Check	Vendor Name	Description	Amount
10/25/2024	328928	BRUSH, BENJAMIN	REIMBURSEMENT FOR SNAP	306.00
10/25/2024	328929	CAMBURN, JENNIFER	SCHRIER PARK BUILDING DEPOSIT REFUND	150.00
10/25/2024	328930	CAMPBELL, ANN	PZSC TRIP DEPT REFUND 24.10.13	270.00
10/25/2024	328931	CHICAGO TITLE OF MICHIGAN, INC.	CDBG TITLE SEARCH	150.00
10/25/2024	328932	CHILCOTE, SARA KAY	REIMBURSEMENT FOR SNAP	128.00
10/25/2024	328933	COMPLETE TEAM OUTFITTER, INC.	DOG TENNIS BALLS-PAWS & PUMPKINS	310.00
10/25/2024	328934	DAVE'S CONCRETE PRODUCTS, INC.	CONCRETE FOR STATION 1 DRAIN PROJ	3,483.00
10/25/2024	328935	DONLEY, TRACI	SCHRIER PARK BUILDING DEPOSIT REFUND	150.00
10/25/2024	328936	DRIESEN & ASSOCIATES INC	CONSTRUCTION MATERIAL TESTING & INSPECTION	4,108.75
10/25/2024	328937	DUTCHMAN ORCHARDS, LLC	REIMBURSEMENT FOR SNAP, DUFB	433.00
10/25/2024	328938	ELECTION SOURCE	LED VOTING BOOTH LIGHTS FOR PRECINCTS	250.04
10/25/2024	328939	EMERGENCY VEHICLE PRODUCTS	FIRE APPARATUS MAINT	15,306.93
10/25/2024	328940	EMERY FOODS LLC	REIMBURSEMENT FOR SNAP	23.00
10/25/2024	328941	ENVIRONMENTAL RESOURCES GROUP, LLC	STORM WATER MONITORING PROG	4,944.44
10/25/2024	328942	FISH WINDOW CLEANING	PZSC WINDOW CLEANING SVCS	2,200.00
10/25/2024	328943	FLETCHER ENTERPRISES	CITY HALL - PAINTING BY TRELIS	3,944.00
10/25/2024	328944	GALE, ELSIE	PZSC TRIP DEPT REFUND 24.10.13	135.00
10/25/2024	328945	GALLS PARENT HOLDINGS, LLC	RANGER UNIFORMS	13.80
10/25/2024	328946	GORDON FOOD SERVICE	PZSC OPERATING & PROGRAM SUPPLIES	125.93
10/25/2024	328947	GROTHAUSE, DAVID	REIMBURSEMENT FOR SNAP	46.00
10/25/2024	328948	HAENICKE INSTITUTE FOR GLOBAL EDU	PZSC FITNESS INSTRUCTOR TAI CHI	600.00
10/25/2024	328949	HELIOS SOLAR LLC	CITY HALL SOLAR INSTALLATION	433,929.00
10/25/2024	328950	HILL, TODD ROGER	LEADERSHIP FOR POLICE SUPERVISORS REG	595.00
10/25/2024	328951	HOLLISTER, CLAY	WESTFIELD SOFTBALL DEPOSIT REFUND	100.00
10/25/2024	328952	HOME DEPOT	REPAIR & MAINTENANCE SUPPLIES	183.00
10/25/2024	328953	VOID		0.00
10/25/2024	328954	ID NETWORKS, INC.	FINGERPRINT MACHINE MAINT	4,214.00
10/25/2024	328955	IPUSA PORTAGE 1	2024 SUMMER BROWNFIELD CAPTURE IPUSA	150,166.40
10/25/2024	328956	J & J LOCKSMITHS	PZSC LOCKSMITH FOR LOCKERS	237.24
10/25/2024	328957	JOHN BALL ZOO	ZOO TO YOU - TRAVEL ZOO	249.00
10/25/2024	328958	JUAN'S TREE REMOVAL LLC	BOULDER RETAINING WALL - COOLEY DRIVE	33,810.00
10/25/2024	328959	JUST MOVE FITNESS AND MORE	PZSC PROGRAM EVENT	1,728.00
10/25/2024	328960	KALAMAZOO LANDSCAPE SUPPLIES	LAWN RESTORATION/TOP DIRT	244.50

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Check Date	Check	Vendor Name	Description	Amount
10/25/2024	328961	KZOO TIRE COMPANY	POLICE VEHICLE REPAIR/ MAINTENANCE	19.50
10/25/2024	328962	LARAQUE, DENISE	LEGACY SAXOPHONE MUSICIAN	350.00
10/25/2024	328963	LED LIGHTING WHOLESALE INC.	FLOOD LIGHTS	78.51
10/25/2024	328964	LEMP, JUDY	PZSC TRIP DEPT REFUND 24.10.13	135.00
10/25/2024	328965	LITWILLER, PATRICIA	PZSC TRIP DEPT REFUND 24.10.13	145.00
10/25/2024	328966	LOHRBERG, RUNE	PARKS & RECREATION BUILDING DEPOSIT REF	150.00
10/25/2024	328967	LOVERS LANE PROPERTIES LLC	2024 SUMMER BROWNFIELD DISBURSEMENT	13,028.46
10/25/2024	328968	MCCLURE, BRIAN	PZSC CONCERT ENTERTAINMENT	100.00
10/25/2024	328969	MCDONALD'S TOWING & RESCUE, INC.	POLICE TOWING SERVICES	45.00
10/25/2024	328970	MDSA	PZSC MDSA FALL CONFERENCE REG	100.00
10/25/2024	328971	MEDLER ELECTRIC COMPANY	LAKEVIEW PARK SITE LIGHTING SUPPLIES	8,896.95
10/25/2024	328972	MENARDS	HI-VIS SHIRTS, SAFETY & BLDG SUPPLIES	316.14
10/25/2024	328973	MICH ECONOMIC DEVELOPERS ASSOC	FALL CONFERENCE REGISTRATION	135.00
10/25/2024	328974	MICH MUNICIPAL POLICE & FIRE REPAIR	POLICE VEHICLE REPAIR & MAINTENANCE	1,310.32
10/25/2024	328975	MLIVE MEDIA GROUP	LEGAL NOTICES & AFFIDAVITS	1,853.37
10/25/2024	328976	MORAN, DAVID	REIMBURSEMENT FOR IRRIGATION DAMAGES	902.59
10/25/2024	328977	MULDER'S NURSERY LLC	REPLACEMENT ROW TREES	1,294.98
10/25/2024	328978	NEXGEN CONSTRUCTION, LLC	EAST CENTRAL TRAIL CONSTRUCTION	100,665.00
10/25/2024	328979	NOREGON SYSTEMS LLC	HEAVY DUTY TRUCK CODE SCANNER - RENEWAL	3,599.00
10/25/2024	328980	OFFICE DEPOT, INC.	OFFICE SUPPLIES	1,068.25
10/25/2024	328981	PENCHURA, LLC	LAKEVIEW & LEXINGTON GREEN PARK SHELTERS	183,632.52
10/25/2024	328982	PETERMAN CONCRETE CO.	FIRE ST DRAIN PROJ, CONCRETE CEMETERY	492.68
10/25/2024	328983	PETTY CASH-DANA FAIR	REPLENISHMENT CHECK	533.52
10/25/2024	328984	PIERLUISSI VENTURES, LLC	PZSC ART INSTRUCTOR BOHO MIRROR	275.00
10/25/2024	328985	PLUMMER'S ENVIRONMENTAL SERVICES	LOCAL STREETS STORM SEWER CLEANING	43,087.86
10/25/2024	328986	PORTAGE PUBLIC SCHOOLS (TRANS)	FISH CAMP BUS TRIP- VANDAM'S POND	225.06
10/25/2024	328987	PRICE, JILL	PZSC TRIP DEPT REFUND 24.10.13	135.00
10/25/2024	328988	PRYOR, AUGUSTA	SCHRIER PARK BLD DEPOSIT REFUND	150.00
10/25/2024	328989	PURITY CYLINDER GASES, INC	WELDING SUPPLIES	255.00
10/25/2024	328990	RATHCO SAFETY SUPPLY, INC.	CONES & BASES FOR PARKING, SIGNS	2,357.50
10/25/2024	328991	RENTER, HEATHER	STUART MANOR DEPOSIT REFUND	150.00
10/25/2024	328992	RJO MECHANICAL	BUS SIGN & LIGHT POLE RELOCATION/REFURBISH	14,175.00
10/25/2024	328993	ROLLER, TROY	SOFTBALL FIELD FEES & DEPOSIT REFUND	310.00

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10/25/2024	328994	SACKETT'S FIREPLACE LLC	PZSC - FIREPLACE REPAIR/SERVICE	245.00
10/25/2024	328995	SAFE HIRING SOLUTIONS	SCHOOL RESOURCE OFFICER APP FEE	250.00
10/25/2024	328996	SCHULTZ, GREGORY	LAKEVIEW SOFTBALL DEPOSIT REFUND	160.00
10/25/2024	328997	SCHUPAN & SONS, INC.	FIRE FACILITIES	628.10
10/25/2024	328998	SCHURING JR CO, JOHN	TWO NOTARY BOND FEES	90.00
10/25/2024	328999	SDV DEVELOPMENT, LLC	BD BOND REFUND	8,631.00
10/25/2024	329000	SHAMBAUGH & SON, LP	FIRE FACILITY MAINT-SPRINKLER REPAIRS	4,445.00
10/25/2024	329001	SHUGARS, RAY S.	LEGACY - SCOTTS PIG ROAST FOOD CATERING	1,165.00
10/25/2024	329002	SITEONE LANDSCAPE SUPPLY LLC	PARKS IRRIGATION REPAIR SUPPLIES	16.74
10/25/2024	329003	SODA, BARB	PZSC TRIP DEPT REFUND 24.10.13	135.00
10/25/2024	329004	SPECTRUM PRINTERS, INC.	ELECTION SUPPLIES	5,619.90
10/25/2024	329005	SPIRIT SHOPPE, INC.	FIRE UNIFORMS	146.00
10/25/2024	329006	STATE OF MICHIGAN (DOT)	MDOT-ROAD CONSTRUCTION PRJS-MULT LOCS	1,089,858.13
10/25/2024	329007	STATE SYSTEMS RADIO, INC	PARKS & RECREATION RADIOS	1,985.48
10/25/2024	329008	STEENSMA LAWN & POWER EQUIPMENT	LEAF PICKUP & MAINT SUPPLIES	1,098.84
10/25/2024	329009	STEK, STANLEY J.	AUSTIN LAKE TRAIL LEGAL SERVICES	13,524.00
10/25/2024	329010	SUNBELT RENTALS, INC.	SOLAR LIGHT RENTAL	1,059.25
10/25/2024	329011	SWANK MOTION PICTURES, INC.	JULY AUG MOVIE IN THE PARK & MOMASH MOVIE	450.00
10/25/2024	329012	TCL TEXAS CORNERS LLC	PZSC FALL PAIRINGS	233.20
10/25/2024	329013	TEAM SUPPORT SERVICES, LLC	RECORDS MANAGEMENT & STORAGE	595.40
10/25/2024	329014	THE ALS ASSOCIATION	GRAIN ELEVATOR DEPOSIT REFUND	150.00
10/25/2024	329015	THIEL, DAVID	PZSC TRIP DEPT REFUND 24.10.13	135.00
10/25/2024	329016	TRUGREEN AND ACTION PEST CONTROL	HERBICIDE APPLICATIONS-MULT LOCS	5,539.06
10/25/2024	329017	UNITED PARCEL SERVICE	UPS WEEKLY	6.00
10/25/2024	329018	VANDER ROEST, DAN	MSHDA-REPLACE ROOF, GUTTERS & SIDING	21,945.00
10/25/2024	329019	VERIZON WIRELESS	WIRELESS CARDS	390.22
10/25/2024	329020	VK ENDEAVOURS LLC	PROFESSIONAL CONSTRUCTION ENG SVCS	28,454.00
10/25/2024	329021	W MICH CRIMINAL JUSTICE TRAINING CO	FALL DISTRIBUTION FOR TRAINING	4,332.84
10/25/2024	329022	WASHCO, LLC	POWER WASHING - GRAFFITI REMOVAL	250.00
10/25/2024	329023	WEDEL'S INC.	RIGHT OF WAY TREE PLANTING	2,808.33
10/25/2024	329024	WESTERN MICHIGAN UNIVERSITY	CTC LICENSES FEES	2,400.00
10/25/2024	329025	WILD, JED	REIMB EXPS-EMU FIRE STAFF & COMMAND SCHOOL	714.00
10/25/2024	329026	WILLIAMS & WORKS	ENG SVCS-ANGLING ROAD RECONSTRUCTION	15,355.38

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Check Date	Check	Vendor Name	Description	Amount
10/25/2024	329027	WILLIAMS, ROBIN	PZSC TRIP DEPARTMENT REFUND 24.12.4	155.00
10/25/2024	329028	WOLVERINE COACH	FIBER GLASS CAB, RUNNING BOARDS-POL VEH	3,190.00
Total Paper Checks				2,449,539.56
Check Type: Auto-Pay Payments				
10/16/2024		MISSIONSQUARE	EMPLOYER RETIREMENT CONTRIBUTIONS	77,542.91
10/16/2024		CONSUMERS ENERGY	GAS-ELECTRIC	238.64
10/17/2024		CONSUMERS ENERGY	GAS-ELECTRIC	18.96
10/18/2024		MISSIONSQUARE	EMPLOYER RETIREMENT CONTRIBUTIONS	51,924.64
10/22/2024		CITY OF PORTAGE	WATER/SEWER BILLING	2,449.52
10/25/2024		CONSUMERS ENERGY	GAS-ELECTRIC	277.25
Total Auto-Pay Payments				132,451.92
Check Type: Electronic Payments				
10/15/2024		MULTIPLE	IAFF, PPCOA, PPOA, UAW PENSION PAYMENTS	123,559.21
10/18/2024		MULTIPLE	WEEKLY TAX DISBURSEMENT 10/11/24	202,515.48
10/25/2024		MULTIPLE	WEEKLY TAX DISBURSEMENT 10/18/24	194,913.70
Total Electronic Payments				520,988.39
Grand Total				4,733,329.47

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Health Insurance Contract Renewals

SUPPORTING PERSONNEL: Shannon Hertz, Director of Human Resources

ACTION RECOMMENDED: Take action to:

- a. approve a one-year contract with Blue Care Network at an estimated cost of \$2,682,962, for employee health insurance,
- b. maintain current employer/employee cost-sharing practices by taking action to exempt the city from requirements of P.A. 152 for the 2025 medical benefits plan year,

and authorize the City Manager to execute all documents related to this action on behalf of the city.

The City of Portage provides health insurance to all full-time non-union and union personnel as part of an overall comprehensive benefit package which is key to attracting and retaining quality employees. Currently, city employees may enroll in health insurance specific to employee groups, offered through Blue Cross Blue Shield (BCBSM) of Michigan Community Blue or Blue Care Network (BCN).

Current health insurance contracts with BCBSM of Michigan and BCN expire on December 31, 2024. As part of the health insurance contract renewal process for the 2025 plan year, the city was advised of increases in premiums for all employee plans.

Premium changes (excluding taxes and fees) are as follows:

BCN \$500/20%	IAFF and UAW	24.37%
BCN HDHP	IAFF, PPCOA, PPOA, UAW	25.23%
BCN HDHP	Department Head & Non-Union	25.52%
BCN \$500/20%	Department Head & Non-Union	24.60%
BCN \$500/0%	PPCOA, PPPOA and UAW	24.35%
BCBSM HDHP	IAFF	26.18%
BCBSM HDHP	Department Head & Non-Union	26.93%

The state health insurance premium caps for 2025 increased by .2%. An estimated increase of \$2,125.09 in taxes and fees from the prior year is anticipated for the 2025 plan year, bringing the total estimated cost to \$14,040.52 based on current enrollment.

Current State Insurance Premium Caps		2025 State Insurance Premium Caps	
Single Coverage	\$ 7,702.85	Single Coverage	\$ 7,718.26
2 Person Coverage	\$16,109.06	2 Person Coverage	\$16,141.28
Family Coverage	\$21,007.83	Family Coverage	\$21,049.85

As a result of the increased BCBSM premiums received during the renewal process, and as a requirement of P.A. 106, the city took action to solicit additional carriers, United Healthcare and Priority Health. Priority Health declined to quote the city, and no response was received from United Healthcare.

The City Administration decided to eliminate the BCBSM high deductible health plan (HDHP) plan currently offered to Department Head, Non-Union, and IAFF employees, and the BCN \$500/20% plan currently offered to the UAW due to significant cost to employees and offer a lower premium BCN HDHP Point-of-Service (POS) and health savings account (HSA) option to all full-time employees, while continuing to offer the current BCN \$500/20% to Department Head, Non-Union and IAFF employees as a traditional HMO option, BCN \$500/0% contractual plan to PPCOA, PPOA and UAW employees, and the current BCN HDHP and HSA option.

The new lower premium BCN HDHP Point-of-Service (POS) and health savings account (HSA) plan option offers comparable coverage to existing plans while at the same time resulting in little to no increased monthly premiums for employees. Without offering this plan, employees would have to shoulder the burden of the over 20% increases. With the new offering, the premiums are significantly lowered, allowing the city to continue the practice of contributing to employee HSA accounts. With regard to cost to the city itself, the city is limited to the .2% state cap increase along with the taxes identified above. In short, the cost to the city of providing health care to employees is of minimal increase over last year.

It is recommended that City Council approve one-year contracts with Blue Care Network for employee health insurance. Estimated contract costs are as follows: BCN - \$2,682,962 with \$2,742,857 paid by the city (including HSA contributions).

In 2013, the state legislature amended Public Act 152 to expand the definition of “medical benefit plan cost” to include the amounts public employers pay directly or indirectly for taxes and fees associated with health insurance. Based upon this action, the costs for taxes and fees would have had to be passed directly to employees. P.A. 152 also provides that an exemption to the requirements of the act can be exercised for the next succeeding year by a two-thirds vote of the City Council. As such, the Council took action in December 2013 to exempt the city from P.A. 152 beginning with the 2014 plan year, permitting the city to continue to pay up to the caps for health insurance premiums and pay the costs associated with taxes and fees. With the exception of not passing along the cost of healthcare-related taxes to employees, all other aspects of P.A. 152 continue to be complied with. This same action has been repeated in successive years.

It is recommended that City Council again take action to exempt the city from P.A. 152 for the 2025 plan year and allow the city to pay up to the state caps in premiums or HSA contributions, plus the associated taxes and fees. If approved, this action will simply enable a continuation of current practice in conformance with P.A. 152 as originally enacted in 2011.

FUNDING: Funds have been budgeted and are available to support the cost of employee health insurance coverage for the balance of the current fiscal year. Funds will be budgeted for Fiscal Year 2025-2026.

Attachments: None

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Delta Dental Plan of Michigan Insurance

SUPPORTING PERSONNEL: Shannon Hertz, Director of Human Resources

ACTION RECOMMENDED: Approve a one-year contract with Delta Dental Plan of Michigan for the period of January 1, 2025 – December 31, 2025, with the option of an additional renewal for a period of up to two years, and authorize the City Manager to execute all documents related to this action on behalf of the city.

The City of Portage provides dental insurance to all full-time employees as part of negotiated labor agreements and the non-union fringe benefit package. Dental benefits include basic (diagnostic, preventative, radiographs, oral surgery, endodontic, periodontic, and restorative services), prosthodontic (services and appliances such as bridges, partial and complete dentures that replace missing natural teeth), and orthodontic (services, treatment, and procedures required for the correction of malpositioned teeth) to age 19.

The city has contracted with Delta Dental Plan of Michigan for these benefits since 1977 and the current one-year contract will expire on December 31, 2024. City staff was able to negotiate a one-year contract renewal with no increase in premiums and no change in coverage. Based on current enrollment, the total cost of the one-year contract renewal is estimated to be \$250,220. Delta Dental has provided excellent customer service to city staff over the life of the contract. Therefore, it is recommended that Council approve a one-year contract with Delta Dental Plan of Michigan for the period of January 1, 2025 – December 31, 2025, with the option of an additional renewal for a period of up to two years, and authorize the City Manager to execute all documents related to this action on behalf of the city.

FUNDING: Funds have been included in the 2024-2025 fiscal year budget to cover the cost of employee benefits. Funds will be budgeted for Fiscal Year 2025-2026.

Attachments: None

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Retention of Special Counsel

SUPPORTING PERSONNEL: Catherine Kaufman, City Attorney

ACTION RECOMMENDED: Approve the retention of Attorney Timothy J. Orlebeke of Orlebeke Mackraz PC as special legal counsel per Section 6.6 of the City Charter and authorize the City Manager to execute all documents related to this action on behalf of the city.

Under Section 6.6 (h) of the City Charter, upon the City Council's initiative, the Council "may provide for an assistant to the City Attorney and retain special legal counsel to handle any matter in which the city has an interest, or assist the City Attorney in connection therewith." Attorney Tim Orlebeke has specialized expertise in establishing Community Land Trusts. The City Attorney recommends adding someone with this background to assist with the establishment and operation of a Portage Community Land Trust in conjunction with the Stanwood Crossings development. It is therefore recommended that Council approve the retention of Attorney Timothy J. Orlebeke of Orlebeke Mackraz PC as special legal council per Section 6.6 of the City Charter and authorize the City Manager to execute all documents related to this action on behalf of the city.

The firm will charge a \$1,000 retainer fee, \$350 per hour for attorney time and \$175 per hour for paralegal time.

FUNDING: Special counsel will charge an hourly rate which will be rolled into the Stanwood Crossings project.

Attachments:

1. Portage Letter
2. Orlebeke engagement agreement

ORLEBEKE MACKRAZ_{PC}

~ A T T O R N E Y S A T L A W ~

October 30, 2024

Peter Dame
Chief Development Officer
City of Portage
7900 South Westnedge Avenue
Portage, MI 49002

delivered electronically to: damep@portagemi.gov

Re: Legal Services

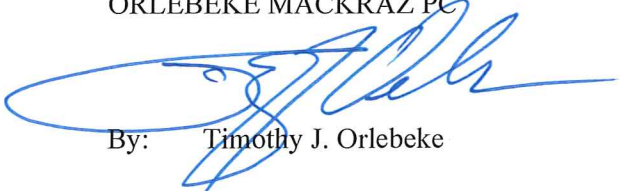
Dear Mr. Dame:

Together with this correspondence, I am sending you our proposed Engagement Agreement for legal services related to the City of Portage's proposed Community Land Trust development. We are excited to work with you and bring some relevant credentials: I have advised and consulted with several nonprofit organizations and governmental entities throughout the state about prospective community land trust developments. Currently we are working on multiple developments, including one that consists of 42 new single family homes in a new neighborhood in Grand Rapids, and others that are in the development pipeline. My background in CLT's consists of several years of study beginning in 2019 with Burlington Associates in Vermont, one of the biggest and most successful CLT entities in the country, as well as training and discussion with the City of Lakes CLT in Minneapolis, another creative, long-term CLT developer. I have drafted all the documents and participated in the program design for CLT development, and worked with lenders, governmental agencies, various local, state, and national funding sources, and other stakeholders. My team consists of myself, Willard G. Moseng, former deputy director of legal affairs at MSHDA who was part of a statewide CLT legal task force over 10 years ago, Lindsay Melancon, an associate at this firm who has been deeply involved in the closing process and closings for the current active CLT, and paralegals, Jill Colthorp and Hannah Cederquist, who collectively have over 25 years of experience working with me on affordable housing development. In addition, I regularly engage several development consultants who work extensively in the area of CLT development. I believe that our expertise will meet your needs.

If you or others in the City have any questions about the Engagement Agreement or wish to further discuss our possible engagement, please feel free to contact me at your convenience.

Very truly yours,

ORLEBEKE MACKRAZ PC

By:  Timothy J. Orlebeke

Cc: Catherine Kaufman

ENGAGEMENT AGREEMENT

THIS AGREEMENT is made as of November 6, 2024, by and between the City of Portage, a Michigan municipal corporation, hereinafter referred to as “Client”, and Orlebeke Mackraz PC, hereinafter referred to as “Attorney”.

WHEREAS, Client desires to employ Attorney to consult and advise the Client about its proposed development of homes using the Community Land Trust model of ownership and affordability, and Client understands and agrees that this representation does not include representation for any unrelated issues, if any now exist or arise in the future.

NOW, THEREFORE, Client and Attorney agree as follows:

DESCRIPTION OF WORK

Attorney hereby agrees to provide comprehensive legal and, as appropriate and requested, consulting services related to the Client’s prospective development of a new residential neighborhood consisting of approximately 45 single-family homes that are developed using the Community Land Trust (“CLT”) model, a limited equity homeownership model designed to provide affordable homeownership opportunities for buyers whose income is between 80% and 120% of area median income. In consultation with Client, and as requested, Attorney will provide the following services:

1. As necessary, advise and assist Client in the creation of ownership and/or management entities for the proposed development.
2. Advise about development and application of homebuyer eligibility and selection materials.
3. Develop strategies and materials to advise prospective buyers about the benefits and responsibilities of homeownership.
4. Develop detailed stewardship policies and procedures to establish and preserve the quality, stability, and continued affordability of the development.
5. Work to structure debt financing, subsidies and grants, and prepare and update development capital and management/operating budgets in accordance to meet affordable housing goals.
6. Assist in the creation and/or refinement of the development and operating financial projections.
7. Work with local stakeholders, including lenders and other nonprofits regarding the mission, activities and benefits of a community land trust.
8. Draft and/or review significant legal documents related to the CLT development and provide comments, opinions, and advice regarding those documents.
9. Provide such additional advice and counsel as may be appropriate and requested, and that is

within the scope of this engagement.

FEES, COSTS, AND EXPENSES

1. Client hereby retains Attorney to take all actions that may be necessary to reasonably represent Client in regard to this matter and agrees to pay Attorney a retainer fee of One Thousand AND 00/100 Dollars (\$1,000.00) which shall be credited against the overall fee in this matter. Client authorizes Attorney to withdraw funds from any retainer fee which may be deposited in Attorney's IOLTA account to pay costs and fees as they are incurred. Client agrees to replenish the retainer if and when it is exhausted, upon Attorney's request.

2. Timothy J. Orlebeke shall be the lead attorney in this matter. He will or may be assisted by other members of the team, including Willard G. Moseng, Lindsay Melancon, Hannah Cederquist, and Jill Colthorp. Client agrees to compensate attorneys at the rate of \$350.00 per hour, and paralegals at \$175.00 per hour, together with costs and expenses incurred, as itemized and generally billed on a monthly basis. The balances shown on the statements are due and payable within 30 days following the receipt of the billing statement. Client has the responsibility of promptly discussing with Attorney charges or amounts that Client disputes or about which Client has questions.

3. Client understands that it is impossible to determine in advance the amount of time that will be needed to complete Attorney's work. If requested to do so by Client, Attorney will attempt to provide Client a range within which the fee may fall, but this estimate, or any other estimate of fees made during the course of representation, should not be construed as being a minimum or maximum of the possible charge resulting from the services rendered. Attorney will keep an accounting of time spent related to this matter. The minimum unit of time billed for Attorney services under this Agreement will be two tenths of an hour (.2).

4. Client agrees to reimburse and hold Attorney harmless for all costs, disbursements, and expenses Attorney incurs in handling Client's matter. Costs and expenses may include but are not limited to: postage, copy charges, and mileage at the rate then established by the IRS as a mileage allowance for deduction purposes.

5. Client may be billed directly by the provider of services for any cost that exceeds \$100.00, and Client agrees to pay all such costs promptly.

6. Costs and expenses will be added to the monthly statement for attorney services and shall be subject to the terms of paragraph 2 above.

WITHDRAWAL OR DISCHARGE OF ATTORNEY; COLLECTION OF FEES

7. Client may discharge Attorney at any time on presentation of written notice. However, the discharge will not affect Client's obligation to pay for all services rendered and all costs incurred on Client's behalf.

8. Client understands that the Michigan Rules of Professional Conduct allow Attorney to withdraw from representation of Client in a number of situations, including the following:

- (a) Client insists on pursuing a course of action that Attorney considers repugnant or imprudent; or

- (b) Continued representation will result in an unreasonable financial burden on Attorney or has been rendered unreasonably difficult by Client.

POWERS AND DUTIES

9. Attorney will represent Client's interests and will perform all services to complete its representation in a prompt and efficient manner to the best of Attorney's ability, and Client will cooperate fully with Attorney in resolving the matter that is subject of this Agreement. Attorney shall regularly communicate with Client, will attend meetings as requested, will keep Client informed of the progress of this matter, and will provide Client with copies of all important papers coming in and going out of the office, including correspondence, pleadings and other court documents. Client will inform Attorney of any changes in circumstances, including a change of address. Client will identify the individual(s) who will be the Attorney's principal point(s) of contact with Client.

ATTORNEY'S RETENTION OF CLIENT'S FILE

10. At the conclusion of representation, Client is entitled to the contents of Client's file except for Attorney's personal notes and work product, upon request. Attorney will keep electronic copies of all file materials and destroy originals, except for documents where an original is certain to be needed in the future. If Client chooses to leave all or part of the file in Attorney's possession, Attorney has the authority to destroy Client's file, including electronic copies of the file, without notice to Client, 2 years after the matter is settled, dismissed, or otherwise resolved, or Attorney closes the file. By signing this Agreement, Client agrees with this file retention policy.

UNDERSTANDING OF AGREEMENT

11. Client acknowledges that Client has read and reviewed this entire Agreement and understands its contents. Client agrees to abide by the terms and conditions and acknowledges receipt of a copy of this Agreement.

City of Portage, a Michigan municipal corporation

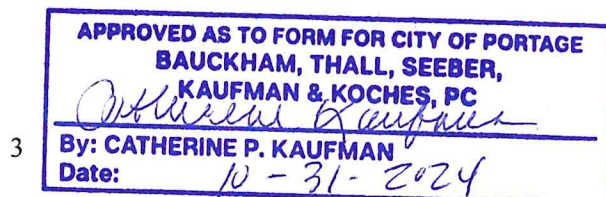
Dated: _____, 2024

By: _____
Its: Authorized Signer

Orlebeke Mackraz PC, a
Michigan professional corporation

Dated: _____, 2024

By: Timothy J. Orlebeke
Its: President



TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Lake Center Commercial Corridor Mixed-Use Zoning Districts

SUPPORTING PERSONNEL: Peter Dame, Chief Development Officer

ACTION RECOMMENDED: Receive Rezoning Ordinance #24/25-3 to create new mixed-use zoning districts with development standards for the Lake Center Commercial Corridor on Portage Road and set a public hearing for December 3, 2024.

The City of Portage seeks to amend Article 4 Zoning of Chapter 42 by rezoning and creating new mixed-use zoning districts with development standards for parcels abutting Portage Road between East Centre Avenue and East Osterhout Avenue. The 172 subject parcels are shown in the attached proposed zoning map. This area comprises the commercial properties in what is known as the Lake Center Commercial District. The proposed development standards are attached as the 'Lake Center District Zoning Amendment'. The purpose of these rezoning and development standards is to implement the city's Master Plan and one of the recommendations of the Lake Center District Corridor & Placemaking Plan (Lake Center Plan). The city's approved planning documents for the Lake Center commercial corridor envision the area as a mixed-use traditional physical form of a neighborhood corridor with safe streets, wide sidewalks, buildings close to the sidewalks, parking lots behind buildings, and more compatible physical form and uses to encourage a pedestrian-friendly and walkable character. The proposed zoning and development standards will guide future development towards this vision as new development or major redevelopment happens.

The existing development along Portage Road is a mix of residential and commercial uses consisting of a general suburban design, with a variety of multiple existing zoning districts and buildings located behind front parking lots. There is no clear sense of uniformity or connection between or with the business-zoned areas. It appears that over the decades when this area was developed, there was not a guiding direction for the area.

Portage Road consists of a multi-lane road with fast and high-volume traffic. Older and renovated single-family homes are scattered in, among, and between commercial uses, even non-conforming houses within commercially zoned areas. Overall, the current mix and design of land use do not form a well-planned cohesive corridor. More descriptions of the existing zoning districts are provided in detail later in this memo. By rezoning these parcels and requiring design standards, the overall suburban development setting will change toward a more walkable traditional physical form of a neighborhood commercial corridor setting.

More recently, the city's plans have envisioned Portage Road taking a more traditional physical form, more like a village, serving as a neighborhood business district that is more pedestrian-oriented and bike and transit-friendly. Over time, the goal is to create a better sense of place within the community, taking

advantage of the unique opportunity to connect with lakes, residential neighborhoods, commercial places, parks, schools, trails, etc. The 2014 Master Plan was one of the first attempts to establish a better vision for the area, which led to the 2021 Corridor Study to provide a vision. The vision approved in the 2021 Corridor Study was largely reaffirmed by the Lake Center Subarea section of the Master Plan adopted this year.

The following sections address this vision:

MASTER PLAN

The city's new [Forward Together 2045 Master Plan](#) and previous 2014 Comprehensive Plan highlighted the unique location and local interest in creating a lake center district consisting of a future 'main street' character with a narrower road, wide sidewalks, street trees, and overall more walkable as well as buildings located close to the street and parking behind. The Master Plan has an entire section dedicated to the Lake Center Subarea and recommends key policies such as updating land use standards, promoting a redesign of Portage Road to increase safety, establishing a walkable mixed-use center, and more. Further, the plan's Future Land Use Map classifies large areas in this area as 'Mixed Residential', 'Mixed-Use', 'Local Commercial', and 'Single-Family Residential'.

LAKE CENTER PLAN

The Lake Center Subarea in the Master Plan draws from the 2021 [Lake Center Plan](#) adopted by the City Council. It provides a more detailed vision by illustrating how improved land use planning and zoning, complemented by a redesign of the transportation elements according to complete street principles, would help fulfill the vision of an enhanced business district. This vision includes future pedestrian crosswalks, future building improvements, future code regulations and design guidelines, future traffic lights at the Forest Drive & Portage Road intersection, future connecting alleys, and more. The 2021 plan recommended zoning changes to achieve this redesign as it applies to private properties and led to the start of this rezoning initiative.

DRAFTING PROPOSED REZONING; PLANNING PROCESS

To direct future private and public development towards this vision, in late 2023, McKenna Associates (planning consultants) was selected to assist city staff in a planning process to establish future code regulations and design guidelines for the Lake Center area. Starting in January 2024, staff and McKenna held three public meetings inviting all Portage Road residents, businesses, and property owners to provide feedback on various village-like illustrations of building designs, parking lot and landscaping designs, multi-story residential and mixed-use buildings, and more. Also, a Stakeholder Committee comprised of neighborhood interests was formed to provide a more local-based representation for further review. Based on public meeting feedback and guidance from the adopted city plans for the area, McKenna provided drafts of the rezoning districts and development guidelines for the Stakeholder Committee review. Development concepts and ordinance drafts were reviewed in depth throughout six public Stakeholder Committee meetings. The Stakeholder Committee unanimously supported the draft rezoning and development standards on August 14, 2024, and recommended Planning Commission consideration and adoption.

PLANNING COMMISSION MEETINGS

On September 5, 2024, McKenna provided a presentation in summary of the draft zoning regulations and guidelines to the Planning Commission at their public meeting. On September 19, staff provided a public workshop on this draft to the Commission for a more detailed discussion. All property owners on Portage Road were also invited to this workshop on September 19 to learn about the proposed new zoning and

make comments before the public hearing. No public comments were received from property owners or the public on the rezoning except for one in support of narrowing Portage Road. The Commission was generally supportive of continued consideration of the draft zoning regulations and guidelines and did not suggest any changes.

The draft zoning regulations and guidelines are the subject of this memo and are discussed in detail. In short, the proposed ordinance establishes and replaces the existing mix of commercial zones with a new zoning district for the Lake Center Commercial District. The new district has three sections based on location within the district, referred to as the Edge, Core, or Business. The three sections have some variations in heights and uses for new or significantly expanded buildings, but all three sections would allow mixed-use buildings with commercial on the ground floor and residential above. New or significantly expanding buildings would also be subject to development standards intended to create an enhanced and more walkable district.

The following sections of Chapter 42. Division 8. Subsection 651 *Amendments to this Article*. Procedures and regulations apply and are addressed further in this report:

- [Sec. 42-651. Amendments to this Article](#)

Under this article, the rezoning request shall file a rezoning application and fee, and to be scheduled for review during public hearings by the Planning Commission and City Council. The Planning Commission shall determine if the rezoning is appropriate based on the Comprehensive Plan, surrounding development patterns, and general land use considerations. Issues to be analyzed include consistency with the Future Land Use Map, suitability of the existing zoning classification, neighborhood harmony, impacts of the proposed zoning classification, and impacts on adjacent streets and utilities.

ANALYSIS

The area of proposed rezoning is along Portage Road between East Centre Avenue (north point) and East Osterhout Avenue (south point). The subject parcels are those abutting Portage Road. See attached map. Some parcels that do not have any street frontage but are connected to development fronting Portage Road are also included. Parcels along Portage Road which are currently zoned as One-Family Residential areas are not included (except for a small city-owned parcel).

Existing Zoning Districts

There are a total of 172 parcels considered in the proposed rezoned. The following provides the number of parcels in their associated existing district:

- 104 zoned B-3 General Business
- 53 zoned I-1 Light Industrial
- 8 zoned RM-1 Multifamily Residential
- 2 zoned OS-1 Office Service
- 2 zoned B-1 Local Business
- 1 zoned B-2 Community Business
- 1 zoned P-1 Parking
- 1 zoned R-1C One Family Residential (City-Owned)

Due to the mix of zoning districts and permitted uses within these districts, there is a wide variety of allowed land uses, yard setbacks, parking requirements, and other elements that resulted in a non-cohesive development pattern having a more suburban setting. This mix of standards can be seen in Table 1 below. Without an overall direction or vision, these districts cannot create a well-planned cohesive mixed-use village setting.

	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
	OS-1 Service Office	B-1 Local Business	B-2 Community Business	B-3 General Business	I-1 Light Industrial
Uses Allowed	Professional, Medical Offices Salons, Spas Art/photography studios	Same as OS-1, plus small restaurants and retail businesses, etc.	Same as B-1, plus larger restaurants and retail businesses, theaters, contractor's offices, breweries, etc.	Same as B-2, plus car washes, auto repair, churches, hotels/ motels, dry cleaners, etc.	Manufacturing, processing, assembly and similar uses
Max. Building Height	35 ft	35 ft	35 ft	35 ft	30-40ft
Setbacks	Front: 27' Sides: 0 or 15' where abutting Residential) Rear: 20'	Front: 27' Sides: 0 or 15' where abutting Rear: 20'	Front: 75' Sides: 0 or 15' where abutting Residential) Rear: 20'	Front: 27' Sides: 0-15' (where abutting Residential) Rear: 20'	Front: 75' Sides: 12-75' (where abutting Residential) Rear: 12-75' (where abutting Residential)

Table 1. Summary of development standards in existing zoning districts along Portage Road.

Proposed Zoning Districts

Three new zoning districts are proposed to direct future development to achieve the cohesive village goal: 1) Lake Center Edge (LC-E), 2) Lake Center Core (LC-C), and 3) Lake Center Business (LC-B). See the proposed zoning map for the general locations of these new districts.

All 172 parcels would fall into one of these three new districts (See Parcel List of Existing, Proposed Zoning District). Below is the total number of parcels in each of the three proposed districts and the summary of site development standards for each proposed district:

- 78 rezoned to LC – Edge
- 19 rezoned to LC – Core
- 75 rezoned to LC – Business

	PROPOSED	PROPOSED	PROPOSED
	LC - Edge	LC - Core	LC - Business
Uses Allowed	Residential Multifamily, Townhomes	Residential only on upper floors	Residential only on upper floors
	Offices, Animal Vet., Restaurants (w/ out drive-thru), etc.	Offices, Animal Vet., Restaurants (w/ out drive-thru), etc.	Offices, Animal Vet., Restaurants (w/ out drive-thru), etc.
	Art Galleries, Salons, Retail	Art Galleries, Salons, Retail	Art Galleries, Salons, Retail
Max. Building Height	50 ft	30 ft	40 ft
Setbacks (Min. - Max. Distance)	Front: 0-10'	Front: 0-5'	Front: 10-15'
	Sides: 0 or 10' where abutting Non-LC District)	Sides: 0 or 10' where abutting Non-LC District)	Sides: 0 or 10' where abutting Non-LC District)
	Rear: 5 or 10' where abutting Non-LC District)	Rear: 5 or 10' where abutting Non-LC District)	Rear: 5 or 10' where abutting Non-LC District)

Table 2. Summary of site development standards of proposed zoning districts along Portage Road

The LC-Edge (northern district) starts at the intersection of E. Center Ave and stretches south near the Forest Drive intersection, is the largest district and generally allows larger buildings. The LC-Core (Forest Drive to Clarence Drive) is the smallest district, is located in the ‘isthmus’ between Austin and West Lakes, and consists of the most specific sites and building standards as being the most critical area for creating a walkable village. And, the LC-Business (southern district) is located in three separate areas: 1) Woodbine Avenue to Bacon Avenue; 2) the area just north of Wetherbee Avenue; and 3) between Lancelot Court and E. Osterhout Avenue. This district allows the greatest amount of commercial/ industrial uses and is separated by existing single-family zoning districts.

Proposed Building Standards

In addition to the new site development standards in Table 2, all three proposed districts require all future buildings and additions to meet specific exterior building materials, window sizing, and overall façade design. Further, new buildings and major additions would need to meet specific frontage types. Details of these standards are included in the attached Lake Center District Zoning Amendments. These new building standards will ensure future development creates a mixed-use, walkable village.

Future Portage Road Construction

Though not part of the subject rezoning but within the scope area, the City is pursuing redesigning and narrowing Portage Road to improve vehicular and pedestrian/ bicycle safety. Another goal is to transform the road into a ‘main street’ setting with wide sidewalks, street trees, street lighting, and more. This critical improvement will greatly link the public sidewalks to private businesses and land use along Portage Road. The City has hired an engineering firm and will provide multiple opportunities for public participation in the process for the future Portage Road redesign.

Overall, the proposed rezoning will achieve the goals of the Master Plan and Lake Center Plan to guide future development along Portage Road toward a mixed-use walkable village setting.

PLANNING COMMISSION PUBLIC HEARING

At the October 17, 2024 Planning Commission meeting, the Planning Commission reviewed and discussed the requested Rezoning #24/25-3 to create new mixed-use zoning districts with development standards in the Lake Center Commercial Corridor on Portage Road. City staff provided a presentation explaining existing and proposed zoning districts in the area and related development standards, indicated the total number of parcels involved in the rezoning and corresponding proposed zoning districts, stated the removal of two residential parcels erroneously placed in the proposed rezoning area, explained in detail the proposed site and building development standards, listed many Michigan and few non-Michigan communities having similar development standards, showed two downtown pictures as examples of needing development standards, and summarizing the overall purpose of the proposed new zoning districts and development standards.

During the public hearing on October 17, two written comments received were received and are attached. In addition, there were public comments verbally made during the hearing that raised questions about various items including the proposed permitted uses, about the application of design standards, non-conforming uses, and an expression of general concern.

After careful consideration, the Planning Commission voted (7-0) to recommend to the City Council approval of Rezoning Ordinance #24/25-3 to create new mixed-use zoning districts with development standards in the Lake Center Commercial Corridor on Portage Road.

RECOMMENDATION

It is recommended that City Council receive Rezoning Ordinance #24/25-3 to create new mixed-use zoning districts with development standards in the Lake Center Commercial Corridor on Portage Road, and set a Public Hearing for December 3, 2024.

FUNDING: Not Applicable

- Attachments:**
1. Parcel List of Existing, Proposed zoning Districts
 2. Proposed Lake Center District Zoning Amendments
 3. Proposed Zoning Map
 4. Public Comment 10 09 2024
 5. Public Comment 10 15 2024
 6. Draft Planning Commission Minutes 10 17 2024
 7. Public Comment 10 28 2024
 8. Ordinance to Rezone 172 parcels _#1
 9. Ordinance to Rezone 172 parcels _#2
 10. Ordinance to Rezone 172 parcels _#3
 11. Text Amendment Ordinance

Address	Parcel Number	Existing Zoning	Proposed Zoning
		RM-1;R-1A;R-	
10429 PORTAGE RD	00520-011-O	1B	LC-B
10420 PORTAGE RD	05760-009-O	B-3	LC-B
10496 PORTAGE RD	05760-006-A	B-3	LC-B
10412 PORTAGE RD	05760-010-O	B-3	LC-B
10406 PORTAGE RD	05760-012-O	B-3	LC-B
10336 PORTAGE RD	05760-013-O	B-3	LC-B
10334 PORTAGE RD	05760-014-O	B-3	LC-B
10371 PORTAGE RD	00520-001-O	RM-1	LC-B
10341 PORTAGE RD	00035-045-O	RM-1	LC-B
10351 PORTAGE RD	00035-050-O	RM-1;R-1B	LC-B
10331 PORTAGE RD	00035-040-O	RM-1	LC-B
10332 PORTAGE RD	05760-015-A	B-3	LC-B
10244 PORTAGE RD	05760-019-O	R-1C	LC-B
10145 PORTAGE RD	00035-012-O	RM-1	LC-B
10143 PORTAGE RD	00035-011-O	RM-1	LC-B
10131 PORTAGE RD	00035-010-H	RM-1	LC-B
9950 PORTAGE RD	00026-041-O	I-1	LC-B
9918 PORTAGE RD	00026-045-O	I-1	LC-B
9945 PORTAGE RD	00026-155-V	I-1	LC-B
9848 PORTAGE RD	00026-040-O	I-1	LC-B
9879 PORTAGE RD	00026-155-Y	I-1	LC-B
9830 PORTAGE RD	00026-050-O	I-1	LC-B
9835 PORTAGE RD	00026-156-O	I-1	LC-B
9820 PORTAGE RD	00026-055-O	I-1	LC-B
9810 PORTAGE RD	00026-056-O	I-1	LC-B
9801 PORTAGE RD	00026-159-O	I-1	LC-B
9782 PORTAGE RD	00026-057-O	I-1	LC-B
9764 PORTAGE RD	00026-058-O	I-1	LC-B
9741 PORTAGE RD	00026-165-O	I-1	LC-B
9735 PORTAGE RD	00026-160-O	B-2	LC-B
9717 PORTAGE RD	00026-095-O	I-1	LC-B
9711 PORTAGE RD	00026-090-O	I-1	LC-B
9718 PORTAGE RD	00026-060-O	I-1	LC-B
9702 PORTAGE RD	00026-065-O	I-1	LC-B
9650 PORTAGE RD	00026-066-O	I-1	LC-B
9651 PORTAGE RD	00026-085-B	B-3	LC-B
9599 PORTAGE RD	00026-085-A	B-3	LC-B
9617 PORTAGE RD	00026-070-J	B-3	LC-B
9616 PORTAGE RD	00026-070-B	OS-1	LC-B
9551 PORTAGE RD	00026-080-O	B-3	LC-B
CONDO BARN	COMMON AREA	I-1	LC-B

9917 PORTAGE RD UNIT 18	01630-018-O	I-1	LC-B
9917 PORTAGE RD UNIT 28	01630-028-O	I-1	LC-B
9917 PORTAGE RD UNIT 19	01630-019-O	I-1	LC-B
9917 PORTAGE RD UNIT 29	01630-029-O	I-1	LC-B
9917 PORTAGE RD UNIT 20	01630-020-O	I-1	LC-B
9917 PORTAGE RD UNIT 30	01630-030-O	I-1	LC-B
9917 PORTAGE RD UNIT 1	01630-001-O	I-1	LC-B
9917 PORTAGE RD UNIT 21	01630-021-O	I-1	LC-B
9917 PORTAGE RD UNIT 17	01630-017-O	I-1	LC-B
9917 PORTAGE RD UNIT 27	01630-027-O	I-1	LC-B
9917 PORTAGE RD UNIT 2	01630-002-O	I-1	LC-B
9917 PORTAGE RD UNIT 22	01630-022-O	I-1	LC-B
9917 PORTAGE RD UNIT 16	01630-016-O	I-1	LC-B
9917 PORTAGE RD UNIT 3	01630-003-O	I-1	LC-B
9917 PORTAGE RD UNIT 26	01630-026-O	I-1	LC-B
9917 PORTAGE RD UNIT 23	01630-023-O	I-1	LC-B
9917 PORTAGE RD UNIT 15	01630-015-O	I-1	LC-B
9917 PORTAGE RD UNIT 4	01630-004-O	I-1	LC-B
9917 PORTAGE RD UNIT 25	01630-025-O	I-1	LC-B
9917 PORTAGE RD UNIT 24	01630-024-O	I-1	LC-B
9917 PORTAGE RD UNIT 14	01630-014-O	I-1	LC-B
9917 PORTAGE RD UNIT 5	01630-005-O	I-1	LC-B
9917 PORTAGE RD UNIT 13	01630-013-O	I-1	LC-B
9917 PORTAGE RD UNIT 6	01630-006-O	I-1	LC-B
9917 PORTAGE RD UNIT 12	01630-012-O	I-1	LC-B
9917 PORTAGE RD UNIT 7	01630-007-O	I-1	LC-B
9917 PORTAGE RD UNIT 11	01630-011-O	I-1	LC-B
9917 PORTAGE RD UNIT 10	01630-010-O	I-1	LC-B
9917 PORTAGE RD UNIT 9	01630-009-O	I-1	LC-B
9917 PORTAGE RD UNIT 8	01630-008-O	I-1	LC-B
9830 NAVY PIER ST	00605-130-R	I-1	LC-B
2050 STANLEY AVE	00026-157-O	I-1	LC-B
2020 STANLEY AVE	00026-155-T	I-1	LC-B
9138 PORTAGE RD	02140-005-O	B-3	LC-C
9125 PORTAGE RD	02140-083-O	B-3	LC-C
9113 PORTAGE RD	02140-081-A	B-3	LC-C
9110 PORTAGE RD	02140-001-A	B-3	LC-C
9029 PORTAGE RD	00026-001-B	B-3;R-1A	LC-C
9009 PORTAGE RD	00026-005-O	B-3	LC-C
9001 PORTAGE RD	00026-003-O	B-3;R-1A	LC-C
9008 PORTAGE RD	00340-058-O	B-3	LC-C
8948 PORTAGE RD	00340-061-O	B-3	LC-C
8991 PORTAGE RD	00023-364-O	B-3	LC-C
8944 PORTAGE RD	00340-062-O	B-3	LC-C

8969 PORTAGE RD	00023-360-O	B-3	LC-C
8928 PORTAGE RD	00340-066-O	B-3	LC-C
8901 PORTAGE RD	00023-356-B	B-3	LC-C
8910 PORTAGE RD	00340-069-O	B-3	LC-C
8847 PORTAGE RD	00023-355-A	B-3	LC-C
8842 PORTAGE RD	00340-087-A	B-3	LC-C
8827 PORTAGE RD	00023-350-O	B-3	LC-C
8915 PORTAGE RD	00023-356-C	B-3	LC-C
8817 PORTAGE RD	00023-345-O	B-3	LC-E
8822 PORTAGE RD	00340-089-A	B-3	LC-E
8811 PORTAGE RD	00023-347-O	B-3	LC-E
8818 PORTAGE RD	00340-091-O	B-3	LC-E
8810 PORTAGE RD	00340-093-A	B-3	LC-E
8801 PORTAGE RD	00023-348-O	B-3	LC-E
8748 PORTAGE RD	00340-094-A	B-3	LC-E
8736 PORTAGE RD	00340-096-A	B-3	LC-E
8726 PORTAGE RD	00340-098-O	B-3;R-1B	LC-E
8725 PORTAGE RD	00023-336-O	B-3	LC-E
8715 PORTAGE RD	00023-340-O	B-3	LC-E
8724 PORTAGE RD	00340-099-A	B-3	LC-E
8712 PORTAGE RD	00340-101-O	B-3;R-1B	LC-E
8705 PORTAGE RD	00023-337-D	B-3	LC-E
8710 PORTAGE RD	00340-102-O	B-3;R-1B	LC-E
8648 PORTAGE RD	00340-104-O	B-3;R-1B	LC-E
8642 PORTAGE RD	00340-105-O	B-3;R-1B	LC-E
8636 PORTAGE RD	00340-106-O	B-3;R-1B	LC-E
8675 PORTAGE RD	00023-337-C	B-3	LC-E
8632 PORTAGE RD	00340-107-O	B-3;R-1B	LC-E
8626 PORTAGE RD	00340-108-O	B-3;R-1B	LC-E
8639 PORTAGE RD	00023-337-B	B-3	LC-E
8620 PORTAGE RD	00340-109-O	B-3;R-1B	LC-E
8606 PORTAGE RD	00340-111-O	B-3	LC-E
8542 PORTAGE RD	00340-112-A	B-3	LC-E
8585 PORTAGE RD	00023-337-A	B-3	LC-E
8534 PORTAGE RD	00340-113-A	B-3	LC-E
8524 PORTAGE RD	00340-115-O	B-3	LC-E
8516 PORTAGE RD	00340-116-O	B-3	LC-E
8509 PORTAGE RD	00023-346-O	B-3	LC-E
8502 PORTAGE RD	00340-117-O	B-3;R-1B	LC-E
8444 PORTAGE RD	00340-120-O	B-3	LC-E
2485 ZYLMAN AVE	00023-126-O	I-1	LC-E
8441 PORTAGE RD	00023-135-O	B-3	LC-E
8434 PORTAGE RD	00340-122-O	B-3	LC-E
8435 PORTAGE RD	00023-130-O	B-3	LC-E

8430 PORTAGE RD	00340-123-O	B-3;R-1B	LC-E
8415 PORTAGE RD	00023-125-A	B-3;I-1	LC-E
8418 PORTAGE RD	00340-125-O	B-3;R-1B	LC-E
8414 PORTAGE RD	00340-126-O	B-3;R-1B	LC-E
8405 PORTAGE RD	00023-120-A	B-3	LC-E
8404 PORTAGE RD	00340-127-O	B-3;R-1B	LC-E
8344 PORTAGE RD	00340-129-O	B-3;R-1B	LC-E
8379 PORTAGE RD	00023-115-D	B-3	LC-E
8340 PORTAGE RD	00340-130-O	B-3;R-1B	LC-E
8328 PORTAGE RD	00340-132-O	B-3;R-1B	LC-E
8387 PORTAGE RD	00023-115-C	B-3	LC-E
8324 PORTAGE RD	00340-133-O	B-3;R-1B	LC-E
8318 PORTAGE RD	00340-134-O	B-3;R-1B	LC-E
8314 PORTAGE RD	00340-135-O	B-3;R-1B	LC-E
8312 PORTAGE RD	00340-136-O	B-3;R-1B	LC-E
8302 PORTAGE RD	00340-137-O	B-3;R-1B	LC-E
8229 PORTAGE RD	00023-110-O	B-3;I-2	LC-E
8232 PORTAGE RD	00340-140-O	B-3;R-1B	LC-E
8222 PORTAGE RD	06780-001-O	B-3	LC-E
8211 PORTAGE RD	00023-100-A	B-3	LC-E
8204 PORTAGE RD	06780-026-O	B-3	LC-E
8131 PORTAGE RD	00023-075-O	B-3	LC-E
8136 PORTAGE RD	00023-195-O	B-3	LC-E
8139 PORTAGE RD	00023-080-A	B-3;I-2	LC-E
8127 PORTAGE RD	00023-065-O	B-3	LC-E
8118 PORTAGE RD	00023-200-O	B-3	LC-E
8119 PORTAGE RD	00023-060-O	B-3;I-2	LC-E
8111 PORTAGE RD	00023-055-O	B-3	LC-E
8043 PORTAGE RD	00023-504-O	B-3	LC-E
8037 PORTAGE RD	00023-045-A	B-3	LC-E
8086 PORTAGE RD	00023-205-E	B-3;R-1B	LC-E
8015 PORTAGE RD	00023-501-O	B-3	LC-E
8050 PORTAGE RD	00023-140-O	B-3	LC-E
7920 PORTAGE RD	00014-080-A	OS-1	LC-E
7908 PORTAGE RD	00014-015-O	B-1;1-2	LC-E
CENTREPORT COMMONS	COMMON AREA	B-3	LC-E
8722 PORTAGE RD	00340-099-B	B-3;R-1B	LC-E
2327 PROSPERITY DR	06780-025-O	B-3	LC-E
2404 PLEASANT DR	06780-027-O	P-1	LC-E
8061 PORTAGE RD	00023-505-O	B-3	LC-E
2700 E CENTRE AVE	00023-503-A	B-3	LC-E
7171 PORTAGE RD	00014-001-C	B-1	LC-E



Lake Center District Zoning Amendments

TO: City of Portage Planning Commission
Paul Lippens, AICP, NCI
FROM: Kyle Mucha, AICP
Aayush Patel
SUBJECT: Lake Center Zoning District Standards
DATE: August 28, 2024

Subdivision 17, Lake Center (LC) Corridor District

Sec. 42-4xx. Statement of purpose.

The purpose of the Lake Center (LC) District is to create clear and simple regulations on the design of new mixed-use development or redevelopment in the Lake Center District along Portage Road. Specifically, these regulations encourage a pedestrian friendly and walkable character; permit a mixture of land uses; encourage streets that serve the needs of pedestrians, bicycles, and motorized vehicle traffic equitably; encourage places for informal social activity and recreation in the corridor area; and encourage building frontages that define the public space of streets. With proper physical form, a building can accommodate a wide range of uses without generating undue impact on neighboring properties or the corridor as a whole.

The Lake Center (LC) District is commonly referred to as “LC” throughout this subdivision.

It is further the purpose of the LC district to:

1. Create a core corridor area that establishes the traditional physical form of a neighborhood commercial corridor.
2. Create a unique walkable mixed-use district including residential, retail, entertainment, office, and other compatible uses.
3. Promote the orderly development, redevelopment, and continued maintenance of Portage's Lake Center business district.
4. Encourage shared parking areas throughout the corridor rather than requiring each individual property owner to provide physical parking space on their property.
5. Create quantitative and qualitative building design guidelines that ensure new development is compatible with the recommended building quality standards in this section.
6. Ensure buildings create a solid street wall that helps to define streets as public spaces.
7. Ensure that permitted uses complement each other in terms of character and location, and to ensure that uses in the LC district do not have an adverse impact on the overall economic and social vitality of the corridor area, street capacity, public utilities or services, or the overall image and function of the district.
8. Lessen automobile-oriented development to achieve a more walkable, character of the corridor area.
9. Encourage harmonious residential infill and adaptive reuse of noteworthy buildings to provide a mix of housing types, unit sizes, and compatible uses within walking distance of Portage's Lake Center area.
10. Encourage a variety of housing options in the corridor area.
11. Create a new zoning district to guide development that achieves the purpose of this district.



Sec. 42-4xx. Instructions.

1. **Application of requirements.** The provisions of this article are activated by "shall" or "must" when required, "should" or "encouraged" when recommended, and "may" when optional.
2. **Applicability to sub-areas.** The regulations herein shall apply to both the corridor core, and the corridor edge, and the corridor business sub-areas of the LC district unless specifically noted otherwise herein.
3. **Conflict.** Wherever there is, or appears to be, a conflict between the regulations of this article and other sections of this chapter (as applied to a particular development), the requirements specifically set forth in this article shall prevail. For development standards not addressed in this article, the other applicable sections of this chapter shall be used as the requirement.

Sec. 42-4xx. Lake Center (LC) district sub-areas.

The Lake Center (LC) district is comprised of three subareas: Core, Edge, and Business as shown on the City of Portage Zoning Map. The Core is the smallest subarea, is located in the 'isthmus' between Austin and West Lakes, and consists of the most specific site and building standards as being the center of the Portage Road corridor. The Edge is the northern subarea, establishes the north point of entry into the corridor, is the largest subarea, and generally allows larger buildings. Lastly, the Business subarea is the southern subarea, is mostly commercial/ industrial in nature, and has three separated areas. Although, each subarea consists of unique site and building standards, they collectively help achieve the purpose of the LC district.

Sec. 42-4xx. Approval process.

1. **Site plan approval.** Site plan approval shall be required in accordance with the requirements of Article x, Division x Subdivision x of this chapter, and shall follow the procedures established therein and submit elevation designs of the building with material list/samples and exterior color template (architectural renderings may also be needed).
2. **Special land use approval.** Any development that contains a use requiring special land use approval shall be reviewed following the procedures and review criteria of Article X, Division X Subdivision X.

Sec. 42-4xx. Existing development in the LC district.

1. **Expansions of developed sites.**
 - a. Whenever a building expansion of greater than 50% of the floor area is proposed, the improved area shall comply with the requirements of this section. However, any new building area or site improvements should result in the site being more compliant, and shall not result in the site being less compliant with the requirement of this Subdivision.
 - b. More than 50 percent of existing condition: Whenever a building or site improvement expansion of greater than 50 percent of the existing condition is proposed, measured by square footage, or other relevant measure, the improved area shall comply with the requirements of this article.
 - c. Expansions measured cumulatively: For the purposes of determining compliance with this section, expansions shall be measured cumulatively, with the baseline being the building area and improved site area that existed at the date of adoption of this chapter.
2. **Redevelopment.** Redevelopment of existing buildings shall comply with the following requirements, in addition to the requirements of subsection xx-xxx(x), above.
 - a. Whenever 50 percent or less of the existing building will be demolished or replaced, measured by square footage, the development activity need not comply with the requirements of this article. However, any site layout or building design changes that may occur as a result of the development activity should result in the site being more compliant with the requirements of this article.
 - b. Whenever more than 50 percent of an existing building will be demolished or replaced, measured by square footage, the development activity shall comply with all of the requirements of this article.
 - c. Renovated areas measured cumulatively: For the purposes of determining compliance with this



section, renovations shall be measured cumulatively, with the baseline being the building area and improved site area that existed at the date of adoption of this chapter. For acts of god Section 42-133, D. 2. shall apply.

3. **Change in Use.** Change in use of the existing building and/or site shall comply with the following requirement, in addition to the requirements of the sections listed within this Article.
 - a. For the purpose of determining compliance with this section, a change in use that is **more** intensive than the previous lawful existing use shall render the need to conform to this Article.

Sec. 42-4xx. Waiver of requirements.

1. **Purpose and limitations.** The Planning Commission may grant a waiver from certain dimensional requirements contained in this article. Regulations that may be altered through the waiver process are described in the various sections of this article, along with the specific parameters by which the regulation may be altered.
 - a. Waivers are separate and distinct from dimensional variances in that they are limited in their bounds and are intended to permit reasonable use of property where the strict application of the requirements of this article would not further the public purpose, and a relaxed or altered dimensional standard will still meet the intent and purpose of the LC district.
 - b. Whenever a regulation may be altered through the waiver process, specific bounds are listed within which the waiver must be maintained. If an alteration to a dimensional requirement is requested that is greater than that listed in this article, the applicant must obtain a variance following the procedures and review standards **Sec. xxx.**
2. **Application and review procedures.** The applicant shall clearly identify all requested waivers on the application and site plan. The reviewing authority shall evaluate the requested waivers and approve, approve with conditions, or deny the waiver request. In evaluating a waiver request, the reviewing authority shall take into account the following considerations:
 - a. Approval of the waiver will not result in development that is incompatible with, or will negatively impact, existing or potential future development in the vicinity of the property to be developed.
 - b. The requested waiver is consistent with the intent and purpose of this article.
 - c. The waiver will result in a superior development when compared with what could be achieved through the strict application of the requirements of this article.
 - d. A lesser waiver will not accomplish the same purpose as the requested waiver.
 - e. The waiver will not negatively impact the potential of adjacent parcels to develop according to the requirements of this article.



Sec. 42-4xx. Permitted use table.

The following uses are or may be permitted in the LC district. For uses that are similar to those uses listed below as permitted, but are not expressly identified, the Director of Community Development (or their designee) may permit such use.

Key:	Principal Permitted Use: P	Special Land Use: S	[—] Use Not Permitted	
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USE	SUB AREA			DESIGN STANDARD
	CORE	EDGE	BUSINESS	
RESIDENTIAL USES:				
Multi-Family Residential	—	P	S	section xxxx
Assisted Living Facility	—	S	P	section xxxx
Attached Single-Family Dwelling Unit	—	P	S	section xxxx
Bed and Breakfast	—	—	S	section xxxx
Housing for the Elderly (55 years or older and independent)	—	S	P	section xxxx
Nursing/Convalescent Home	—	S	P	section xxxx
Upper Story Dwelling Unit / Mixed Used Building	P	P	P	section xxxx



COMMUNITY AND INSTITUTIONAL USES:				
	CORE	EDGE	BUSINESS	
Municipal and Government Buildings and Uses	P	P	P	
Private Clubs and Lodge Halls	—	S	S	
Public Parks and Recreation Facilities	P	P	P	
Religious Institutions	S	—	P	section xxxx Not permitted on the ground floor in the Core area
COMMERCIAL, OFFICE AND RETAIL USES:				
Bakeries, Coffee shops, ice cream parlors and other similar establishments	P	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Bank/Credit Union	P	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Banquet Hall/Conference Center	—	S	S	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Commercial Recreation - indoor	—	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Day Care Centers	—	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Drive-in or Drive-through facility such as banks, pharmacies	—	P	—	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Gallery (art, photography, etc.)	P	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Hotel	—	S	S	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Micro-Brewery/ Brewpub / Winery/ Distillery	P	P	P	Single Story Commercial see section xxxx



	CORE	EDGE	BUSINESS	
				Multi Story Mixed Use see section xxxx
Office, medical or professional (ground floor)	P	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Office medical or professional (upper story or rear ground floor)	P	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Personal Service Establishment	P	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Restaurant: carry out	P	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Restaurant: drive-in or drive-through	—	S	—	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Restaurant: sit down	P	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Restaurant having sidewalk café or outdoor patio	P	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Retail Sales <15,000 sq. ft. gross area	P	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
≥15,000 sq. ft. gross area	—	S	S	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Outdoor Retail	S	S	S	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Studio (dance, martial arts, music, etc.)	P	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Theatre, live performance	S	P	P	Single Story Commercial see section xxxx



	CORE	EDGE	BUSINESS	
				Multi Story Mixed Use see section xxxx
Trades Showroom	—	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
Veterinary Clinic	P	P	P	Single Story Commercial see section xxxx Multi Story Mixed Use see section xxxx
INDUSTRIAL, TRANSPORTATION AND UTILITY USES:				
Utility and Public Service Buildings	S	S	S	No outdoor storage permitted
Warehouse Light Manufacturing and Wholesale/Retail Outlets; Under 20,000 Sq. Ft.	—	—	S	No outdoor storage permitted. section xxxx
Wireless Communication Facilities	—	—	P	section xxxx



Section 42.xxxx Supplementary Design and Land Use Standards

1. Veterinary clinics, subject to the following:

- a. Buildings housing this use shall be freestanding and not connected to any other building containing any other use.
- b. The part of the lot shall not abut a residential district or use lot line.
- c. No boarding of animals for reasons other than medical procedures or recovery shall be permitted.
- d. No services shall be provided to large animals, such as horses, cows, and other similar size animals.
- e. No cremations or crematory facilities shall be operated on the premises.

2. Microbrewers, Brewpubs, Wineries, and Distilleries, subject to the following requirements,

- 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 seating or tasting area having a minimum seating occupancy of 25 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 director.
- e. Temporary food vendors and food trucks are permitted, with City approval, within 150 feet of the property line provided parking requirements are met. Vehicles shall not be parked in one place for a period of more than 24-hours.

3. Religious institutions.

- a. The main building of a religious institution, not including the height exceptions of section 42-123.C may exceed the maximum height allowed in this district, provided that the front, side and rear yard setbacks are increased above the minimum required setback by one foot for each one foot of building height over the maximum height allowed.
- b. The site shall be located to have at least one property line abutting a major thoroughfare, as designated on the major thoroughfare plan. All ingress to and egress from the site shall be directly onto such major thoroughfare or a marginal access service drive thereof.
- c. Existing religious institutions and religious institution lands purchased before December 14, 1965, and not meeting the requirements of this subsection shall not be prevented from constructing and/or expanding their facilities and, for the purposes of this article, shall be considered a conforming use or building.

4. Utility and public service buildings. without storage yards, when operating requirements necessitate the locating of the building within the district in order to serve the immediate vicinity.

5. Day care centers, not including dormitories.

- a. A minimum of 150 square feet of outdoor play area for each child cared for shall be provided and maintained, except in no case shall the play area shall have less than 5,000 square feet. The play area shall be screened from any adjoining residential district lot.
- b. Lots containing these uses must be located adjacent to an R-1T, RM-1, RM-2 district or OS-1, OTR, LC, B-1, B-2, B-3, or CPD district and not located in the interior part of any one-family residential district.

6. Private Clubs and Lodge Halls.

- a. The proposed site shall have one property line abutting a major thoroughfare as designated on the major thoroughfare plan, and the site shall be so planned as to provide ingress and egress directly onto or from such major thoroughfare. The planning commission may allow access from any other public street provided that a majority of the members live within one mile of the facility.



- b. Front, side and rear setbacks shall be at least 80 feet, except on those sides adjacent to nonresidential districts, and shall be landscaped in trees, shrubs, grass and terrace areas. Sufficient off-street parking shall be provided to accommodate not less than one-half of the member families and/or individuals. Bylaws of the organization shall be provided with the application for the special land use to compute off-street parking requirements.
- c. When the planning commission finds that travel to the facility would be safe and convenient, the requirement for frontage on a major thoroughfare may be waived and the off-street parking requirements reduced to a number the commission deemed sufficient.

7. Bed and breakfast establishments.

- a. Bed and breakfast establishments shall be located in a one-family residence existing at the date of the adoption of this article.
- b. The property on which the use is located shall be at least 500 feet from the property line of any other bed and breakfast establishment.
- c. The site shall be so located as to have one property line abutting a major or collector thoroughfare as designated on the major thoroughfare plan. All ingress to and egress from the site shall be directly on to such major thoroughfare or marginal access service drive thereof. The planning commission may allow access from a local street when it finds that no adverse effects on the surrounding area would result.
- d. No exterior alterations to the main building are permitted for additional sleeping accommodations and all accommodations must be within the main building.
- e. There shall be no more than one kitchen or other similar area in the main building and all cooking appliances must be located in the allowable cooking area.
- f. All food shall be served on the premises and be for the consumption of the innkeeper and guests only.
- g. The bed and breakfast establishment must be the innkeeper's principal residence.
- h. The maximum stay of any guest is 14 days on any single occasion. A guest register is required to be maintained showing the arrival and departure dates of guests and must be made available for inspection by the director or his representative.
- i. One wall sign and one freestanding sign are permitted. No sign shall be illuminated or animated, or exceed 16 square feet in area. The freestanding sign shall be no more than ten feet in height and placed at least ten feet from any property line.

8. Warehouses, Wholesale/Retail Outlets under 20,000 Sq. Ft.

- a. Due to the nature of their operations, the size of their buildings, or some other peculiarity, warehouses and wholesale/retail outlets are equally or better suited to be located in an I-1 district with access to a major thoroughfare. Planning Commission shall find that the thoroughfare is sufficient for the amount of traffic volume generated by the wholesale retail outlet and not disturb other developments in the district.

Sec. 42-4xx. Dimension and Design Standards.

The following dimensional and design standards regulate the physical characteristics of development in the LC district. The standards are broken into sections addressing a specific development characteristic: Blocks and streets, lot requirements, and building requirements.

Sec. 42-4xx. Purpose of Dimension and Design Standards.

The purpose of the development design standards in this article is to establish design standards applicable to new commercial and office development located inside the Lake Center district to improve and enhance the visual and functional impact of new development in the City of Portage, and therefore, to enhance the public health, safety, and welfare. The intent of these regulations is to provide specific design guidelines that achieve the following:

1. Encourage development and redevelopment that protects and enhances the traditional small-town character, fits within the traditional urban form and creates a character that reinforces a sense of community identity.
2. Encourage a form of development that will achieve the physical qualities necessary to maintain and



enhance the economic vitality of the various business districts, maintain the desired character of the city, prevent the creation of blight and protect property values.

3. Promote the preservation and renovation of structures, and ensure new buildings are compatible with, and enhance the character of, the City's cultural, social, economic, and architectural heritage.
4. Establish an integrated pedestrian system to encourage a walkable pedestrian environment.
5. Encourage quality development to provide employment and diversify the tax base.
6. Ensure that new development services the anticipated increased population and is designed to complement the community character.
7. Encourage new development of existing areas.
8. Implement recommendations of the City of Portage's current and future plans. For example, city's master plan, parks and recreation plan, et al.

Section 42.xxx Site Layout

1. **Physical features and site relationships.** All development in the LC district shall minimize its impact on the natural environment and adjacent properties. Site design should preserve and incorporate any natural features unique to the site. Specifically.
 - a. Topography and grading. Site improvements should be designed to minimize changes to existing topography. Topography and existing vegetation should be utilized for screening, buffering, and transition of uses and developments. Grading should be blended with the contours of adjacent properties.
 - b. Existing site features. The design should retain and incorporate existing natural site amenities such as, creeks, wetlands, views, trees, natural ground forms, and similar features into the overall site design.
 - c. Building orientation. The design should be sensitive to the existing terrain, existing buildings in the surrounding area in terms of size, design, and orientation of buildings. Outdoor spaces should be sensitive to views, climate, and the nature of outdoor activities that could occur in association with the project.
 - d. Building design. The design of buildings should neither impair nor interfere with the development or enjoyment of other properties in the area. Through site planning and design, projects proposed near dissimilar land uses should carefully address potential negative impacts on existing uses. These impacts may include, but are not limited to, traffic, parking, circulation and safety issues, light and glare, noise, odors, dust control, and security concerns.
 - e. Distance between buildings. In a development in which there is more than one building, the distance between buildings should be limited. Covered walks, arcades, landscaping and/or special paving should be provided to connect buildings with each other and with the street. A variety in building size and massing should be encouraged provided that architectural and spatial consistency can be maintained through the use of proportion, height, materials and design.
2. **Streetscape and pedestrian orientation.** Developments shall create a walkable, pedestrian scale. Site and building design shall address pedestrian needs and include creative approaches to improving pedestrian interest, access, and enjoyment.
 - a. Spatial gaps and interruptions caused by parking or other non-pedestrian elements, such as building gaps, driveways, and service entries shall be avoided. Continuous pedestrian activity is strongly encouraged.
 - b. Pedestrian spaces, such as covered walkways, courtyards, and plazas are encouraged to be provided and are accessible and visible from the street. The design shall encourage the development of open and attractive passageways between buildings and adjoining developments.
 - c. Solid, blank walls and other "dead" or dull spaces at street level are to be avoided. Visually interesting building facades should be maintained and/or established to engage pedestrian interest. Outdoor seating and dining areas are encouraged.



- d. Decorative outdoor lighting and sidewalk design shall be consistent and uniform.
 - e. Intersections, crosswalks, and main building entries should be emphasized by a change in sidewalk color, texture, or material. The use of paint striping to accentuate these areas is discouraged.
 - f. Rear façades of both new and existing buildings must be designed to permit public access from parking lots whenever appropriate.
 - g. Vehicular cross-access between properties shall be provided to minimize the number of curbs cut openings onto public streets. Generally, vehicular access shall be limited, with no more than one access per street frontage.
3. **Pedestrian and vehicular circulation.** Developments shall be conveniently accessible to both pedestrians and automobiles. On-site circulation patterns shall be designed to adequately accommodate all types of traffic. Potential negative impacts of pedestrian and vehicular circulation on adjacent property must be minimized and mitigated.
- a. Pedestrian circulation patterns shall be safe, clearly defined, and direct. Unintentional pedestrian routes, which provide unsafe "shortcuts" and tend to damage landscape areas, shall be discouraged by providing appropriately located pedestrian routes along with pedestrian friendly barriers such as decorative fencing, feature walls, or landscaping to protect appropriate pedestrian routes.
 - b. Pedestrian access routes shall be buffered from the street, vehicular traffic, and parking areas through the use of greenspace and landscaping where possible. Pedestrian amenities such as benches, pergolas, gazebos, and water features along pedestrian access routes are strongly encouraged.
 - c. Pedestrian access to building entrances from public sidewalks and parking areas shall be provided. The pedestrian access routes shall be designed to separate pedestrian and vehicular traffic, and shall not detract from the design of the building and adjacent properties. Pedestrian circulations shall take precedence over vehicular circulation.
 - d. Pedestrian linkages between adjacent uses shall be provided and emphasized. Distinct pedestrian access routes leading to primary buildings or structures from parking areas in large commercial developments, such as shopping centers or multi-use developments are encouraged.
 - e. Bicycle parking shall be located in highly visible areas and be designed to permit users to lock bicycles to the parking rack. An internal bike circulation system is encouraged for large developments and shopping centers.
 - f. Developments should consolidate access driveways to lessen walking distances between buildings and conflicts with vehicles. Alleys should also be used to achieve this.



Sec. 42-4xx. Building scale and relationships.

The following building design standards are applicable to all buildings. Refer also to **section xx-xxx** for design standards applicable to large-format retail buildings:

1. **Scale.** Building and site design shall be compatible with the architecture, mixture of uses, and compact layout of a traditional small town.
 - a. Scale. Buildings should be designed with a walkable village setting. When building transitions are deemed necessary and architecturally appropriate, such transitions shall be well articulated and defined.
 - b. Human scale design. All building designs should be based on a human scale instead of incorporating overly large or exaggerated design elements oriented towards high-speed vehicular traffic. Wall insets, offsets, balconies, entries, and window projections are examples of building elements that shall be used.
 - c. Mass and proportion. The mass and proportion of structures should be similar to structures on adjacent lots and on the opposite side of the street as long as those buildings comply with design standards identified in this ordinance. Larger buildings may be broken up with varying building lines and rooflines to provide a series of smaller scale sections, which are individually similar in mass and proportion to surrounding structures.
 - d. Residential density. Residential density in the LC district shall be determined by building height, setbacks and parking requirements. There is no minimum dwelling unit size provided units are consistent with Michigan Building Code.
2. **Relationships to neighboring development.** The site design and building features of the proposed development shall be consistent with the design standards set forth in **Section xx-xxx**
 - a. Compatibility with the area. Architectural design shall be compatible with the developing character of the area. Design compatibility shall include complementary building style, form, size, color and materials.
 - b. Compatibility within the site. Multiple buildings on the same site shall be designed to create a cohesive visual relationship between the buildings.
 - c. Public spaces. Buildings shall be located to provide functional outdoor and public spaces that enhance the use of the building and the neighboring buildings or properties.



Sec. 42-4xx. Lot requirements.

The following requirements apply to the development of lots in the LC district. For the purposes of determining compliance with these regulations, lots that are assembled under one ownership may be considered a single lot.

1. **Lot width and area.** The minimum lot width in the LC district is 50 feet, and the minimum lot area is 5,000 square feet.
2. **Setbacks.** Buildings in the LC district shall comply with the following minimum and maximum setback requirements. When there is a minimum and a maximum requirement for a setback, the building must be located in the build-to area that is created by the minimum and maximum setback requirement.

SETBACK	CORE AREA		EDGE AREA		BUSINESS AREA	
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
Primary Front Yard- A	0 ft.	5 ft.	5 ft.	10 ft.	5 ft.	10 ft.
Secondary Front Yard- B	0 ft.	10 ft.	5 ft.	15 ft.	5 ft.	15 ft.
Side Yard- C						
adjacent to LC zoning district	0 ft.	—	0 ft.	—	0 ft.	—
adjacent to any non-LC zoning district	5 ft.	—	10 ft.	—	10 ft.	—
Rear Yard- D						
adjacent to LC zoning district	5 ft.	—	5 ft.	—	5 ft.	—
adjacent to any non-LC zoning district	10 ft.	—	10 ft.	—	10 ft.	—



- a. Primary vs. secondary front yards. When a lot is located on a corner lot, the primary front yard setback shall be measured from the right-of-way line of the street having higher pedestrian importance or intensity (e.g. traffic volume, number of lanes, etc.). Any lot line that borders on a street shall be considered a front yard.
 - i. The applicant shall identify primary and secondary front yards on any site plan for approval by the reviewing authority. In reviewing an applicant's designation of primary and secondary front yards, the reviewing authority shall consider the following:
 1. Every lot shall have at least one primary front yard.
 2. A lot may have more than one primary or secondary front yard.
 3. Yards along Portage Road shall always be designated a primary front yard whenever a lot has sufficient developable frontage on Portage Road.
 4. The yard facing a minor street may be considered a primary or a secondary front yard.
 - b. Waiver. The maximum setback requirements may be increased by up to 50 percent following the waiver procedures in **section xxxx**.
3. **Required Building Frontage.** In order to maintain a pedestrian scale environment, it is important that buildings maintain a minimum frontage within the front setback area. This prevents buildings from being spaced too far apart, which creates gaps in the street wall. Building frontage is defined as the width of the building in the build-to area divided by the lot width at the front property line. By way of example, a building that is 70 feet wide in the build-to area located on a lot that is 100 feet wide would have a building frontage of 70 percent ($70/100 = 70\%$).

STREET TYPE	BUILDING FRONTAGE REQUIREMENT		
	CORE AREA	EDGE AREA	BUSINESS AREA
Portage Road	90%	70%	60%
Cross Streets	70%	60%	50%

- a. Waiver. The frontage requirements may be altered by the Planning Commission if the applicant can demonstrate that, in addition to the review considerations in **section xxxx it meets the following**:
 - i. The building is designed consistent with the intent of the frontage requirements; and that
 - ii. Reasonable development potential exists on adjacent lots or on the same lot in the future to fill in the street wall over time.

Sec. 42-4xx. Building Frontage Design.

Buildings in the LC district shall comply with the following requirements, in addition to any applicable requirements of **section xx-xxx**. The requirements of this section and **section xx-xxx** are intended to be complimentary; however, in any instance where there is an apparent conflict, the provisions of this section shall prevail.

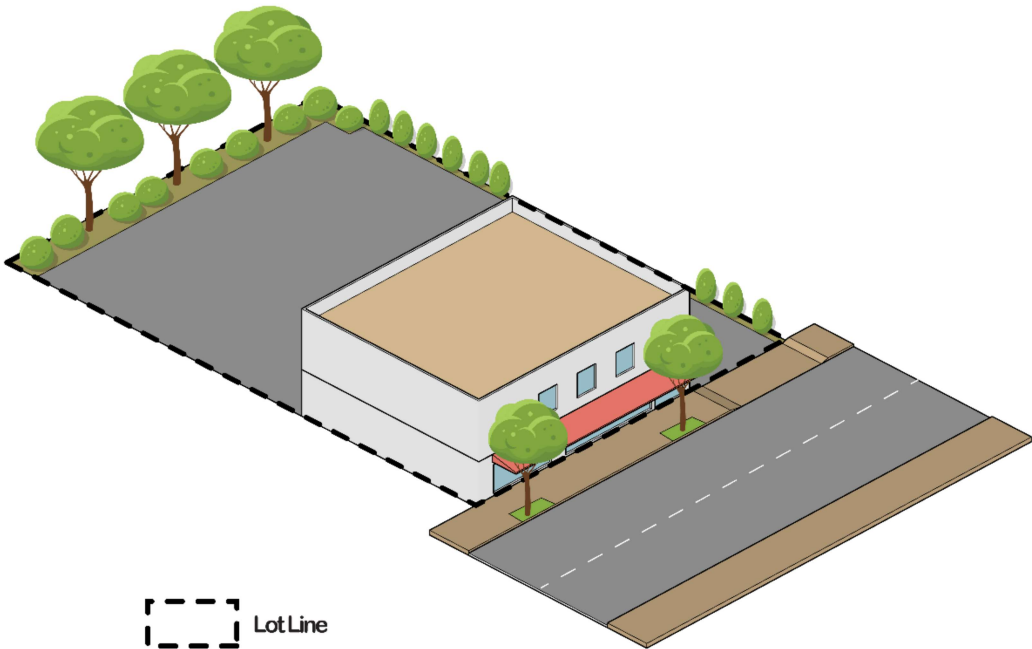


1. **Private frontage.** The private frontage is the area between the right-of-way and the principal building façade and must contain architectural elements consistent with one of the following four Frontages Types. Each frontage is designed to be consistent with some or all of the uses permitted in the LC district.

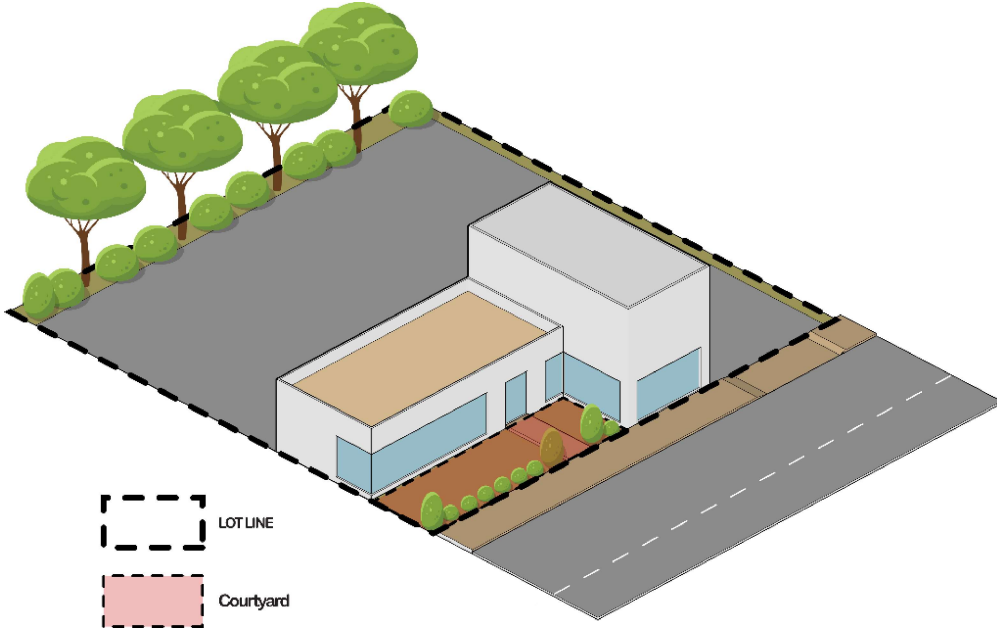
Note that the following table includes specific dimensional requirements for each of the frontages. Unless otherwise noted, the dimensional requirements are in addition to any other dimensional requirement of this article.

FRONTAGE TYPE	WHERE PERMITTED	DIMENSIONAL REQUIREMENTS
Shopfront. A frontage where the building facade is located close to the front lot line with the building entrance at sidewalk grade. This frontage type is suitable for nonresidential uses on the first floor.	Core area Edge area Business area	The build to line shall comply with minimum setback for the Core, Edge, and Business Areas.

Shopfront Illustration:



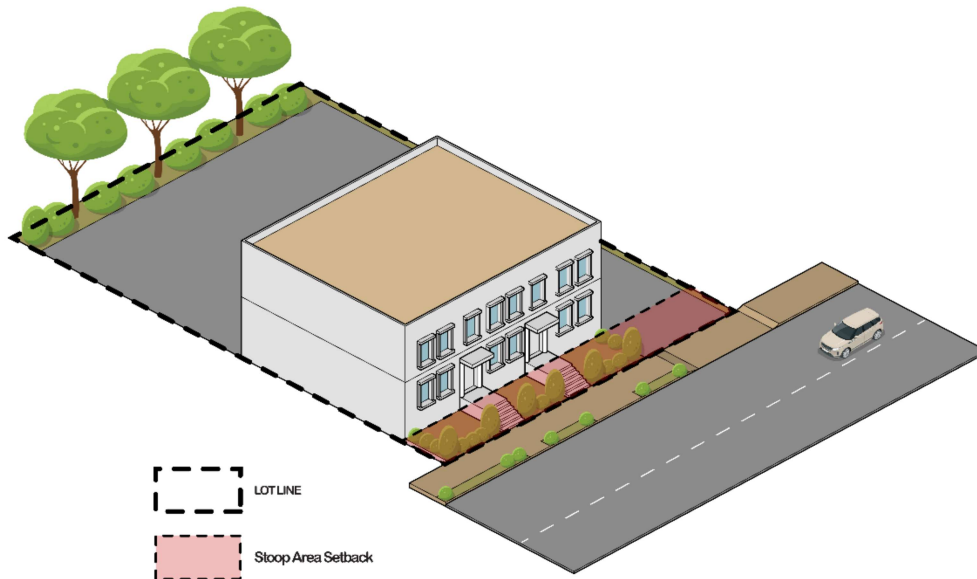


Courtyard. A frontage where a portion of the building facade is close to the front lot line with a portion set back. This frontage is suitable for any building use.	Core area Edge area Business area	The build to line shall comply with minimum setback for the Core, Edge, and Business Areas. The courtyard area shall be considered part of the front building facade for the purposes of determining compliance. Items within this private space may include lawn, hardscape, landscaping, outdoor dining and furniture, and others approved by the Director.
Courtyard Illustration:  LOT LINE Courtyard		



Stoop. A frontage where the first floor is elevated from the sidewalk to provide privacy for first floor windows. The entrance is usually from an exterior stair and landing. This frontage is suitable for ground-floor residential use.	Edge area Business area	The build to line shall comply with minimum setback for the Edge, and Business Areas from the front lot line. The stoop or porch area shall be set back a minimum of 2 feet from the front lot line. Items within this private space may include lawn, landscaping and furniture, and others approved by the Director.
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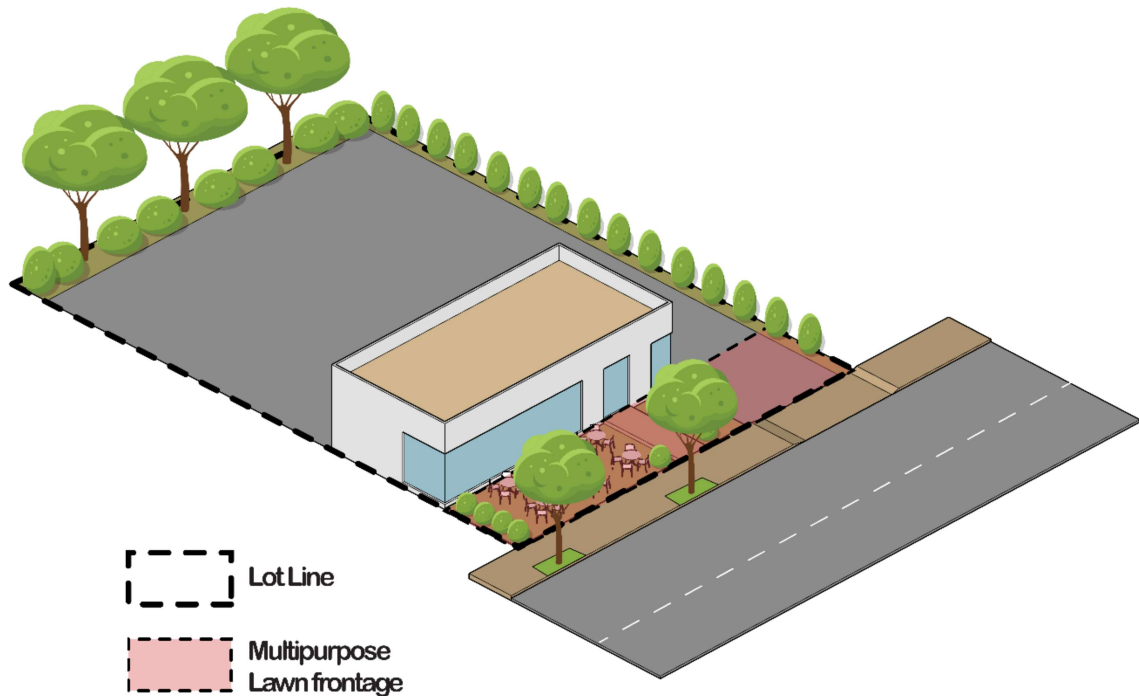
Stoop Illustration:





Lawn. A frontage where the building is set back from the street with a landscaped front yard area. This frontage is suitable for any building use.	Edge area Business area	The build to line shall comply with maximum setback for the Edge and Business Areas. Unenclosed front porches shall be set back a minimum of 5 feet from the front lot line. Items within this private space may include lawn, landscaping, outdoor dining and furniture, and others approved by the Director.
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Lawn Illustration:





Sec. 42-4xx. Building design.

Building design shall complement the intended small-town character and architectural heritage of the community. The design shall consider the adaptive reuse of the building. Building design shall incorporate a clear and well-articulated design concept, and architectural detailing that creates a positive and visually consistent image shall be encouraged.

1. Building height.

	Edge	Core	Business
Maximum Height	50	30	40

- a. . See subsection xxx for height exceptions.

2. Base, middle, and cap. All buildings shall incorporate a base, middle, and cap, as is applicable.

- a. Base. The base shall include an entryway with transparent windows and a horizontal molding or reveal placed between the first and second stories or over the second story.
- b. Middle. The middle shall include windows having a symmetrical, matching, or pattern design and may include balconies.
- c. Cap. The cap includes the area from the top floor to the roof of the building and shall include a cornice or roof overhang. Changes in roof height between facades or bays shall be required to include a terminating vertical break.



Figure 1 : A-Cap of the building. B-Middle includes the windows and balconies of this second floor units. C- The base encompasses the first floor and the street-front of this buildings with primary entrances to units above and or units on the first floor. E- Deep protruding cornice and molding. D- Horizontal molding to separate the base and the middle.

Figure 1: A regular 2 story building with a base, middle and a cap. The horizontal molding or reveal (1) can be considered as base with entrances located in between and the windows of the first floor sitting between the horizontal band and the “middle (2)” which visually separates the first floor and the second floor. The Cap (3) is the thick molding on the roof running along the perimeter of the building.

3. **Alignment.** Windowsills, moldings, and cornices shall align with those of adjacent buildings. The bottom and top line defining the edge of the windows (the “windowsill alignment”) shall not vary more than two feet from the alignment of surrounding buildings as long as the surrounding buildings comply with design



standards identified in his ordinance. If the adjoining buildings have windowsill alignments that vary by more than two feet from one another, the proposed building shall align with one of the adjoining buildings. This requirement may be waived per [section xx-xxx](#)

4. Ground floor design.

- a. Building entrance(s). All buildings shall have their principal entrance or entrances open onto a street, sidewalk, or public space. The principal building entrance shall not open onto a parking lot, although a secondary or subordinate entrance may be provided to a parking lot.
- b. Entryway alignment.
 - i. Nonresidential Ground-floor Uses. First floor of building shall have the principal entrance grade align with the elevation of the adjacent sidewalk. Sunken terraces or stairways to a basement shall not constitute principal entrances for the purposes of this section. It is not the intent of this section to preclude the use of below or above grade entryways, provided that such entryways are not principal entrances. Main entrances to buildings shall incorporate features such as canopies, roof overhangs, recessed entranceways, or other similar features to provide protection from the elements. In addition, long blank walls along the sidewalk leading to the entrance should be avoided.
 - ii. Residential Ground-floor Uses. First-floor of building (including principal entrance) in the Edge and Business areas may be raised up to three feet above the grade of the adjacent sidewalk. This is intended to create greater privacy for first floor residential uses by elevating windows above the view of passing pedestrians.

5. Encroachments. The following building elements may encroach into a public right-of-way or setback area:

- a. Balconies. Balconies on upper stories may encroach up to eight feet into any required setback area and up to four feet into any right-of-way area.
- b. Stoops. Unenclosed and uncovered front stoops may encroach up to five feet into a front yard setback area, provided that the stoop maintains a minimum setback of five feet from any right-of-way line.
- c. Awnings.
 - i. Ground-story awnings may encroach up to six feet from the face of the building into the setback or right-of-way area, but may not interfere with street lighting or trees.
 - ii. Awnings shall have at least eight feet above grade of sidewalk from the bottom of the awning or any support structure, and no higher than 12 feet to the highest point of the canopy.
 - iii. Awnings shall be constructed out of fabric, and may not be internally illuminated. Metal or other materials may be used for awnings if a waiver is approved per [section xxxx](#).
- d. Bay windows. Bay windows on the ground story may encroach up to three feet into any setback area, but shall not encroach into the right-of-way. On upper floors, they may encroach up to three feet into any setback or right-of-way.
- e. Eaves. Roof eaves may encroach up to three feet into any setback or right-of-way area.

6. Service areas. All service areas, including utility access, above ground equipment and dumpsters shall be located in the rear or non-required side yards. They shall be screened from view of any public right-of-way with a solid wall, fence or live landscape material of at least six feet high per [section 42-574](#).

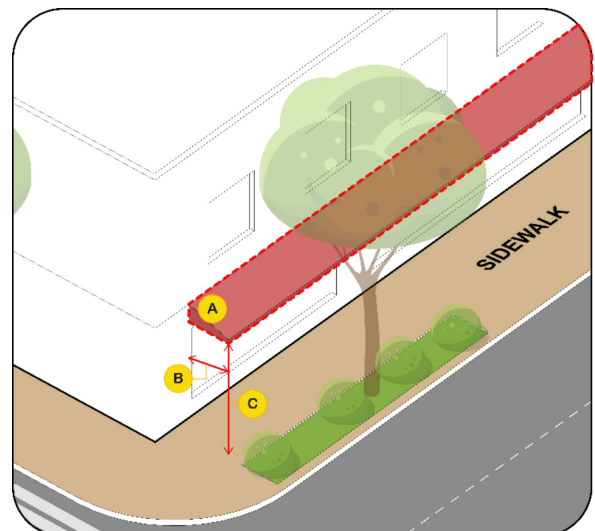


Figure 2. A. Awning projection to be reduced to accommodate streetlights and street trees., 12 Ft. B. Maximum Encroachment 8 Ft. C. Minimum clear Height, 8 FT.



- 7. Mechanical and utility equipment.** Mechanical equipment, electrical and gas meter and service components, and similar utility devices (whether ground level, wall mounted, or roof mounted) shall be screened from view of any public right-of-way or adjacent residential district or use by a wall, fence, or live landscape material and not face primary street. Exterior screening materials shall be the same as the predominant exterior materials of the principal building.
- 8. Front façade design.** All building façade that are visible from a public street or public space such as a plaza or square shall conform to the following design criteria:
 - a. Blank walls are prohibited on the front façade.
 - b. Encourage architectural features, details and ornaments such as archways, colonnades, cornices, contrasting bases, contrasting masonry courses, water tables, molding pilasters, columns, and corbelling, contrasting bands of color, stone or accent features.
 - c. Windows. Large window openings shall be provided at ground level with transparent, nonreflective, minimally tinted glass. Window shapes should be rectangular, square or Palladian (mostly rectangular with a semi-circular top). Circular, octagonal, or diamond shaped windows may be allowed as accent features or when part of a specific architectural style. Windows above the ground floor should have a height to width ratio of at least 2:1, or have a ratio that complements the architectural style.
 - d. Ground floor facade transparency.
 - i. All buildings with first floor nonresidential uses shall maintain transparency for at least 70 percent of the first-floor facade area between two and eight feet above grade level. Doors and windows may be included.
 - ii. All windows shall use transparent, non-reflective glass.
 - iii. Areas of solid wall shall not exceed a length of 20 feet.
 - e. Recessed entrances encouraged. Doors are encouraged to be recessed into the face of the building to create a sense of entry and to add variety to the streetscape.
- 9. Rear or side wall design.** All sides of a building shall be similar in detail and material to present a cohesive appearance to the front façade.
- 10. Building materials.** The selection of materials shall enhance the architectural ambiance of the area and shall reinforce the permanency of the structure and the development as set forth herein.

a. Materials visible from the street. Permitted Primary Materials (≥ 60% of building façade)	CORE	EDGE / BUSINESS
Brick, cut stone, field stone, cast stone, manufactured stone, or burnished concrete masonry	•	•
Timber or dimensional wood	•	•
Fiber cement siding or panels	•	•
Engineered equivalent of any material listed above ^a	NP	•

^a Engineered building materials should convincingly match the appearance of natural building materials.

Permitted Accent Materials	CORE	EDGE / BUSINESS
Clear or lightly tinted glass	•	•
Metal and metal paneling	•	•
Decorative masonry veneer	NP	•
Timber or dimensional wood	•	•
Polymer plastic (e.g., Fypon, Azek)	•	•
Stucco, not to exceed 10% of building façade	•	•
Pre-cast concrete	•	•
Split-face masonry (not to exceed 5% of total wall area)	•	•



Permitted Roofing Materials	CORE	EDGE / BUSINESS
Architectural shingles (e.g., cedar, asphalt, and fiberglass)	•	•
Standing metal seam	•	•
Natural or artificial slate	•	•
Copper	•	•
Clay tile	•	•
EPDM, rubber sheet, or other layered roofing system	•	•

1. **Prohibited Materials.** Prohibited materials include, but are not limited to: vinyl, Exterior Insulation and Finishing Systems (EIFS), painted or scored concrete masonry units (CMU), dark-tinted, reflective, or mirrored glass, and exposed neon, except as permitted with a waiver by the Planning Commission who shall determine consistency with the intent of Building Design standards.
- c. Material or color changes.** Material or color changes shall only occur at a change of plane. Material changes at the outside corners of buildings shall be integrated into the overall architectural design of the building as a corner treatment. Inconsistent adornment and frequent changes in material or color shall be avoided.
 - i. **Building material colors.** The Community Development Director, or designee, shall review building colors as a part of site plan approval.
 1. For new construction, a color palette showing primary and accent colors of exterior finish materials shall be provided.
 2. For building additions or renovations, exterior finish materials and colors shall be consistent or compatible with existing finish materials/colors.
 3. As part of review, samples of building materials may be required.
- d. Soffits and other architectural elements.** Soffits and other architectural elements visible to the public shall utilize materials compatible with other exterior materials on the building.
- e. Accessory buildings.** Accessory buildings that are part of a new development shall incorporate the same materials and colors as are utilized in the primary structure. Accessory buildings that are connected to an existing site should incorporate a unifying element(s) with the existing principal building. The structure should meet the requirements listed in **Section 42-121**.
- f. Stylized or prototype buildings.** Building design such that the building itself is an advertisement shall not be permitted. Building architecture shall not be of a design which intends to advertise a particular corporate or franchise style.



Sec. 42-4xx. Design Standards for Specific Uses and Buildings

A: Multi-Family Residential.



Building Form and Massing Standards						
Main Body		Min.	Max.	Massing and Composition	Min.	Maxi.
A	Minimum building height	2 stories	Varies	G Bay Width	20'	40'
B	Ground floor height	12'	15'	H Blank wall length	--	20'
C	Upper floor height	10'	15'	I Flat (low-slope) roof	Permitted	
D	Finished floor elevation	0'	3'	J Pitched roof	Permitted	
E	Building separation	0' /15'*		K Terminating vertical break	Required	
F	Pedestrian pass-through	Not Required		L Roof pitch (rise: run)	4":12"	12":12"

*0 feet where connected to adjacent building or 15 feet where separation between buildings is provided.



General Design Notes:

1. All exterior building walls are designed with attention to detail and quality of material especially when facing streets and public accesses. There are no blank or unarticulated façades.
2. Pattern of solids and voids generated by the vertical and horizontal alignment of similarly-sized windows and doors. Distance between façade breaks, bay widths, and spacing of windows and doors consistent with scale and rhythm of adjacent buildings.
3. Primary building entrances open onto a street, sidewalk, or public space. Secondary entrances may be provided from a parking lot. Corner buildings have at least one entrance addressing each street frontage.
4. Primary building entrances at grade for accessibility.
5. Building entrances clearly defined by recessing the entrance, or utilizing elements such as lintels, pediments, pilasters, columns, awnings, overhangs, or solar shades.
6. Windows and doors shall be into the facade wall, to appear as if they were “punched” through the building façade.
7. All architectural features, including awnings, overhangs, roof projections, window accents, and the like are compatible with the style, materials, and colors of the building.
8. Ground floor may contain interior lobby, vestibule, and similar areas and, amenities, such as mail rooms, fitness centers, and community rooms. Ground floor apartments are allowed in the Edge and Business areas only.
9. In larger developments with more than one multifamily building, buildings shall be arranged and clustered to maximize opportunities for shared circulation and parking. The location and design of buildings and uses (including community amenities and open space) shall be designed for pedestrian access. Internal setbacks between all buildings shall be based on the provision of adequate light, ventilation, parking, and all other applicable building codes



B. Mixed-Use Building.



Building Form and Massing Standards

Main Body	Min.	Max.	Massing and Composition	Min.	Max.
A Minimum building height	2 stories	Varies	G Bay Width	16'	40'
B Ground floor height	12'	15'	H Blank wall length	--	16'
C Upper floor height	10'	15'	I Flat (low-slope) roof	Required	
D Finished floor elevation	0'	3'	J Pitched roof	Not Permitted	
E Building separation	0' / 15'*		K Terminating vertical break	Required	
F Pedestrian pass-through	P (Min. 15')		L Roof pitch (rise: run)	4":12"	12":12"

*0 feet where connected to adjacent building or 15 feet where separation between buildings is provided.

*Maximum of two-stories in LC Core area.

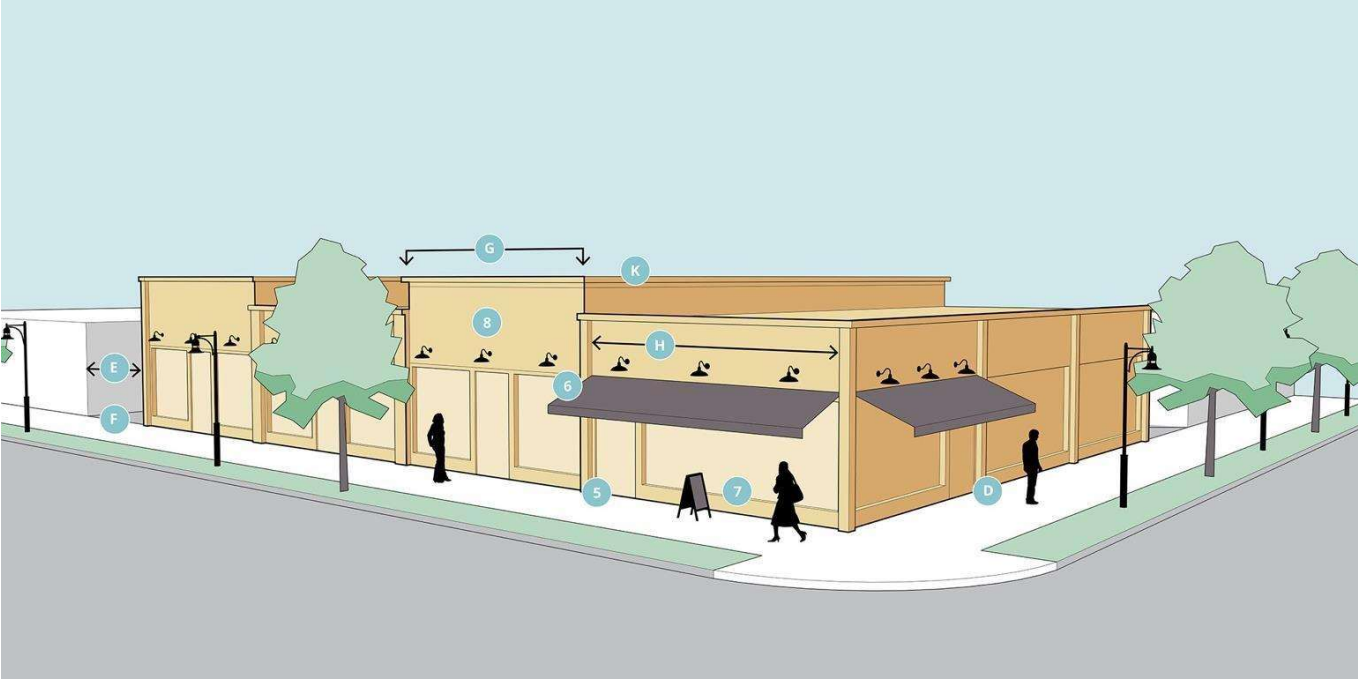


General Design Notes:

1. All exterior building walls are of equal importance. All visible façades designed with attention to detail and quality of material. There are no blank or unarticulated façades, unless façade is not visible from public right-of-way, residential zoning district, or parking lot.
2. Pattern of solids and voids generated by the vertical and horizontal alignment of similarly-sized windows and doors. Distance between façade breaks, bay widths, and spacing of windows and doors consistent with scale and rhythm of adjacent buildings.
3. Primary building entrances open onto a street, sidewalk, or public space. Secondary entrances may be provided from a parking lot. Corner buildings should have at least one entrance addressing each street frontage.
4. Primary building entrances at grade for accessibility.
5. Building entrances clearly defined by recessing the entrance, or utilizing elements such as lintels, pediments, pilasters, columns, awnings, overhangs, or solar shades.
6. Entablatures, sign bands, cornices, or a similar horizontal expression line define the transition of ground floor storefronts and the second floor of all mixed-use buildings.
7. Windows and doors recessed into the facade wall, to appear as if they were “punched” through the building façade. Storefronts need not meet this standard.
8. Windows above the first floor are vertical in proportion, with a height to width ratio of at least 2:1, or have a ratio that complements the architectural.
9. (Core Only) Non-storefront windows shall have decorative sills and/or hoods. Full and segmented arches are allowed atop rectangular windows on upper stories.
10. All architectural features, including awnings, overhangs, roof projections, window accents, and similar are compatible with the style, materials, and colors of the building.
11. Buildings with multiple storefronts are unified in storefront design treatment, such as the design of windows and door openings, materials, and colors.
12. Pedestrian pass-through connects the front of the building to rear parking or alleys.



C. Single Story Commercial Building



Building Form and Massing Standards					
Main Body	Min.	Max.	Massing and Composition	Min.	Max.
A Minimum building height	1 story	NA	G Bay Width	16'	40'
B Ground floor height	12'	24'	H Blank wall length	--	16'
C Upper floor height	NA	NA	I Flat (low-slope) roof	Permitted	
D Finished floor elevation	0'	3'	J Pitched roof	Permitted	
E Building separation	0' / 15'*		K Terminating vertical break	Required	
F Pedestrian pass-through	1 per 200 feet (Min. 15')		L Roof pitch (rise: run)	4":12"	12":12"

*0 feet where connected to adjacent building or 15 feet where separation between buildings is provided.



General Design Notes:

1. All four facades are of equal importance. There are no blank or unarticulated façades unless façade is not visible from public right-of-way, residential district, or parking lot.
2. Pattern of solids and voids generated by the vertical and horizontal alignment of similarly-sized windows and doors. Distance between façade breaks, bay widths, and spacing of windows and doors consistent with scale and rhythm of adjacent buildings.
3. Primary building entrances open onto a street, sidewalk, or public space. Secondary entrances may be provided from a parking lot and must be ADA compliant. Corner buildings have at least one entrance addressing each streetfrontage.
4. Primary building entrances at grade for accessibility.
5. Building entrances clearly defined by recessing the entrance, or utilizing elements such as lintels, pediments, pilasters, columns, awnings, overhangs, or solar shades.
6. (Core Only) Building storefronts have open, plate-glass storefronts located above a plinth measuring 18 to 24 inches in height above grade.
7. Sign band and/or secondary cornice integral to the storefront located above plate-glass storefronts or transom windows.
8. Windows and doors recessed into the facade wall, to appear as if they were “punched” through the building façade. Storefronts need not meet this standard.
9. All architectural features, including awnings, overhangs, roof projections, window accents, and the like are compatible with the style, materials, and colors of the building.
10. Buildings with multiple storefronts are unified in storefront design treatment, such as the design of windows and door openings, materials, and colors.
11. Pedestrian pass-through connects the front of the building to rear parking or alleys.
12. Drive-thrus, where permitted by the underlying district, shall be located to the side or rear of the building. Drive-thrus shall comply with all other requirements of this ordinance.
13. Canopies, such as over gasoline pumps or drive-thru structures, shall be designed to be consistent with permitted building materials and colors for the primary building type.



D. Attached Single-Family.



Building Form and Massing Standards								
Main Body		Min.	Max.		Massing and Composition		Min.	Max.
A	Minimum building height	2 stories			G	Bay Width	16'	25'
B	Ground floor height	10'	14'		H	Blank wall length	--	15'
C	Upper floor height	10'	14'		I	Flat (low-slope) roof	Permitted	
D	Finished floor elevation	0'	3'		J	Pitched roof	Permitted	
E	Building separation	0 / 10'*			K	Terminating vertical break	Required	
F	Pedestrian pass-through	P (15' min.)			L	Roof pitch (rise: run)	4":12"	12":12"

*0 feet where connected to adjacent building or 10 feet where separation between buildings is provided.



General Design Notes:

1. All four facades are of equal importance. All visible façades designed with attention to detail and quality of material. There are no blank or unarticulated façades.
2. Pattern of solids and voids generated by the vertical and horizontal alignment of similarly-sized windows and doors.
3. Distance between façade breaks, bay widths, and spacing of windows and doors consistent with scale and rhythm of adjacent buildings.
4. Windows and doors recessed into the facade wall, to appear as if they were “punched” through the building façade. Exceptions shall be approved by the Community Development Director, or designee, where integrated into architectural design.
5. Primary building entrances open onto a street, sidewalk, or public space. Secondary entrances may be provided from a garage or parking lot.
6. All architectural features, including decorative railings and posts, overhangs, roof projections, window accents, and the like, are compatible in style, materials, and colors to the primary building.
7. Each entrance to a unit shall consist of a porch, stoop, or similar and designed with railings, spindles, columns, etc. Entrances may be shared between units when stacked or horizontally attached.
8. Garages are permitted in only the rear of the ground floor of individual units. No garage or individual unit driveway shall front onto a public street, except alleys.
9. Shared parking lots may be located in a side or rear yard.

Sec. 42-4xx. Signs.

All signs shall be architecturally integrated and complement their surroundings in terms of size, shape, color, texture, and lighting. Signs shall complement the overall design of the building and shall not be designed to be in visual competition with other signs in the area.

1. **Materials and Color.** Signs should incorporate the same building materials and color used in the primary structure and should be in scale and style with the architecture of the principal building. Lettering should be selected that is consistent with the building.
2. **Overall sign plan.** All development shall have a sign plan which anticipates future development. New building design shall provide logical sign areas, allowing flexibility for new and additional users. Design shall provide for convenient and attractive replacement of signs. Buildings with multiple tenants shall include all tenants in the sign plan.
3. **Neon Lettering and Outlines.** Neon, and similar outlines lights signs are prohibited, with the exception of open and closed signs that are included in a site plan approval.
4. For each zoning lot, there is permitted one freestanding accessory sign, up to 50 square feet in area per side, for lots 125 feet or less in width, to be increased at a ratio of one square foot per each 2½ feet of lot frontage in excess of the initial 125 feet, up to a lot 300 feet wide. A zoning lot having in excess of 320 feet of frontage may have one additional sign based upon the same ratio of one square foot of sign area for each 2½ feet of lot frontage over the initial 320 feet of frontage. The maximum size for any one sign is 120 square feet.
5. When multiple-use zoning lots are involved, for each additional use on the zoning lot beyond the initial use, 15 square feet of sign area is permitted, the total area of freestanding signs not to exceed 50 percent over the sign size originally permitted for the lot.
6. For a lot with frontages on more than one street, each frontage may be treated as a separate frontage for the purpose of establishing permitted freestanding sign area and number.
7. **Freestanding Signs.** For a corner lot, the distance between permitted freestanding signs shall be not less than 100 feet, as measured along the property lines, but in no case shall there be a distance of less than 70 feet between such signs. Each such sign shall be oriented to the street frontage it serves. If one freestanding sign is used, then the percentage of freestanding sign area permitted on one street frontage may be increased 100 percent to a maximum of 120 square feet in area per side, provided that such sign is located not more than 25 feet from both street frontages.
8. Where a zoning lot is permitted to have more than one freestanding accessory sign under this section, the distance between such freestanding signs shall not be less than 300 feet.



9. Signs may not exceed 15 feet in height.
10. Signs must be at least ten feet from any property line.
11. **Wall Signs:** For each use on a zoning lot, there are permitted wall signs, the combined area of which shall not exceed 15 percent of the total area of the wall to which the signs are attached. The total shall not exceed 100 square feet per street frontage. If no freestanding sign is used, the percentage of total wall area for wall signs may be increased by 33 percent per street frontage. Lots with dual frontages may not combine permissible signs for one frontage with another frontage for the purpose of placing a combined area of sign area on one frontage.
12. **Additional Area for Wall Signs:** In addition to the wall signage permitted in subsection 11 above, the permitted wall sign area may be increased if the criteria listed below is satisfied:

- For buildings with wall frontage at the main building entrance that exceeds 99 lineal feet:

Wall (in lineal feet)	Additional Sign Area Permitted (in square feet)
100-199	25
200—299	50
300—399	75
400—499	100
Greater than 500	125

- For buildings with wall frontage at the main building entrance that exceeds 99 lineal feet and with a setback greater than 299 feet from a public or private street:

Building Setback (in feet)	Additional Sign Area(in square feet)
300—399	50
400—499	75
500—599	100
Greater than 600	125

13. **Canopy or Awning Signs.** Sign copy may comprise up to 35 percent of the total exterior surface of a canopy or awning. Canopies or awnings with back-lit graphics or other kinds of internal illumination are prohibited.

Sec. 42-4xx. Screening (fences and walls).

The impact of those elements of a site, which have an adverse effect on the subject site and surrounding sites, should be minimized.

1. The intent of this section is to protect neighboring residential and park properties from any adverse external effects and negative impacts of nonresidential development. A screen and buffer required by this section is intended to limit visual contact between uses and to create a strong impression of spatial separation.
2. Screening materials.
 - a. Screening materials shall consist of evergreen trees and shrubs, walls, fences and berms or a combination thereof and be opaque in all seasons of the year from the ground to a height of at least six feet.
 - b. Screening fences shall not be constructed of corrugated metal, corrugated fiberglass, sheet metal, chain link or wire mesh. If a long stretch of screening is required, options should be combined or alternated, or plant materials should be varied.
 - c. Other creative options, such as changes in elevation, existing vegetation, or plant materials within a buffer area, are encouraged, but the applicant must demonstrate that comparable or superior screening will be provided.
3. Except as provided in subsection 7, below, a zoning lot that contains a parking lot, office, commercial, industrial use or any combination thereof which abuts a public park facility or a residential district or use shall be separated by screening as specified in subsection 2, above, between it and all abutting areas of such park or residential district or use. In addition to the above screening, there shall be required a landscaped green strip of at least ten feet in width and one tree for each 30 feet or fraction thereof of land adjacent to the parking lot and use.



4. An industrial or research park development, or combination thereof abutting a public park facility or a residential district or use must have as separation screening an earth berm with a minimum height of eight feet. The berm shall meet the requirements of section 42-576.I in regards to slope and erosion control. The berm shall also be landscaped with at least one tree and five shrubs per 30 lineal feet.
5. Non-residential uses with a minimum zoning lot area of three acres abutting a public park or land principally used or zoned for residential purposes shall have a separation screening and earth berm with a minimum height of six feet. The berm shall meet the requirements of section 42-576(I) material standards in regards to slope and erosion control. The berm shall also be landscaped with at least one tree and five shrubs per 30 lineal feet.
6. **Existing screening.**
 - a. For the purposes of 2 3, and 4, above, the planning commission may approve screening consisting of existing vegetation, planted vegetation and topographic characteristics of the land or a combination thereof if it satisfies the intent and purpose of this subdivision concerning opaque screening.
 - b. The planning commission shall consider the characteristics of the land and vegetation present, the adequacy of the screening proposed, and other factors which impact upon adjoining residential and park uses.
 - c. The planning commission on approving the use of existing topographical characteristics of the land or existing and/or planted vegetation may condition such approval on the planting of new vegetation in the number, size and type to satisfy the intent and purpose of this section.
7. **Additional landscaping.**
 - a. The planning commission may increase the height of the separation screening and/or require additional landscaping as part of the site plan review under division 5, subdivision 2 if the minimum requirements of subsection 2 would not adequately protect existing or future abutting residential uses.
 - b. In deciding whether the requirements of subsection 2 protect abutting residential uses, the planning commission may consider factors which include, but are not limited to, the topography of the land, the type(s) of use(s) involved, the materials and vegetation to be utilized and the distance between structures and uses.



Sec. 42-4xx. Street design.

1. Street design guidelines.

- a. Travel. Two-way streets are encouraged in the LC district. One-way streets are not permitted, excepting alleys.
- b. Curb radius. The curb radius at the intersection of two streets should be the minimum necessary to permit vehicle circulation. A smaller curb radius shortens the distance that pedestrians must travel to cross the street, and leads to a safer pedestrian environment by reducing the speed at which cars can travel around corners. It is recommended that the curb radius not exceed 30 feet at the intersection of any two streets.
- c. Sidewalks at driveway crossings. When a sidewalk crosses a vehicle driveway, the driveway shall retain the elevation of the sidewalk. The appearance of the sidewalk shall be maintained across the driveway to indicate that the sidewalk is a part of the pedestrian zone and that pedestrians have the right-of-way.
- d. Pedestrian zone. The pedestrian zone is considered to be the area in between the curb and the edge of the right-of-way, frontage, or building facade, and includes area for sidewalks, landscape plantings, street furniture, public transit facility, and other pedestrian-scale uses and amenities. The treatment of the pedestrian zone determines the character of the street, and the quality of the public realm within the right-of-way. Streets are the most common public space in the city, and must be designed to be welcoming and accommodating for pedestrians as well as motorized traffic.

As shown in Figure 1 below, the pedestrian zone in the LC district should contain four distinct areas:

- 1) Edge area that allows car doors to open freely and accommodates parking meters, streetlights;
- 2) Furnishings area that accommodates amenities such as landscaping, planters, and sidewalk furniture;
- 3) Walkway area where pedestrians walk;
- 4) Frontage area adjacent to the building.

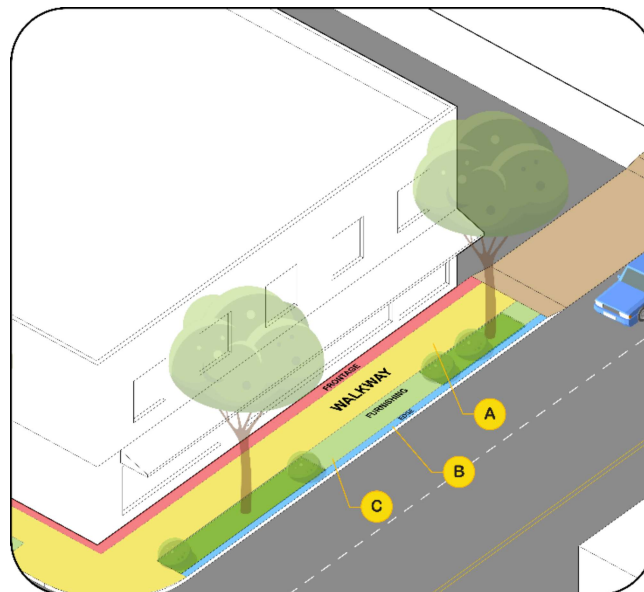


Figure 3. : A- min 5 -feet. B-min 1.5 feet. C- min 5 feet.



The following design requirements and recommendations are intended to create an inviting public space alongside city streets:

- i. Pedestrian zone width. The pedestrian zone should have a minimum width of 10 feet. A lesser width may be appropriate in constrained areas.
- ii. Edge/Curb area. The edge/curb area should have a minimum width of 1.5 feet, normally contained within the right-of-way, and should remain clear of obstructions to permit the doors of parked cars to open freely. Streetscape elements such as parking meters, streetlights, traffic control signs, and tree grates may be located in the edge area. The edge area may be paved, or if a tree lawn is combined, it may be combined with the furnishings area and landscaped.
- iii. Furnishings area. The furnishings area accommodates amenities such as street trees, planters, public transit facilities, and sidewalk furniture. The furnishings area can be paved (with street trees located in tree grates), or it may be landscaped with a street lawn. Outdoor eating areas, sidewalk cafes, or other similar uses associated with a use in a directly adjacent building may be located in the furnishings area. The furnishings area should have a minimum width of 5 feet.
- iv. Walkway area. The walkway area is the basic sidewalk area where pedestrians walk. The walkway area must maintain a 5-foot-wide clear path free of obstructions at all times to permit free pedestrian travel. No permanent structures or uses may be located in the walkway area.
- v. Frontage area. The frontage area is the portion of the pedestrian zone adjacent to the edge of the right-of-way. The frontage area is an optional area, and may be used for street furniture or other uses accessory to the use in the adjacent building. When a building is constructed at the lot line, the frontage area should have a minimum width of two feet to accommodate opening doors and window shopping; in the LC-Edge and LC-Business area, the frontage area can be in the required setback.
- vi. Access Management and Driveways. Driveway consolidation is required when feasible to share access between properties. Additionally, driveways providing access to parcels and parking lots are encouraged to be accessed from minor streets.

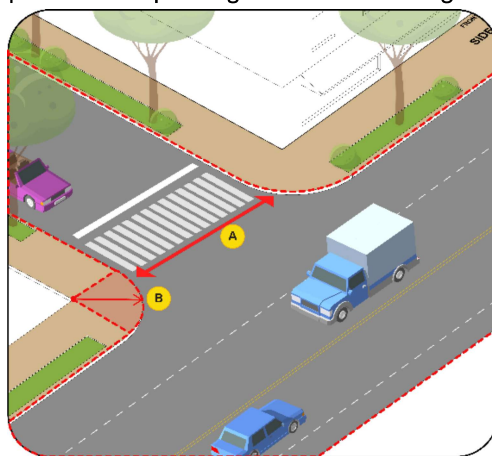


Figure 4. B-It is recommended that the radius be less than 30-feet. A- Least possible distance recommended for increased pedestrian safety.

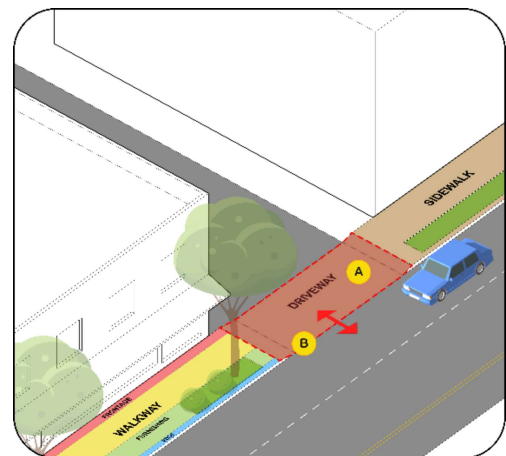


Figure 5. A-Shared driveway access between properties is encouraged. B-Driveways should emulate the material of sidewalk for continuity and should be at the same level as the travel lanes.

Sec. 42-4xx. Parking.

The following parking requirements are applicable in the LC, and replace any similar requirements set forth in Division 6, Subdivision 1, Off Street Parking:



1. **Minimum parking required.** All new development or expansions of existing sites shall provide off-street parking spaces for the use according to the following requirements. The parking spaces shall be provided within 500 feet of the building.
 - a. Residential uses. One parking spaces per residential dwelling unit.
 - b. Nonresidential uses. One parking space per 500 square feet of nonresidential building space.
 - c. Waiver. The minimum parking requirements may be waived by the reviewing authority per **section xxx.**
3. **Parking lot layout.** Off-street parking lot layout, maintenance, and construction shall comply with all of the requirements of **article xx.**

The planning commission may modify the dimensional requirements of **Division x, Subdivision x** based on evidence submitted by the applicant indicating that the modification will result in superior site design, will achieve the same purpose as if the parking lot were designed according to conventional standards, and will function in a safe and efficient manner.

4. **Parking lot access. Multiple** entrances to parking lots must be consolidated in the Core area of the LC district. Where feasible, shared cross access between parcels shall be provided.
 - a. Setback Portage Road: All parking spaces shall comply with the maximum setback of the Core, Edge and Business areas.
 - b. Setback from cross streets: All parking spaces shall be set back a minimum of 5 feet from any cross street.
 - c. Loading space:
 - i. On the same premises with a building, structure or part thereof involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading in order to avoid undue interference with public use of dedicated rights-of-way. The space shall meet the requirements of this section.
 - ii. Except as otherwise required in **section 42-522 E.**, below, off-street loading spaces shall be provided in commercial and industrial districts in the rear yard in the ratio of at least one space per each establishment and shall be provided in addition to any required off-street parking area. If the adjacent land area is zoned residential or designated for residential use in the planned development, the loading area may be located in the rear or side yard.
 - iii. In a business district, when a planned commercial or shopping center with 100,000 GLA or more is to be developed, off-street loading space may be provided either in the rear yard or in a loading area in the front or side yard which is completely screened from view and separate from fire lanes and in a manner that will not obstruct the flow of traffic in the parking area.
 - iv. All loading spaces in an industrial district shall be provided in the following ratio of spaces to floor area:

GFA (sq. ft.)	Loading and Unloading Spaces Required
0 - 1,400	None
1,401 - 20,000	1 space
20,001 - 100,000	1 space plus 1 space for each additional 20,001 sq. ft. of UFA not exceeding 100,000 sq. ft. UFA
100,001 and over	5

- v. Off-street loading and unloading space in an industrial district may be provided in either the side or rear and/or outside of the required front yard, provided that it is separate from fire lanes, maneuvering lanes and parking areas and does not obstruct the flow of traffic in the parking area.
- vi. All spaces shall be laid out in the dimensions of at least ten feet by 50 feet, or 500 square feet in area, with a clearance of at least 14 feet in height. Loading dock approaches shall be provided with pavement having an asphalt or Portland cement binder so as to provide a permanent, durable and dustless surface.



- vii. Deferred loading areas.
- viii. Where an applicant demonstrates that the loading requirements for a particular proposed use would be excessive, a plan designating portions of required loading spaces and paving reserved for future use must be submitted in accordance with division 5, subdivision 2.
- ix. Alterations to the deferred loading area to add loading spaces may be initiated by the owner or required, based on loading needs, and shall require the submission and approval of an amended site plan, as required by division 5, subdivision 2.

Sec. 42-4xx. Outdoor amenity space.

Any development or redevelopment of a building with more than 20,000 square feet of floor area, or 1 acre in total lot size, in the LC district shall provide outdoor amenity space. The outdoor amenity space shall have a minimum area of two percent of the gross floor area of the building. The size and disposition of the amenity space shall be proportionate to the size and scale of the development, and any amenity space used to satisfy this requirement shall be adjacent to or visible and accessible from a public right-of-way. The emphasis of the amenity space requirement is on the quality rather than the quantity of the space.

Sec. 42-4xx. Temporary Outdoor Retail Sales.

Outdoor retail sales are permitted in the Core and Edge subareas subject to the following requirements:

1. **No permit required.** Temporary or moveable outdoor retail sales activity or displays accessory to a principal use in the LC district are permitted, subject to the following requirements:
 - a. Area. The total of all outdoor sales display areas on the site shall not exceed 0.75 square feet per linear foot of building frontage in the build-to zone.
 - b. Location. Outdoor sales areas may be located in the build-to zone, in an area adjacent to and not extending farther than 20 feet from the rear of the building, and/or in the right-of-way. Outdoor sales in the right-of-way shall be located in the frontage or furnishings area of the pedestrian zone directly adjacent to the building containing the use to which it is accessory. A minimum six-foot wide clear pedestrian pathway on the sidewalk shall be maintained at all times.
 - c. Time. The outdoor sales display shall only be set out during business hours,.
2. **Permit required.** A permit from Community Development Director or his/her designee is required for outdoor sales that exceed the area limitations in subsection (a), above; for special outdoor sales events that will be located anywhere besides the frontage or furnishings area of the pedestrian zone; or for times outside of normal business hours. The permit will specify the permitted size and duration for the outdoor sales event.

Sec. 42-4xx. Outdoor storage.

In the Core and Edge subareas, limited outdoor storage of merchandise, materials, or equipment is permitted in the rear yard if it is not visible from public ROW. In no case shall materials or merchandise being stored outdoors exceed a height of six feet.

Sec. 42-4xx. Landscaping and buffering.

All landscaping requirements of **Subdivision 3 – Landscaping and Screening** shall apply in the LC unless an alternate landscape requirement is specifically identified in this Subdivision



Sec. 42-4xx. Definitions used in this article.

This division provides definitions for terms that are used in this article that are technical in nature or that might not otherwise reflect a common usage of the term. Where a definition in this section conflicts with a definition provided in **Section xxx**, the definition presented in this section shall prevail for the purposes of administering the LC district requirements. If a term is not defined in this section, the planning and development director shall determine the correct definition of the term.

Balcony: An open portion of an upper floor that extends beyond or indents into a building's exterior wall.

Block: The aggregate of private lots, pedestrian pass-throughs, rear lanes and alleys, the perimeter of which abuts perimeter or internal streets.

Block perimeter: The linear distance around a block measured along the right-of-way line or road easement.

Buffer: An area of land, including landscaping, walls, and fences located between land uses of different characters and which is intended to mitigate negative impacts of the more intense land use on the less intense land use.

Build-to area: An area at the front of the lot in which a front building facade must be located.

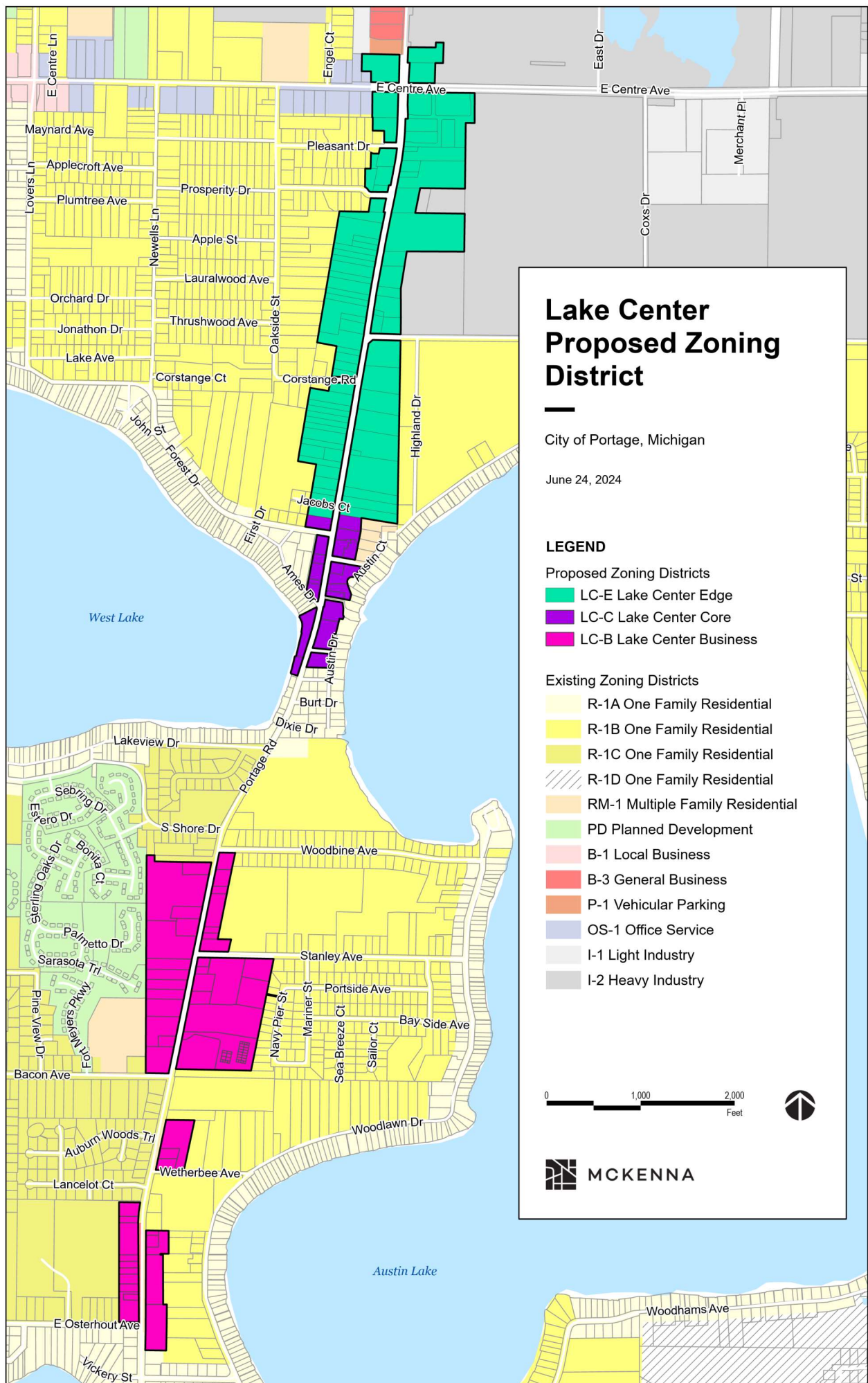
Floorplate: The total indoor floor area of any given story of a building, measured to the exterior of the wall or balcony.

Frontage lot line: The lot line that coincides with the public right-of-way or edge of a space dedicated for public use. Building facades parallel to frontage lines define public space and are therefore subject to a higher level of regulation than the elevations that face other lot lines.

Habitable space: Building space that involves human presence with direct view of the enfronting streets or public or private open space. Habitable space does not include parking garages, storage facilities, warehouses, and display windows separated from retail activity.

Liner shop or Liner building: A building or part of a building with habitable space specifically designed to enfront a public space while masking a function without the capacity to monitor public space such as a parking garage, storage facility, or large building exceeding the building width limitations of this article.

Tree lawn: A grassed or landscaped area located between the sidewalk and the curb of the street intended to accommodate street tree plantings.



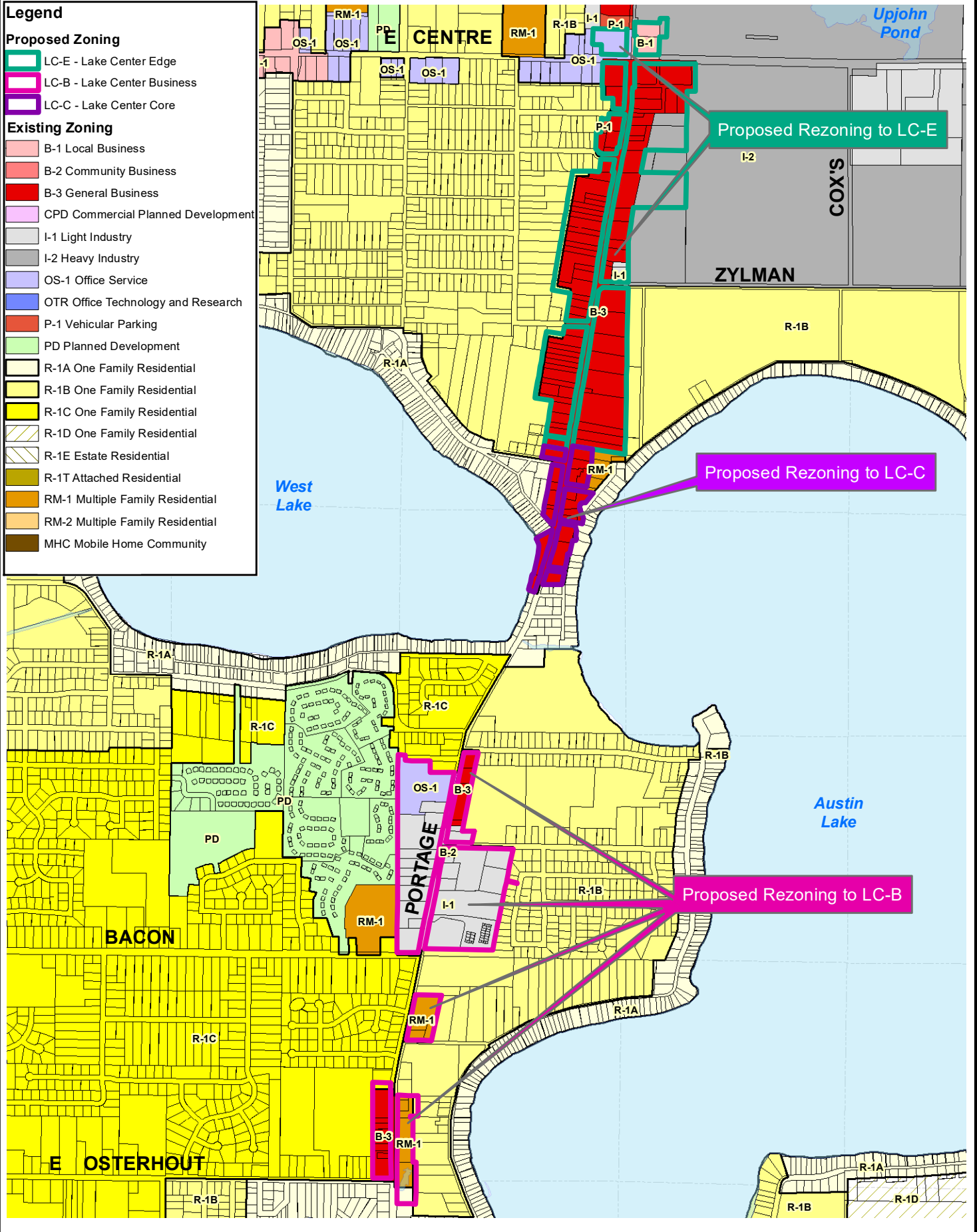
Legend

Proposed Zoning

- LC-E - Lake Center Edge
- LC-B - Lake Center Business
- LC-C - Lake Center Core

Existing Zoning

- B-1 Local Business
- B-2 Community Business
- B-3 General Business
- CPD Commercial Planned Development
- I-1 Light Industry
- I-2 Heavy Industry
- OS-1 Office Service
- OTR Office Technology and Research
- P-1 Vehicular Parking
- PD Planned Development
- R-1A One Family Residential
- R-1B One Family Residential
- R-1C One Family Residential
- R-1D One Family Residential
- R-1E Estate Residential
- R-1T Attached Residential
- RM-1 Multiple Family Residential
- RM-2 Multiple Family Residential
- MHC Mobile Home Community



Eric Feldt

From: Compliance Osprey <compliance@osprey-management.com>
Sent: Wednesday, October 9, 2024 1:32 PM
To: Eric Feldt
Subject: Fw: Portage,MI - Stowaway Storage (Portage) - Rezoning proposal
Attachments: Portage rezone.pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: THIS EMAIL IS FROM AN EXTERNAL SENDER

Do not click on links or open attachments unless this is from a sender you know and trust.

Eric,

Thank you for taking my call. I appreciate you explaining the changes to me in details.
There is no objection on our side for this re-zoning.

Dalton Manley
Compliance Coordinator

702-472-7877

www.osprey-management.com

From: Tyra Al Mujadidi
Sent: Wednesday, October 9, 2024 10:26 AM
To: Compliance Osprey <compliance@osprey-management.com>
Subject: Portage,MI - Stowaway Storage (Portage) - Rezoning proposal

Tyra Al Mujadidi
Support Specialist



CROCKER LAW FIRM II, PLLC
ATTORNEYS AT LAW

BLAKE D. CROCKER, JD, LL.M.

blake@crockerlawfirm.com

October 16, 2024

City of Portage Planning Commission
Council Chambers
Portage City Hall
Portage Michigan 49002

Re: Proposed Zoning Amendments for the Lake Center District
October 17, 2024 Meeting of the City Planning Commission

Dear Planning Commission:

We are the attorneys for Crystal Car Wash II, PLLC. Our Client has owned and operated a car wash business at 8387 Portage Road, Portage, Michigan for over 18 years; Mr. Kothawala, the owner, has been a car wash owner and operator for over 30 years. He designed and built his car wash in a location where the Portage zoning ordinance permitted its operation. Our client's car wash business is a small enclosed automatic car wash, located North of Zylman Avenue and South of Centre Street. It is not located near the two lakes which are the focus of the plan and the revision of the zoning ordinance. As the name of the zone indicates, it is on the "edge". In reliance upon his rights to operate his business in that location, our client has invested hundreds of thousands of dollars in his business over the past 18 years. The value of this business represents a lifetime investment of our client's time, money and skill.

Currently, our client's business is a Permitted Use under Section B-3, General Business District, of the current zoning ordinance. The proposed amendments to the City of Portage Zoning Ordinance changing the zone in which our client is located to LC-E would arbitrarily remove car washes from the list of "permitted uses", irreparably damaging our client's business value, potentially causing his business to close. The entire focus of the re-zoning appears designed to unfairly target our client's legitimate family-owned small business which utilizes drive through vehicles as a means of generating revenue and devaluing that business, potentially putting him out of business.

Zone B-3 is currently defined as follows:

"Sec. 42-262. - B-3 general business district.

A. Intent: The B-3 general business district is designed to provide sites for more diversified businesses and are often located to serve pass by traffic. Locations for the B-3 district are thus typically mapped along major traffic arteries and/or adjacent to B-2 community business districts.

B. Principal permitted uses: In a B-3 general business district, no building or land shall be used, and no building shall be erected, except for one or more of the following specified uses, unless otherwise provided in this article:

1. Any principal permitted use in the B-1 local business district, or uses permitted subject to special conditions.

4th Floor KALAMAZOO BUILDING
107 W. MICHIGAN AVENUE
KALAMAZOO, MICHIGAN 49007

CROCKER LAW FIRM II, PLLC

Attorneys at law

City of Portage Planning Commission
October 16, 2024
Page 2

2. Any principal permitted use in the B-2 community business district, or uses permitted subject to special conditions.

3. Automatic and self-service carwashes, when completely enclosed in a building.

It appears the proposed zoning amendment will re-zone our client's property to Lake Center Edge (LC-E), which is promoted as Mixed Use, and that this zone does not permit drive through car washes.

Furthermore, the proposed Lake District Plan reduces the number of vehicle lanes, among other things, to reduce the number of vehicles utilizing Portage Road right in front of our client's business. This unfairly and specifically damages his drive through car wash business; therefore, unfairly and arbitrarily targeting our client's legitimate and lawful business, damaging its value, threatening to reduce his revenues, and potentially killing his business.

We are writing in order to communicate our client's serious concerns and strong objections to the proposed amendments and the overall plan for the LC-E zone which incorporates his business, as follows:

1. It is unfair to remove our client's business from "permitted uses" thereby converting his legitimate business into a non-conforming use, specifically damaging our client's business.
2. Reducing the number of vehicle lanes in the "edge", the LC-E zone, in which our client is located will specially damage our client because his business is directly reliant upon drive through vehicle traffic which passes in front of its business.
3. Shutting down traffic during the lengthy period of construction of the "edge" zone (the LC-E) will directly damage our client, causing him to suffer significant monetary losses as a direct result of closing off the road for lengthy construction.

Our client respectfully requests the Commission consider the inordinate and extraordinary impact the reduction of vehicle lanes and removal of car washes as a permitted use will have on our client's long time business.

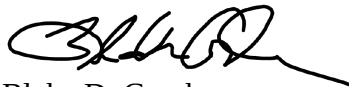
Given the above, our client requests the Commission simply revise the plan and proposed zoning ordinance amendments as follows:

1. Keep the road a 5 lane road between Centre and Zylman; and,
2. Retain our client's car wash as a permitted use under the new ordinance.

Thank you for your prompt attention to this matter.

Yours truly,

CROCKER LAW FIRM II, PLLC



Blake D. Crocker
Direct; (269) 501-4516

CITY OF PORTAGE PLANNING COMMISSION

**Thursday, October 17, 2024
7:00 PM Portage
Portage City Hall Council Chamber**

The City of Portage Planning Commission meeting of October 17, 2024, was called to order by Chair Corradini at 7:00 p.m.

IN ATTENDANCE

- Peter Dame, Chief Development Officer
- Eric Feldt, Senior City Planner
- Catherine Kaufman, City Attorney

ROLL CALL

Staff called the roll: Chairman Corradini (yes); Vice Chair Baldwin (yes); Secretary Freiman (yes), Adams (yes); Copp (yes); Joshi (yes); Fries (absent); Youngs (absent); and Longjohn (yes).
7-Present; 2-Absent.

Motion by Vice Chair Baldwin, seconded by Commissioner Joshi to approve the excused commissioners. Upon a voice vote, motion carried 7-0.

APPROVAL OF MINUTES

1. Minutes dated September 19, 2024.

Motion by Vice Chair Baldwin, seconded by Secretary Freiman to approve the September 19, 2024, as submitted. Upon a voice vote, motion carried 7-0.

PUBLIC HEARINGS

1. Parking reduction request for 6400 S. Westnedge Avenue

Eric Feldt provided a presentation outlining project details and review process, showed various site pictures and project images, explained applicable codes, and indicated that the reduction is to support a future Chase Bank located on the nearby site at 6460 S. Westnedge Avenue. He indicated that the applicant spoke with adjacent property owners about the proposal and did not receive any neighborhood comments. Mr. Feldt further indicated that eleven parking spaces located on 6430 S. Westnedge Avenue is expected to be shared with the 6400 S. Westnedge Avenue through a drafted private parking agreement easement. He also stated that a new City parking agreement has been drafted for this proposal explaining the parking reduction, shared parking spaces, and proposed lower parking requirement which is suggested as a condition of approval and later recorded. He concluded his presentation by recommending approval of the Parking Reduction for 6400 S. Westnedge Avenue be approved with the following condition:

1. Prior to issuance of a Building Permit for developing 6460 S. Westnedge Avenue, the attached City Parking Agreement shall be recorded.

Applicant, Salim Harik, 4668 Vintage Ranch Ln, Santa Barbara, CA was represented by Terron Wright, The Architects Partnership LTD 200 S. Michigan Ave., Chicago, IL and Brock Bosack, Kimley-Horn,

3000 Town Center STE 2600 Southfield, MI. Mr. Bosack indicated that he does not have any additional comments beyond what was provided by Mr. Feldt's presentation.

Chair Corradini opened the public hearing.

1. Tim Timmons, representative of Village Green Properties, LLC, indicated support for the proposal and coordination of the submitted private parking agreement easement from 6430 S. Westnedge Avenue to assist in the proposal.

Seeing no additional public comments, motion by Commissioner Copp, seconded by Vice Chair Baldwin to close the hearing. Upon a voice vote, motion carried 7-0.

Motion by Commissioner Copp, supported by Commissioner Adams, to approve the Parking Reduction for 6400 S. Westnedge Avenue be approved with the following condition: 1. Prior to issuance of a Building Permit for developing 6460 S. Westnedge Avenue, the attached City Parking Agreement shall be recorded.

2. Rezoning #24/25-3 to create new mixed use zoning districts with development standards in the Lake Center Commercial Corridor on Portage Road.

Mr. Dames provided background information indicating past City plans, history and uniqueness of the Lake Center area, recent public meetings leading to the proposed development standards, recent creation of a Stakeholder Committee assisting in drafting and reviewing proposed development standards, explained existing variety of land uses and zoning districts in the area.

Mr. Feldt provided a presentation explaining existing and proposed zoning districts in the area and related development standards, indicated the total number of parcels involved in the rezoning and corresponding proposed zoning districts, stated the removal of two residential parcels erroneously placed in the proposed rezone area, explained in detail the proposed site and building development standards, listed many Michigan and few non-Michigan communities having similar development standards, showed two downtown pictures as examples of needing development standards, and summarizing the overall purpose of the proposed new zoning districts and development standards. He indicated that the proposal required providing public notices to the subject parcels and in the Kalamazoo Gazette. Mr. Feldt stated that the city received two public comments which were printed and provided to all Commissioners. One comment was a no objection, and the second comment opposed the proposal.

Chair Corradini opened the public hearing.

1. Blake Crocker, Crocker Law Firm II, LLC, representing owner of Crystal Car Wash, 8387 Portage Road, spoke in opposition to the rezone as it prohibits car washes turning the Crystal Car Wash into a non-conforming use and alleging that it would negatively affect the value. He supported adding car wash land use as a permitted use in the proposed Lake Center Edge zoning district.
2. Jamie Schuring, indicated he lives at 626 Anchor Ln. and owns a business at 9848 Portage Rd, expressed to want more time for the Planning Commissioners to hear from more business owners within the rezone area of Portage Road before acting on the proposal.

3. Jake Lohse, owner of Presidential Brewery at 8302 Portage Rd, stated being a member of the Stakeholder Committee for the proposal, supported the overall planning process of proposed Lake Center rezoning project, and stated support of the proposed rezoning because it allows more breweries to the area.
4. Gregg Marvin, 9830 Portage Road, had concerns about rezoning the industrial areas of Portage Road within the rezone area and how it may affect possible rebuilding of those existing industrial buildings.
5. Shana Wartner lives at 9986 Sailor Ct, owns businesses at 9719 Portage Rd, and owns the building at 10334 Portage Rd. She indicated general support of creating a walkable and more inviting Portage Road corridor, she stated concerns of the proposed development standards not fitting the existing industrial developments in the south end of scope of rezone, stated concerns of the level of change required by the proposed development standards, and lastly, she stated concerns that the proposed development standards may result in cookie-cutter development and supports more flexibility.
6. Deb Polderman, owner of the flower shop at 8710 Portage Rd, expressed concerns about the proposed development standards creating too similar-looking buildings, and supports taking more time to review the proposal.

Seeing no additional public comments, motion by Commissioner Joshi, seconded by Vice Chair Baldwin to close the hearing. Upon a voice vote, motion carried 7-0

Various Commissioners asked staff about the proposed zoning districts creating non-conforming uses of existing businesses not listed as permitted uses, and about if they could rebuild or add additions. Staff indicated that these businesses are not listed as permitted uses because they would not contribute to an overall walkable, mixed-use village environment. Those businesses may continue to operate in the future under current or future owners. Rebuilding of those businesses may only be allowed under circumstances out of control of the owner such as an Act of God event or similar but must occur within 18 months of the event. Additions to those businesses would not be allowed.

Motion by Secretary Freiman, supported by Vice Chair Baldwin, to recommend to City Council the approval of Rezoning #24/25-3 to rezone and create new mixed use zoning districts with development standards of Lake Center Commercial Corridor on Portage Road.

Mr. Feldt provided roll call vote; motion carried 7-0.

SITE/FINAL PLANS

None.

OLD BUSINESS

None.

NEW BUSINESS

None.

STATEMENT OF CITIZENS

None.

STATEMENT OF COMMISSIONERS/ STAFF

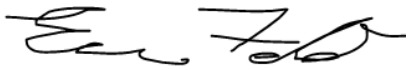
Commissioner Joshi congratulated staff and the public for creating and participating in the drafting of the proposed Lake Center development standards.

Commissioner Joshi indicated her planned absence for the November 7th Planning Commission meeting.

ADJOURNMENT

There being no further business to come before the Commission, Chair Corradini adjourned the meeting at 8:38 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Eric Feldt".

Eric Feldt
Senior City Planner

From: [Eric Feldt](#)
To: [Biqi Zhao](#)
Cc: [Peter Dame](#)
Subject: FW: Rezoning #24/25-3 for Lake Center Commercial Corridor
Date: Wednesday, October 30, 2024 4:29:35 PM

Biqi,

Can you put this public comment in the Council packet for the Lake Center Rezone?

Eric Feldt, AICP, CFM
City Senior Planner
Department of Community Development
City of Portage, MI
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[City of Portage – Zoning Code](#)

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Sent: Monday, October 28, 2024 6:33 PM
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Cc: Peter Dame <damep@portagemi.gov>; Eric Feldt <feldte@portagemi.gov>; Pat McGinnis <mcginnip@portagemi.gov>
Subject: Rezoning #24/25-3 for Lake Center Commercial Corridor

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I was disappointed to watch the Planning Commission approve the Lake Center Commercial Corridor Rezoning plan at their 17 October meeting, and recommend it to the City Council for passage, even though reasonable public concerns had been expressed at the hearing, and some of the commissioners acknowledged that the document still needed improvement.

Understanding that something is better than nothing, I believe that new standards of this significance should have better opportunities for revision before being implemented wholesale, and unless the City Council can agree and enumerate expected changes as part of their vote to approve, I would prefer that they vote AGAINST passage and send the package back for more work.

The Planning Commission noted the large amount of effort that has gone into this document so far, by staff, consultants, and a Stakeholder Committee composed of different perspectives. But a stakeholder committee of nine representatives cannot be expected to anticipate all of the inputs of Portage stakeholders (no matter how long they work), and receiving only one public comment since 1 October shows that

people are not sufficiently engaged, not that they all are satisfied with the intentions. Here are my concerns about the zoning regulations as written, along with what I learned from watching the Planning Commission meeting:

1) The vision is to have Lake Center Core buildings “shoulder-to-shoulder” along the sidewalk, with shopping windows right up against the property line, except for set backs to allow for frontal decoration or dining space as pedestrians stroll by. It seems to me that even one-story buildings of this arrangement will block the public’s lake views that were supposed to be the major attraction to this strolling shopping area in the first place.

2) Street parking is to be discouraged in favor of pedestrian accessibility. Where on the narrow strip of the Lake Center District is the parking supposed to be? I assume that the answer will be detailed when the new complete streets plans are unveiled in detail, but in the meantime it is impossible to consider pros and cons of building definitions without at least a description of how pedestrian, bicycle, and automobile traffic are going to interact. My specific concern is safety for all, when intersecting the different modes with different intents (enjoying the lakes, window shopping, making a purchase, attending an event, or wanting to pass through without stopping).

3) The zoning is described as allowing existing properties to persist as long as they do not require more than a 50% change, so it will be many years before major elements of the desired harmony of facades will be implemented for more than a lot or two. If the detail defined in the zoning is truly appropriate and viable for the two miles of the Lake Center District, then a separate effort needs to be mounted to fund adherence on existing properties, so that harmony can be attained earlier (without further burdening the current owners). My vote would be to relax the new codes so that conforming buildings would not be so jarringly different from current constructions. I am not convinced that Portage needs quite so much of a downtown look in the Lake Center District, and I believe that it would be acceptable to have multi-family housing in buildings along the corridor that would sufficiently blend with the existing architecture.

4) The drive-through restrictions do not appear to be thoroughly settled. Understanding that “park and walk” behavior would be compromised by drive through services, there are reasonable exceptions where customers are going to want drive-through service in a business district, and just requiring a walk-in feature does not create a fair distinction. Hence the car wash, coffee shop, bank and fast-food businesses are not judged equally, and building approvals or restrictions on changing by more than 50% would be unfairly applied.

5) If the vision is really to have a more industrial district in the Lake Center Business zone, then it makes sense to relax the shoulder-to-shoulder downtown appearance to allow for more industrial building options such as steel siding, concrete or cinder block. I don’t know how a roller rink, performance center or bowling alley would be constructed, but if someone wanted to build one there, I doubt it would conform to the code as proposed.

6) Finally, I think that lakefront owners (like me) deserve consideration about how the

development of the Lake Center District will impact our environment. What used to be a semi-remote natural area lined with residences, parks and a boat launch is being planned to become the focal point of a two-mile downtown-like business district with more light, noise and waste pollution resulting from increased commercial activities, parking lots and higher population loading. Please consider adding constraints on night-time noise, outdoor lights not directed straight down, and trash/contamination exposure, so that those who live on the lakes (and the wildlife in the area) are not further disrupted by this effort to take advantage of the special attraction of two beautiful lakes adjoining property that can be used for business purposes.

If the City Council can agree on conditions for approving the rezoning plan for the Lake Center Commercial Corridor that addresses concerns like the ones above, then I hope they do. If the City Council feel that concerns such as these have not been properly addressed, I hope that they reject the rezoning plan for further revisions based on public input. It would be a shame to present all of these opportunities for public input, and then approve a rezoning plan without addressing the concerns that members of the public have raised, just because the current proposal is considered better than nothing.

**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:

1. Parcel Number: 00014-001-C

Property Address: 7171 PORTAGE RD

Legal Description: Rezoning only that area of the following description at the northeast corner of Portage Road & Centre Avenue currently designated as Zone B-1.

COM AT THE S 1/4 COR OF SEC 14-T3S-R11W; TH N 00DEG 13' 33" W 50 FT ALONG THE N&S 1/4 LI OF SAID SEC; TH S 89DEG 53' 29" E 51.16 FT PARALLEL WITH THE S LI OF THE SE 1/4 OF SAID SEC 14 TO THE E ROW LI OF PORTAGE RD & THE POB; TH N01DEG09'37"E 214.03 FT ALONG SAID E ROW LI; TH S 89DEG 53' 29" E 356.16 FT PARALLEL WITH SAID S LI; TH N 00DEG 13' 33" W 220 FT PARALLEL WITH SAID N & S 1/4 LI; TH N89DEG53'29"W 82.50 FT PARALLEL WITH SAID S LI; TH S 00DEG 13' 33" E 55 FT PARALLEL WITH SAID N & S 1/4 LI; TH N 89DEG 53' 29" W 269.67 FT PARALLEL WITH SAID S LI TO SAID E ROW LI; TH N 01DEG 09' 37" E 55.01 FT ALONG SAID E ROW LI; TH N 89DEG 53'29" W 61.66 FT PARALLEL WITH SAID S LI TO SAID N&S 1/4 LI; TH N 00DEG 13' 33" W 286 FT ALONG SAID N & S 1/4 LI; TH S 89DEG 53' 29" E 68.58 FT PARALLEL WITH SAID S LI TO SAID E ROW LI; TH N 01DEG 09' 37" E 111.50 FT ALONG SAID E ROW LI; TH S 89DEG 29' 06" E 1967.74 FT; TH N 00DEG 04' 23" W 1038.52 FT; TH S 89DEG 55' 37" W 85 FT; TH N 00DEG 04' 23" W 58.50 FT; TH N 88DEG 48' 37" W 553.30 FT; TH S 00DEG 08' 26" E 550.91 FT; TH S 89DEG 44' 06" W 293.55 FT; TH S00 DEG 12' 30" E 162.07 FT; TH S 88DEG 58' 34" W 1029.38 FT TO SAID E ROW LI OF PORTAGE RD; TH N 01DEG 09' 37" E 90.93 FT ALONGSAID E ROW LI; TH N 00DEG 26' 49" W 1331.43 FT ALONG SAID E ROW LI TO THE E & W QUARTER LI OF SAID SEC 14; TH N 00DEG 47' 10" W 2672.31FT ALONG SAID E ROW LI TO THE N LI OF THE NE 1/4 OF SAID SEC 14; TH N 00DEG 26'56"W 126.62 FT ALONG SAID E ROW LI TO THE S ROW LI OF ROMENCE RD; TH S 86DEG 07' 31"E 201.42 FT ALONG SAID S ROW LI; TH SOUTHEASTERLY 145.03 FT ALONG SAID S ROW LI ALONG THE ARC OF A CURVE TO THE R HAVING A RADIUS OF 1050 FT, A CENTRAL ANGLE OF 07DEG 54' 50" & A CHORD OF S 82DEG 10' 06" E 144.91 FT; TH S 78DEG 12' 41" E 447.04 FT ALONG SAID S ROW LI TO SAID N LI OF THE NE 1/4 OF SAID SEC 14; TH N 89DEG 52' 06" E 1820.14 FT ALONG SAID N LI TO THE NE COR OF SAID SEC 14; TH N 88DEG 49' 29" E 1239.24 FT ALONG THE N LI OF THE NW 1/4 OF SEC 13 TO THE WESTERLY RAILROAD ROW LI; TH S 00DEG 16' 14" E 5285.50 FT ALONG SAID WESTERLY RAILROAD ROW TO THE N ROW LI OF E CENTRE AVE; TH S 88DEG 28' 28" W 1302.84 FT ALONG SAID N ROW LI; TH N 89DEG 53' 29" W 2541.72 FT ALONG SAID N ROW LI TO THE POB. SUBJECT TO EASEMENTS, CONDITIONS & RESTRICTIONS OF RECORD. EXCEPT: A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SEC 14-T3S-R11W BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMM AT THE SW COR OF THE SE 1/4 OF THE SE 1/4 OF SEC 14-T3S-R11W; TH N 264 FT FOR THE POB; TH N 36 FT; TH E 258.52 FT; TH S 36 FT; TH W TO THE POB. THE SUBJECT PARCEL CONTAINS 435.98 ACRES OF LAND. PARCEL BEING SUBJECT TO ROW ALONG THE N LI FOR ROMENCE RD AND ROW ALONG THE W LI FOR PORTAGE RD.

From B-1 Local Business District to LC-E Lake Center Edge District.

2. Parcel Number: 00014-015-O

Property Address: 7908 PORTAGE RD

Legal Description: That portion of the following description lying East of Portage Road: Section 14-3-11 Beginning at a point 348.52 feet north of the S 1/4 post of Section 14; thence North 158.98 feet along the N&S 1/4 line; thence West 281.81 feet parallel with the south line of Section 14; thence North 75 degrees 20 minutes 15 seconds West 100.94 feet; thence North 797.69 feet parallel with the N&S 1/4 line; thence West 2246.6 feet parallel with the south line of Section 14; thence South 132 feet parallel with the N&S 1/4 line; thence East 1784.64 feet parallel with the south line of Section 14; thence South 69 feet; thence East 297 feet; thence South 129 feet; thence West 15.5 feet; thence South 192 feet parallel with the NW 1/4 line; thence East 12 feet; thence South 459.5 feet parallel with the N&S 1/4 line; thence East 548.0 feet parallel with the south line of Section 14 to the point of beginning. Also beginning at a point 264 feet North of the south 1/4 post of Section 14; thence East 412.5 feet parallel with the south line of Section 14; thence North 220 feet parallel with the N&S 1/4 line of Section 14; thence West 82.5 feet parallel with the south line of Section 14; thence South 55 feet; thence West 330 feet to the N&S 1/4 line; thence South 165 feet along the N&S 1/4 line to the point of beginning.

From B-1 Local Business District and I-2 Heavy Industrial District to LC-E Lake Center Edge District.

3. Parcel Number: 00014-080-A

Property Address: 7920 PORTAGE RD

Legal Description: SECTION 14-3-11 BEG S 1/4 POST SEC 14, TH N 348.52 FT, TH W 449 FT, TH S 185 FT, TH E 100 FT, TH S 163 FT, TH E 349 FT TO P.O.B., EXC RD ROWS.

From OS-1 Office Service District to LC-E Lake Center Edge District.

4. Parcel Number: 00023-045-A

Property Address: 8037 PORTAGE RD

Legal Description: A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SEC 23, T3S, R11W; COMM AT THE N 1/4 CORNER OF SEC 23, T3S, R11W; TH S 89DEG 53' 29" E 660.02 FT ALONG THE N LI OF THE NE 1/4 OF SAID SEC TO THE E LI OF THE W 660 FT (PERPENDICULAR MEASURE) OF SAID NE 1/4; TH S 00DEG 17' 25" E 462.00 FT ALONG SAID E LI; TH N 89DEG 53' 29" W 300.00 FT PARALLEL WITH SAID N LI TO THE POB; TH N 89DEG 53' 29" W 360.02 FT PARALLEL WITH SAID N LI TO THE W LI OF SAID NE 1/4; TH N 00DEG 17' 25" W 132.00 FT ALONG SAID W LI; TH S 89DEG 53' 29" E 360.02 FT PARALLEL WITH SAID N LI; TH S 00DEG 17' 25" E 132.00 FT PARALLEL WITH SAID W LI TO THE POB; CONTAINING 1.09 ACRES OF LAND. PARCEL SUBJECT TO HIGHWAY EASEMENT FOR PORTAGE RD.

From B-3 General Business District to LC-E Lake Center Edge District.

5. Parcel Number: 00023-055-O

Property Address: 8111 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT PT IN CTR LI PORTAGE RD 38 R S OF N LI SEC 23 TH S 89 DEG 36 MIN E PAR N LI 150 FT TH S 10 DEG 40 MIN W PAR CTR LI SD RD 50 FT TH N 89 DEG 36 MIN W 150 FT TO CTR LI TH N 10 DEG 40 MIN E ALG CTR LI 50 FT TO BEG

From B-3 General Business District to LC-E Lake Center Edge District.

6. Parcel Number: 00023-060-O

Property Address: 8119 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT PT 38 R S & 40 R E OF N1/4 POST TH W PAR N SEC LI 501.9 FT TO PT 170 FT E OF CTR LI PORTAGE RD TH S 10 DEG 40 MIN W 50 FT TH W 167.18 FT TO CTR LI PORTAGE RD TH S 10 DEG 40 MIN W ALG CTR LI 96.44 FT TO PT 564.5 FT NLY AS MEAS ALG SD CTR LI FROM ITS INT WITH S LI NW1/4 NE1/4 TH E PAR S LI TO PT S OF BEG TH N TO BEG

From B-3 General Business District and I-2 Heavy Industrial District to LC-E Lake Center Edge District.

7. Parcel Number: 00023-065-O

Property Address: 8127 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT INT CTR LI PORTAGE RD WITH S LI NE1/4 NW1/4 SEC 23 SD INT BEING 141.02 FT W OF SE COR SD NE1/4 NW1/4 SD SEC TH N 10 DEG 40 MIN E ALG CTR LI SD RD 443.5 FT FOR BEG, CONT TH N 10 DEG E ALG CL PORTAGE RD 121 FT TH E 239.25 FT TH S 10 DEG 40 MIN W 121 FT TH W 239.25 FT TO BEG

From B-3 General Business District to LC-E Lake Center Edge District.

8. Parcel Number: 00023-075-O

Property Address: 8131 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT INTERSEC CTR LI PORTAGE ROAD WITH S LI NE1/4 NW1/4 SEC 23 SD INTERSEC BEING 141.02 FT W OF SE COR SD NE1/4 NW1/4 SD SEC TH N 10 DEG 40 MIN E ALG CTR LI SD ROAD 383 FT FOR BEG CONT TH N 10 DEG 40 MIN E ALG CL PORTAGE RD 60.5 FT TH E 239.25 FT TH S 10 DEG 40 MIN W 60.5 FT TH W 239.25 FT TO BEG.

From B-3 General Business District to LC-E Lake Center Edge District.

9. Parcel Number: 00023-080-A

Property Address: 8139 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT A PT IN CL PORTAGE ROAD BEFORE ROAD WAS WIDENED 1069.21 FT S OF N 1/4 POST SEC 23, TH E 394 FT, TH N 290.01 FT, TH W 100.65 FT, TH S 10 DEG 40 MIN W 181.5 FT, TH W 239.25 FT, TH S ALG CL PORTAGE ROAD 114.71 FT TO PL OF BEG ALSO SEC 23-3-11 COM AT A PT IN CL PORTAGE ROAD BEFORE IT WAS WIDENED 1069.21 FT SLY FROM N 1/4 POST SEC 23, TH E 394 FT FOR PL OF BEG, TH E 359.01 FT, TH N 290.91 FT, TH W 358.01 FT, TH S 290.01 FT TO PL OF BEG.

From B-3 General Business District and I-2 Heavy Industrial District to LC-E Lake Center Edge District.

10. Parcel Number: 00023-100-A

Property Address: 8211 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG AT INT OF E LI PORTAGE RD AND N 1/8 LI SEC 23, TH E 247 FT (280 FT FROM CENTER OF PORTAGE RD, WHICH INCLUDES 33 FT ROW), TH NLY PAR WITH E LI OF PORTAGE RD 268.29 FT, TH W TO E LI OF PORTAGE RD, TH

SLY ALG SD E LI TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

11. Parcel Number: 00023-110-O

Property Address: 8229 PORTAGE RD

Legal Description: SEC 23-3-11 N 393.27 FT OF THAT PART OF SE1/4 NW1/4 SEC 23 WHICH LIES E OF PORTAGE RD ALSO N 393.27 FT OF W1/2 SW1/4 NE1/4 SD SEC

From B-3 General Business District and I-2 Heavy Industrial District to LC-E Lake Center Edge District.

12. Parcel Number: 00023-115-C

Property Address: 8387 PORTAGE RD

Legal Description: SECTION 23-3-11 COM 516.42 FT N OF C 1/4 POST SEC 23, TH N 7 DEG E 238.86 FT FOR P.O.B., TH S 89 DEG W 244.21 FT TO ELY LI OF PORTAGE RD, TH N 8 DEG E ALG SD E LI 47.21 FT, TH N 10 DEG E 106.60 FT, TH E 243.59 FT, TH S 10 DEG W 106.60 FT, TH S 8 DEG W 48.73 FT TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

13. Parcel Number: 00023-115-D

Property Address: 8379 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG 516.42 FT N OF C 1/4 POST SEC 23, TH S 89 DEG W 28.54 FT, TH N 84 DEG W 214.64 FT TO THE ELY LI OF PORTAGE RD, TH N 8 DEG E ALG SD E LI 215.20 FT, TH N 89 DEG E 244.21 FT, TH S 7 DEG W 238.86 FT TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

14. Parcel Number: 00023-120-A

Property Address: 8405 PORTAGE RD

Legal Description: That part of the NW ¼ of Section 23, T3S, R11W, described as follows: Beginning at a point of the N&S ¼ line of Section 23 that is 2142.53 feet South 00 degrees 47 minutes 58 seconds West of the north ¼ corner of Section 23; Thence South 00 degrees 04 minutes 58 seconds West 103.14 feet along said N&S ¼ line to a point that is 408.01 feet North 00 degrees 47 minutes 58 seconds East of the center of Section 23; thence North 81 degrees 12 minutes 21 seconds West 259.78 feet to the east right-of-way line of Portage Road; thence North 09 degrees 17 minutes 30 seconds East 100.0 feet (recorded as North 08 degrees 04 minutes East) on said east right-of-way; thence South 81 degrees 12 minutes 21 seconds East 216.12 feet (recorded as South 83 degrees 06 minutes East 215.05 feet); thence South 89 degrees 30 minutes 13 seconds East 28.54 feet more-or-less to the point of beginning.

From B-3 General Business District to LC-E Lake Center Edge District.

15. Parcel Number: 00023-125-A

Property Address: 8415 PORTAGE RD

Legal Description: THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, T3S, R11W, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH AND SOUTH QUARTER

LINE OF SECTION 23 THAT IS 2245.67 FEET SOUTH 00 degrees 47' 68" WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 00 degrees 47' 58" WEST ON SAID NORTH AND SOUTH QUARTER LINE 202.13 FEET TO A POINT THAT IS 205.88 FEET NORTH 00' 47' 58" EAST OF THE CENTER OF SAID SECTION 23; THENCE NORTH 88°11' 21" WEST PARALLEL WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION 23 A DISTANCE OF 181.16 FEET; THENCE NORTH 08° 31' 53" EAST 55.00 FEET; THENCE NORTH 80° 21' 36" WEST 109.28 FEET TO THE EAST RIGHT OF WAY LINE OF PORTAGE ROAD; THENCE NORTH 09' 17' 28" EAST ON SAID EAST RIGHT OF WAY LINE 165.67 FEET; THENCE SOUTH 81° 12' 02" EAST 259.78 FEET TO THE POINT OF BEGINNING.

From B-3 General Business District and I-1 Light Industrial District to LC-E Lake Center Edge District.

16. Parcel Number: 00023-126-O

Property Address: 2485 ZYLMAN AVE

Legal Description: SEC 23-3-11 BEG AT C 1/4 POST SEC 23 TH N 89 DEG 25 MIN 50 SEC W ALG E & W 1/4 LI SD SEC 209.05 FT TH N 7 DEG 18 MIN E 207.27 FT, TH E TO N & S 1/4 LI, TH S ALG SAID N & S 1/4 LI TO P.O.B.

From I-1 Light Industrial District to LC-E Lake Center Edge District.

17. Parcel Number: 00023-130-O

Property Address: 8435 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT C1/4 POST SEC 23 TH N 89 DEG 25 MIN 50 SEC W ALG E&W1/4 LI SD SEC 322.76 FT TO ELY LI PORTAGE RD TH N 8 DEG 04 MIN E ALG ELY LI PORTAGE RD 223.60 FT FOR PL BEG TH CONT N 8 DEG 04 MIN E ALG ELY LINE PORTAGE RD 55 FT TH S 83 DEG 05 MIN E 109.26 FT TH S 7 DEG 18 MIN W 55 FT TH N 83 DEG 04 MIN W 110 FT TO PL OF BEG

From B-3 General Business District to LC-E Lake Center Edge District.

18. Parcel Number: 00023-135-O

Property Address: 8441 PORTAGE RD

Legal Description: SEC 23-3-11 BEG IN E&W1/4 LI SEC 23 AT A PT N 89 DEG 24 MIN W 209.05 FT FROM C1/4 POST SD SEC TH N 89 DEG 24 MIN W ALG SD E&W1/4 LI 147 FT TO CL PORTAGE RD TH NELY 227.26 FT TH S 83 DEG 4 MIN E 143 FT TH S 7 DEG 18 MIN W 207.27 FT TO POB RES WLY 33 FT AS MEAS AT RT ANGLES TO CL PORTAGE RD & ALSO RES BEG AT SELY COR OF ABOVE DESC PARCEL OF LAND TH W ALG E&W1/4 LI SD SEC 113.71 FT TO ELY LI PORTAGE RD TH N ALG ELY LI SD RD 27.56 FT TO N LI ZYLMAN AVE TH E ALG N LI SD AVE 113.57 FT TO ELY LI OF ABOVE DESC PROP TH S 7 DEG 18 MIN W THEREON 29.55 FT TO POB FOR HWY PURPOSES

From B-3 General Business District to LC-E Lake Center Edge District.

19. Parcel Number: 00023-140-O

Property Address: 8050 PORTAGE RD

Legal Description: SEC 23-3-11 THE E 330 FT OF THE N1/2 OF THE N 1/2 - NE 1/4 NW 1/4 - SEC 23. EXC N 50 FT FOR HWY

From B-3 General Business District to LC-E Lake Center Edge District.

20. Parcel Number: 00023-195-O

Property Address: 8136 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT PT IN CTR LI PORTAGE ROAD 643.5 FT S OF N1/4 POST SEC 23 & 7.5 FT W OF N&S1/4 LI SD SEC TH S 10 DEG 40 MIN W ALG CTR LI SD ROAD 201.48 FT FOR BEG TH S 10 DEG 40 MIN W ALG CL PORTAGE RD 201.48 FT TH W 214.5 FT TH N 10 DEG 40 MIN E 201.48 FT TH E 214.5 FT TO BEG .97 A

From B-3 General Business District to LC-E Lake Center Edge District.

21. Parcel Number: 00023-200-O

Property Address: 8118 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT PT IN CTR LI PORTAGE ROAD 643.5 FT S OF N1/4 POST SEC 23 & 7.5 FT W OF N&S1/4 LI SD SEC TH S 10 DEG 40 MIN W ALG CTR LI PORTAGE ROAD 201.48 FT TH W 220 FT TH N 10 DEG 40 MIN E 201.48 FT TH E 220 FT TO BEG 1 A

From B-3 General Business District to LC-E Lake Center Edge District.

22. Parcel Number: 00023-205-E

Property Address: 8086 PORTAGE RD

Legal Description: SECTION 23-3-11 COM AT N 1/4 POST TH S 00 DEG 20'30" EAST ON THE N & S 1/4 LINE OF SD SEC 23 A DISTANCE 331.69 FT TO THE NE CORNER OF THE S 3/4 OF THE NE 1/4 OF THE NW 1/4 OF SD SEC 23, TH N 89 DEG 51'31" W ON THE N LINE OF SD S 3/4 56.18 FT TO THE W ROW LINE OF PORTAGE RD AND THE POB OF THE LAND HEREIN DESCRIBED, THE S 00 DEG 43'30" W ON SD W ROW LINE 49.10 FT, TH CONTINUING SWSTRLY 214.98 FT ON SD W ROW LINE AND ON A 3072.61 FT RADIUS CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 4 DEG 00'32" AND WHOSE CHORD BEARS S 02 DEGREES 43'46" W 214.93 FT TH N 89 DEG 51'31" W ON THE N ROW LINE OF PLEASANT DR AND PARALLEL WITH SD N LINE OF SD S 3/4 125.48 FT, TH N 00 DEG 43'30" E PARALLEL WITH SD W ROW LINE 123.25 FT, TH N 89 DEG 51'31" W PARALLEL WITH SD N LINE OF SD S 3/4 123.02 FT, TH N 00 DEG 45'37" E PARALLEL WITH THE E LINE OF LOT 52 PROSPERITY PLAT, A DISTANCE OF 140.58 FT TO SD N LINE OF SD S 3/4, TH S 89 DEG 51'31" E ON SD N LINE 255.93 FT TO THE POB. CONTAINING 1.19 ACRES

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

23. Parcel Number: 00023-336-O

Property Address: 8725 PORTAGE RD

Legal Description: SEC 23 T3S, R11W; BEG AT A POINT ON C/L OF PORTAGE RD 1053.5' N OF S LINE OF SEC TH N'LY ALG SD C/L 350' TH S 81 DEG 01' E TO N-S SEC LINE TH S'LY TO A POINT S 81 DEG 01' E OF POB TH N 81 DEG 01' W TO POB.

From B-3 General Business District to LC-E Lake Center Edge District.

24. Parcel Number: 00023-337-A

Property Address: 8585 PORTAGE RD

Legal Description: SECTION 23-3-11 COM AT INT OF CL OF PORTAGE RD & S LI OF SEC 23, TH N ALG SD CL 2113.50 FT TO P.O.B., TH S 81 DEG E 446.30 FT TO THE N & S 1/4 LI SEC 23, TH N ALG SD LI 288 FT, TH W TO CL OF PORTAGE RD, TH S ALG SD CL TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

25. Parcel Number: 00023-337-B

Property Address: 8639 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG 617 FT S OF C 1/4 POST SEC 23, TH N 81 DEG W 446.30 FT TO CL OF PORTAGE RD, TH S ALG SD CL 220 FT, TH S 81 DEG E 480.28 FT TO N & S 1/4 LI SEC 23, TH N ALG SD CL 222.61 FT TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

26. Parcel Number: 00023-337-C

Property Address: 8675 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG 839.61 FT S OF C 1/4 POST SEC 23, TH N 81 DEG 01'00" W 480.28 FT TO CL OF PORTAGE RD, TH S 08DEG 15'00" W ALG SD CL 220 FT, TH S 81 DEG 01'00" E 514.25 FT TO N & S 1/4 LI SEC 23, TH N 0DEG 12'15" E ALG SD CL 222.61 FT TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

27. Parcel Number: 00023-337-D

Property Address: 8705 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG 1062.22 FT S OF C 1/4 POST SEC 23, TH N 81 DEG W 514.25 FT TO CL OF PORTAGE RD, TH S ALG SD CL 220 FT, TH S 81 DEG E 150 FT, TH S 8 DEG W 50 FT, TH S 81 DEG E TO THE N & S 1/4 LI, TH N ALG SD LI TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

28. Parcel Number: 00023-340-O

Property Address: 8715 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT INTERSEC OF S LI SEC 23 WITH CTR LI PORTAGE RD TH N 8 DEG 59 MIN E ALG SD CTR LI 1403.5 FT FOR PL OF BEG TH N 8 DEG 59 MIN E ALG SD CTR LI 50 FT TH S 81 DEG 1 MIN E 150 FT TH S 8 DEG 59 MIN W 50 FT TH N 81 DEG 1 MIN W 150 FT TO BEG .17 A

From B-3 General Business District to LC-E Lake Center Edge District.

29. Parcel Number: 00023-345-O

Property Address: 8817 PORTAGE RD

Legal Description: Section 23, Town 3 South Range 11 West; Commencing at the intersection of the centerline of Portage Road with the south line of Section 23; thence North 08 degrees 59 minutes East 753.5 feet along the centerline of Portage Road to the point of beginning; thence North 08 degrees 59 minutes East 100 feet along the centerline of Portage Road; thence South 81 degrees 01 minutes East 640.88 feet to the North & South 1/4 line of Section 23; thence South

101.20 feet along said North & South 1/4 line; thence North 81 degrees 01 minutes West 656.44 feet to the point of beginning, reserving the Westerly 33 feet for road purposes.

From B-3 General Business District to LC-E Lake Center Edge District.

30. Parcel Number: 00023-346-O

Property Address: 8509 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT C 1/4 POST SEC 23, TH S 33 FT, TH W ALG S LI OF ZYLMAN RD TO E LI OF PORTAGE RD, TH SWLY ALG E LI 300 FT, TH E PAR N LI TO N&S1/4 LI, TH N TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

31. Parcel Number: 00023-347-O

Property Address: 8811 PORTAGE RD

Legal Description: Section 23, Town 3 South Range 11 West; Commencing at the intersection of the centerline of Portage Road with the south line of Section 23; thence North 08 degrees 59 minutes East 853.5 feet along the centerline of Portage Road to the point of beginning; thence North 08 degrees 59 minutes East 100 feet along the centerline of Portage Road; thence South 81 degrees 01 minutes East 625.32 feet to the North & South 1/4 line of Section 23; thence South 101.20 feet along said North & South 1/4 line; thence North 81 degrees 01 minutes West 640.88 feet to the point of beginning, reserving the Westerly 33 feet for road purposes.

From B-3 General Business District to LC-E Lake Center Edge District.

32. Parcel Number: 00023-348-O

Property Address: 8801 PORTAGE RD

Legal Description: SEC 23 T3S, R11W; COM INT C/L PORTAGE ROAD WITH S LI SEC 23, TH N 08 DEG 59' E 953.5' ALG SD C/L TO POB TH CON'T N'LY ALG SD C/L 100' TH S 81 DEG 01' E 609.76' TO N-S 1/4 LINE SEC 23, TH S ALG SD N-S 1/4 LINE 101.21' TH N 81 DEG 01' W 625.32' TO POB.

From B-3 General Business District to LC-E Lake Center Edge District.

33. Parcel Number: 00023-501-O

Property Address: 8015 PORTAGE RD

Legal Description: UNIT 1 CENTREPORT COMMONS

From B-3 General Business District to LC-E Lake Center Edge District.

34. Parcel Number: 00023-503-A

Property Address: 2700 E CENTRE AVE

Legal Description: UNIT 2 & 3 CENTREPORT COMMONS

From B-3 General Business District to LC-E Lake Center Edge District.

35. Parcel Number: 00023-504-O

Property Address: 8043 PORTAGE RD
Legal Description: UNIT 4 CENTREPORT COMMONS

From B-3 General Business District to LC-E Lake Center Edge District.

36. Parcel Number: 00023-505-O

Property Address: 8061 PORTAGE RD
Legal Description: UNIT 5 CENTREPORT COMMONS

From B-3 General Business District to LC-E Lake Center Edge District.

37. Parcel Number: 00340-089-A

Property Address: 8822 PORTAGE RD
Legal Description: AMES WEST LAKE PARK LOTS 89 & 90

From B-3 General Business District to LC-E Lake Center Edge District.

38. Parcel Number: 00340-091-O

Property Address: 8818 PORTAGE RD
Legal Description: AMES WEST LAKE PARK LOTS 91 & 92 EXC SLY 15FT LOT 91 USED AS ROW IN COMMON WITH OTHERS.

From B-3 General Business District to LC-E Lake Center Edge District.

39. Parcel Number: 00340-093-A

Property Address: 8810 PORTAGE RD
Legal Description: AMES WEST LAKE PARK LOT 93

From B-3 General Business District to LC-E Lake Center Edge District.

40. Parcel Number: 00340-094-A

Property Address: 8748 PORTAGE RD
Legal Description: AMES WEST LAKE PARK LOT 94 & 95

From B-3 General Business District to LC-E Lake Center Edge District.

41. Parcel Number: 00340-096-A

Property Address: 8736 PORTAGE RD
Legal Description: AMES WEST LAKE PARK LOTS 96 & 97

From B-3 General Business District to LC-E Lake Center Edge District.

42. Parcel Number: 00340-098-O

Property Address: 8726 PORTAGE RD
Legal Description: AMES WEST LAKE PARK LOT 98 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 98 TH N 81 DEG 22 MIN W 200 FT TH N 8

DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 98 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 98 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

43. Parcel Number: 00340-099-A

Property Address: 8724 PORTAGE RD

Legal Description: AMES WEST LAKE PARK E 200 FT LOTS 99 & 100

From B-3 General Business District to LC-E Lake Center Edge District.

44. Parcel Number: 00340-099-B

Property Address: 8722 PORTAGE RD

Legal Description: AMES WEST LAKE PARK W 64 FT OF LOTS 99 & 100 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 99 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 100 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOTS 99 & 100 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

45. Parcel Number: 00340-101-O

Property Address: 8712 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 101 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 101 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 101 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 101 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

46. Parcel Number: 00340-102-O

Property Address: 8710 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 102 & 103 AND BEG AT SW COR LOT 102 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 103 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOTS 102 & 103 TO PL OF BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

47. Parcel Number: 00340-104-O

Property Address: 8648 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 104 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 104 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 104 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 103 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

48. Parcel Number: 00340-105-O

Property Address: 8642 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 105 & UNPLATTED LAND IN SW 1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 105 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 32 MIN E 200 FT TO NW COR SD LOT 105 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 105 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

49. Parcel Number: 00340-106-O

Property Address: 8636 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 106 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 106 TH N 81 DEG 22 MIN W 200 FT TH N 81 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 106 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 106 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

50. Parcel Number: 00340-107-O

Property Address: 8632 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 107 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 107 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 107 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 107 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

51. Parcel Number: 00340-108-O

Property Address: 8626 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 108 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 108 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 108 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 108 TO BEG.

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

52. Parcel Number: 00340-109-O

Property Address: 8620 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 109 & 110 AND BEG AT SW COR LOT 109 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200

FT TO NW COR LOT 110 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOTS TO PL OF BEG.

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

53. Parcel Number: 00340-111-O

Property Address: 8606 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 111

From B-3 General Business District to LC-E Lake Center Edge District.

54. Parcel Number: 00340-112-A

Property Address: 8542 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 112

From B-3 General Business District to LC-E Lake Center Edge District.

55. Parcel Number: 00340-113-A

Property Address: 8534 PORTAGE RD

Legal Description: AMES WEST LAKE PARK, LOT 113 & S 1/2 OF LOT 114

From B-3 General Business District to LC-E Lake Center Edge District.

56. Parcel Number: 00340-115-O

Property Address: 8524 PORTAGE RD

Legal Description: AMES WEST LAKE PARK, LOT 115 & N 1/2 OF LOT 114

From B-3 General Business District to LC-E Lake Center Edge District.

57. Parcel Number: 00340-116-O

Property Address: 8516 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 116

From B-3 General Business District to LC-E Lake Center Edge District.

58. Parcel Number: 00340-117-O

Property Address: 8502 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 117, 118 & LOT 119 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 117 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 118 TH S 8 DEG 32 MIN W 120 FT TO PL OF BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

59. Parcel Number: 00340-120-O

Property Address: 8444 PORTAGE RD
Legal Description: AMES WEST LAKE PARK LOT 120 & 121

From B-3 General Business District to LC-E Lake Center Edge District.

60. Parcel Number: 00340-122-O

Property Address: 8434 PORTAGE RD
Legal Description: AMES WEST LAKE PARK LOT 122

From B-3 General Business District to LC-E Lake Center Edge District.

61. Parcel Number: 00340-123-O

Property Address: 8430 PORTAGE RD
Legal Description: AMES WEST LAKE PARK LOTS 123 & 124 AND BEG AT NW COR LOT 124 TH W 200 FT TH S PAR W LI SD LOT 360 FT TH E 200 FT TH N 8 DEG 32 MIN E 360 FT TO PL OF BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

62. Parcel Number: 00340-125-O

Property Address: 8418 PORTAGE RD
Legal Description: AMES WEST LAKE PARK LOT 125 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 125 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 125 TH S 8 DEG 32 MIN W 60 FT ALG W LI SD LOT 125 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

63. Parcel Number: 00340-126-O

Property Address: 8414 PORTAGE RD
Legal Description: AMES WEST LAKE PARK LOT 126 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL BEG AT SW COR LOT 126 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 126 TH S 8 DEG 32 MIN W 60 FT ALG THE WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

64. Parcel Number: 00340-127-O

Property Address: 8404 PORTAGE RD
Legal Description: AMES WEST LAKE PARK LOT 127 & LOT 128 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DESC AS FOL BEG SW COR LOT 127 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 128 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake

Center Edge District.

65. Parcel Number: 00340-129-O

Property Address: 8344 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 129 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL BEG AT SW COR LOT 129 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 129 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT TO BEG.

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

66. Parcel Number: 00340-130-O

Property Address: 8340 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 130 & 131 AND BEG AT SW COR LOT 130 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 131 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOTS TO PL OF BEG.

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

67. Parcel Number: 00340-132-O

Property Address: 8328 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 132 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL COM AT SW COR LOT 132 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 132 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

68. Parcel Number: 00340-133-O

Property Address: 8324 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 133 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL COM AT SW COR LOT 133 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 133 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

69. Parcel Number: 00340-134-O

Property Address: 8318 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 134 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL COM AT SW COR LOT 134 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 134 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

70. Parcel Number: 00340-135-O

Property Address: 8314 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 135

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

71. Parcel Number: 00340-136-O

Property Address: 8312 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 136

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

72. Parcel Number: 00340-137-O

Property Address: 8302 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 137-138-139 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DESC AS FOL COM AT NW COR LOT 139 TH N 81 DEG 22 MIN W 200 FT TH S 8 DEG 32 MIN W 300 FT TH S 81 DEG 22 MIN E 200 FT TH N 8 DEG 32 MIN E 300 FT TO PL OF BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

73. Parcel Number: 00340-140-O

Property Address: 8232 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 140 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS COM AT SW COR LOT 140 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 49.83 FT TH S 89 DEG 44 MIN E 202.1 FT TO NW COR LOT 140 TH S 8 DEG 32 MIN W 79.1 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

74. Parcel Number: 06780-001-O

Property Address: 8222 PORTAGE RD

Legal Description: PROSPERITY PLAT LOT 1

From B-3 General Business District to LC-E Lake Center Edge District.

75. Parcel Number: 06780-025-O

Property Address: 2327 PROSPERITY DR

Legal Description: PROSPERITY PLAT LOT 25

From B-3 General Business District to LC-E Lake Center Edge District.

76. Parcel Number: 06780-026-O

Property Address: 8204 PORTAGE RD

Legal Description: PROSPERITY PLAT LOT 26

From B-3 General Business District to LC-E Lake Center Edge District.

77. Parcel Number: 06780-027-O

Property Address: 2404 PLEASANT DR

Legal Description: PROSPERITY PLAT LOT 27

From P-1 Vehicle Parking District to LC-E Lake Center Edge District.

78. Parcel Number: CENTREPORT COMMON AREA

Property Address:

Legal Description:

A parcel of land situated in the NE 1/4 and the NW 1/4 of Section 23, T3S, R11W; Commencing at the N 1/4 corner of Section 23, T3S, R11W; thence South 89 degrees 53' 29" East 648.32 feet along the north line of the NE 1/4 of said Section to the west line of the East 1/2 of the NW 1/4 of said NE 1/4; thence South 89 degrees 53' 29" East 170 feet along said north line; thence South 00 degrees 28' 10" East 50 feet parallel with said west line to the south right-of-way of Centre Avenue and the point of beginning; thence South 00 degrees 28' 10" East 318 feet parallel with said west line; thence North 89 degrees 53' 29" West 96.45 feet parallel with said north line to the east line of the west 660 feet (perpendicular measure) of said NE 1/4; thence South 00 degrees 17' 25" East 259.01 feet along said east line to a point South 00 degrees 17' 25" East 627 feet parallel with said east line from the north line; thence North 89 degrees 53' 29" West 681.33 feet parallel with said north line to the center line of Portage Road; thence Northerly 165.34 feet along the arc of a non-tangent curve to the left having a radius of 3125.36 feet and a chord bearing North 03 degrees 45' 51" East 165.00 feet to a point South 00 degrees 17' 25" East 462 feet parallel with said east line from said north line; thence South 89 degrees 53' 29" East 369.64 feet parallel with said north line to a point North 89 degrees 53' 29" West 300 feet from said east line; thence North 00 degrees 17' 25" W 132.00 feet parallel with said east line; thence North 89 degrees 53' 29" West 310.00 feet parallel with said north line to the east line of the west 50 feet of said NE 1/4; thence North 00 degrees 17' 25" W 280.00 feet along said east line of the west 50 feet to said south right-of-way line of Centre Avenue; thence S 89 degrees 53' 29" East 705.47 feet along said south right-of-way line to the point of beginning. Contains approximately 8.09 Acres of land. Parcel subject to highway easement for Portage Road. Excluding from the above description Unit 1, Unit 2, Unit 3, Unit 4 & Unit 5 of Centreport Commons.

From B-3 General Business District to LC-E Lake Center Edge District.

79. Parcel Number: 00023-350-O

Property Address: 8827 PORTAGE RD

Legal Description: SEC 23-3-11 ALL THAT PART SWFR1/4 DES AS FOL COM IN CTR LI PORTAGE RD 603.5 FT N 8 DEG 59 MIN E AS MEAS ALG CTR LI SD RD FROM S LI SD SEC TH N 8 DEG 59 MIN E ALG CTR LI SD RD 150 FT TH S 81 DEG 1 MIN E AT RGT ANGLES TO CTR LI SD RD 265.87 FT TH S 1 DEG 43 MIN W 151.22 FT TH N 81 DEG 1 MIN W 285 FT TO PL OF BEG RES WLY 33 FT AS MEAS AT RGT ANGLES TO CTR LI OF RD FOR PUBLIC HWY

PURPOSES

From B-3 General Business District to LC-C Lake Center Core District.

80. Parcel Number: 00023-355-A

Property Address: 8847 PORTAGE RD

Legal Description: From the West quarter corner of Section 23, Town 3 South, Range 11 West; thence South 88 degrees 11 minutes 27 seconds East along the east and West quarter line 2,635.44 feet to the center of said Section; thence South 00 degrees 56 minutes 50 seconds West 1,992.85 feet along the North and South quarter line; thence North 80 degrees 17 minutes 58 seconds West 656.07 feet (recorded as North 81 degrees 01 minute West 656.44 feet) to the centerline of Portage Road at a point recorded as being North 08 degrees 59 minutes East 753.5 feet from the intersection of the centerline of Portage Road and the South line of said Section and also the Point of Beginning; thence North 09 degrees 42 minutes 58 seconds East 123.00 feet (recorded as North 08 degrees 59 minutes East) along said centerline; thence South 80 degrees 20 minutes 57 seconds East 285.18 feet (recorded as South 81 degrees 01 minutes East 285.00 feet); thence South 09 degrees 44 minutes 56 seconds West 123.03 feet (recorded as 123 feet); thence North 80 degrees 20 minutes 39 seconds West 35.50 feet; thence North 09 degrees 39 minutes 21 seconds East 26.59 feet; thence North 80 degrees 09 minutes 03 seconds West 51.12 feet; thence South 09 degrees 40 minutes 54 seconds West 9.76 feet; thence North 80 degrees 20 minutes 39 seconds West 54.88 feet; thence South 09 degrees 39 minutes 21 feet West 17.00 feet; thence North 80 degrees 20 minutes 39 seconds West (recorded as North 81 degrees West) 143.61 feet to the Point of Beginning.

From B-3 General Business District to LC-C Lake Center Core District.

81. Parcel Number: 00023-356-B

Property Address: 8901 PORTAGE RD

Legal Description: From the West quarter corner of Section 23, Town 3 South, Range 11 West, S 88 degrees 11 minutes 27 seconds East along the East and West Quarter line 2635.44 feet to the center of said section; thence South 00 degrees 56 minutes 50 seconds West along the North and South quarter line 1992.85 feet; thence North 80 degrees 17 minutes 58 seconds West 656.07 feet (recorded as North 81 degrees 01 minutes West 656.44 feet) to the centerline of Portage Road at a point recorded as being North 08 degrees 59 seconds East 753.5 feet from the intersection of the centerline of Portage Road and the South line of said Section; thence South 09 degrees 42 minutes 58 seconds West (recorded as South 08 degrees 59 minutes West) along said centerline 456.00 feet to the North right-of-way line of McClish Court at a point recorded as being North 08 degrees East 297.5 feet from the intersection of the centerline of Portage Road and the South line of said Section, said point also being the Point of Beginning; thence North 09 degrees 42 minutes 58 seconds East (recorded as North 08 degrees East) along said centerline 183.00 feet; thence South 80 degrees 20 minutes 39 seconds East (recorded as South 81 degrees East) 143.61 feet; thence North 09 degrees 39 minutes 21 seconds East 17.00 feet; thence South 80 degrees 20 minutes 39 seconds East 54.88 feet to the intersection with the northerly extension of an existing party wall between two buildings; thence South 09 degrees 40 minutes 54 seconds West 24.92 feet along said party wall and its Northerly extension; thence North 80 degrees 10 minutes 42 seconds West 20.55 feet along said party wall; thence South 09 degrees 37 minutes 29 seconds West 60.71 feet along said party wall; thence North 80 degrees 44 minutes 57 West 32.74 feet along said party wall; thence South 09 degrees 50 minutes 22 seconds West 114.21 feet along the Westerly edge of an existing building and its Southerly extension to the North right-of-way line of McClish Court; thence North 80 degrees 20 minutes 25

seconds West 145.04 feet along said right-of-way line to the Point of Beginning.

From B-3 General Business District to LC-C Lake Center Core District.

82. Parcel Number: 00023-356-C

Property Address: 8915 PORTAGE RD

Legal Description: From the West Quarter Corner of Section 23, Town 3 South, Range 11 West, South 88 degrees 11 minutes 27 seconds East along the East and West quarter line 2635.44 feet to the center of said section; thence South 00 degrees 56 minutes 50 seconds West along the North and South quarter line 1992.85 feet; thence North 80 degrees 17 minutes 58 seconds West 656.07 feet (recorded as North 81 degrees 01 seconds West 656.44 feet) to the centerline of Portage record at a point recorded as North 08 degrees 59 minutes East 753.5 feet from the intersection of the centerline of Portage Road and the South line of said Section; thence South 09 degrees 42 minutes 58 seconds West (recorded as South 08 degrees 59 minutes West) along said centerline 456.00 feet to the North right-of-way line of McClish Court at a point recorded as being North 08 degrees East 297.5 feet from the intersection of the centerline of Portage Road and the Southline of said Section; thence South 80 degrees 20 minutes 25 seconds East along the North right-of-way line of McClish Court 145.04 feet to the intersection with the Southerly extension of the Westerly wall of an existing building and said point being the Point of Beginning; thence North 09 degrees 50 minutes 22 seconds East 114.21 feet; thence South 80 degrees 44 minutes 57 seconds East along said party wall between two buildings 32.74 feet; thence North 09 degrees 37 minutes 29 seconds East along a party wall 60.71 feet; thence South 80 degrees 10 minutes 42 seconds East along said party wall 20.55 feet; thence North 09 degrees 40 seconds 54 minutes East along said party wall and it's Northly extension 34.68 feet; thence South 80 degrees 09 minutes 03 seconds East 51.12 feet; thence South 09 degrees 39 minutes 21 seconds West 26.59 feet; thence South 80 degrees 20 minutes 39 seconds East (recorded as South 81 degrees East) 35.50 feet; thence South 09 degrees 44 minutes 56 seconds West 183.02 feet (recorded as South 08 degrees West 183.00 feet) to the North right-of-way line of McClish Court; thence North 80 degrees 20 minutes 25 seconds West along said right-of-way line 139.96 feet to the Point of Beginning.

From B-3 General Business District to LC-C Lake Center Core District.

83. Parcel Number: 00023-360-O

Property Address: 8969 PORTAGE RD

Legal Description: SEC 23-3-11 COM S LI SEC 23 & CTR LI PORTAGE RD TH N 8 DEG 59 MIN E ALG CTR LI SD ROW 117.5 FT FOR PL OF BEG TH CONT NE ALG CTR LI SD ROW 120 FT TH S 81 DEG 01 MIN E 183 FT TH S 8 DEG 59 MIN W PAR CTR LI SD ROW 120 FT TH N 81 DEG 01 MIN W 183 FT TO PL OF BEG RES WLY 33 FT FOR HWY PURPOSES

From B-3 General Business District to LC-C Lake Center Core District.

84. Parcel Number: 00023-364-O

Property Address: 8991 PORTAGE RD

Legal Description: SEC 23-3-11 COMM AT A PT ON THE CENTERLINE OF PORTAGE RD 117.5' NLY OF ITS INTERSECTINO WITH S LI OF SEC 23; TH ELY PERPENDICULAR TO SD CENTERLINE 33' FOR POB; TH S 81DEG 01' E 149.90'; TH N 08DEG 59' E 120', TH S 81DEG 01' E ALONG SLY LI OF MCCLISH CT 187.70'; TH S 38DEG 31' 00" W ALONG NWLY LI OF AUSTIN DR 140.37'; TH WLY & SLY ALONG A 50' WIDE CURVE TO THE LEFT ALONG A CUL-

DESAC ON AUSTIN DR AN ARC DISTANCE OF 124.51', SD CURVE BEING SUBTENDED BY A CORD WHICH BEARS S 38DEG 16' 21" W 94.90'; TH S 16DEG 34' 41" E 103.17'; TH S 70DEG 46' 28" E 5.90'; TH N 73DEG 13' 18" W 66.62'; TH NE 08DEG 59' 00" E ALONG ELY LI OF PORTAGE RD 180.22 TO POB. EXCLUDING: SEC 26-3-11 BEG AT A PT 278.47 FT NLY OF NW COR LOT 88 ASSRS PLAT OF DIXIE MAC PARK, TH S 81 DEG 01 MIN E 203.43 FT, TH S 18 DEG 15 MIN W 60.93 FT, TH S 79 DEG 36 MIN E 66.68 FT, TH N 18 DEG 59 MIN E 60 FT, TH N 70 DEG 46 MIN 28 SEC W 5.90 FT, TH N 16 DEG 21 MIN 19 SEC W 103.27 FT TH N 38 DEG 33 MIN 17 SEC E 3.81 FT, TH W 220 FT, TH SLY TO P.O.B.

From B-3 General Business District to LC-C Lake Center Core District.

85. Parcel Number: 00026-001-B

Property Address: 9029 PORTAGE RD

Legal Description: A PARCEL OF LAND SITUATED IN THE NW FRACTIONAL 1/4 OF SEC 26-T3W-R11W; BEG AT THE NE COR OF LOT 88 ASSESSOR'S PLAT OF DIXIE-MAC PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF; TH N08DEG48'00"E 97.70 FT ALONG THE E ROW LI OF PORTAGE RD; TH S81DEG12'00"E 8 FT PERPENDICULAR WITH SAID EAST ROW LI; TH N08DEG48'00"E 79.97 FT PARALLEL WITH SAID E ROW LI; TH S80DEG59'42"E 182 FT; TH S08DEG05'34"E 63 FT; TH S02DEG26'40"W 70.19 FT; TH S24DEG28'09"E 20.60 FT; TH S19DEG54'00"W 30 FT (MEASURED AT S20DEG05'01"W 30.14 FT) TO THE N LI OF SAID LOT 88; TH N81DEG19'00"W 33.52 FT (MEASURED AT N81DEG06'55"W 33.80 FT) ALONG SAID N LI OF LOT 88 TO A POINT ON SAID S LI OF LOT 88, 187.76 FT (MEASURED AT 187.68 FT) EASTERLY FROM SAID NW COR OF LOT 88; TH S14DEG18'00"W 37.18 FT)MEASURED AT S14DEG12'11"W) ALONG A LINE WHICH EXTENDS SOUTHWESTERLY TO A POINT ON THE S LI OF SAID LOT 88, 20 FT WESTERLY FROM THE EASTERLY LI OF AUSTIN STREET; TH N81DEG19'00"W 184.20 FT (MEASURED AT N81DEG16'09"W 184.18 FT) PARALLEL WITH SAID N LI OF LOT 88 TO THE W LI OF SAID LOT 88 AND SAID EAST ROW LI OF PORTAGE RD; TH N08DEG48'00"E 37 FT ALONG SAID W LI OF LOT 88 & THE E ROW LI OF PORTAGE RD TO THE POB, CONTAINING 1.00 ACRES OF LAND.

From B-3 General Business District and R-1A One-Family Residential District to LC-C Lake Center Core District.

86. Parcel Number: 00026-003-O

Property Address: 9001 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT A PT 278.47 FT NLY OF NW COR LOT 88 ASSRS PLAT OF DIXIE MAC PARK, TH S 81 DEG 01 MIN E 203.43 FT, TH S 18 DEG 15 MIN W 60.93 FT, TH S 79 DEG 36 MIN E 66.68 FT, TH N 18 DEG 59 MIN E 60 FT, TH N 70 DEG 46 MIN 28 SEC W 5.90 FT, TH N 16 DEG 21 MIN 19 SEC W 103.27 FT TH N 38 DEG 33 MIN 17 SEC E 3.81 FT, TH W 220 FT, TH SLY TO P.O.B.

From B-3 General Business District and R-1A One-Family Residential District to LC-C Lake Center Core District.

87. Parcel Number: 00026-005-O

Property Address: 9009 PORTAGE RD

Legal Description: SEC 26-3-11 COM AT PT IN ELY LI PORTAGE RD N 8 DEG 59 MIN E 218.47 FT FROM NW COR LOT 88 OF ASSESSORS PLAT OF DIXIE MAC PARK TH N 8 DEG

59 MIN E ALG ELY LI SD RD 60 FT TH S 81 DEG 01 MIN E 203.43 FT TH S 18 DEG 59 MIN W 60.93 FT TH N 81 DEG 01 MIN W 192.86 FT TO PL OF BEG

From B-3 General Business District to LC-C Lake Center Core District.

88. Parcel Number: 00340-058-O

Property Address: 9008 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 58 THRU 60

From B-3 General Business District to LC-C Lake Center Core District.

89. Parcel Number: 00340-061-O

Property Address: 8948 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 61

From B-3 General Business District to LC-C Lake Center Core District.

90. Parcel Number: 00340-062-O

Property Address: 8944 PORTAGE RD

Legal Description: AMES WEST LAKE PARK Lot 62, Lot 63, Lot 64, Lot 65

From B-3 General Business District to LC-C Lake Center Core District.

91. Parcel Number: 00340-066-O

Property Address: 8928 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 66-67-& S 12 FT LOT 68

From B-3 General Business District to LC-C Lake Center Core District.

92. Parcel Number: 00340-069-O

Property Address: 8910 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 69-70-71 & N 32 FT LOT 68

From B-3 General Business District to LC-C Lake Center Core District.

93. Parcel Number: 00340-087-A

Property Address: 8842 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 87 & 88

From B-3 General Business District to LC-C Lake Center Core District.

94. Parcel Number: 02140-001-A

Property Address: 9110 PORTAGE RD

Legal Description: ASSESSORS PLAT OF DIXIE-MAC PARK LOTS 1-4 & N 10 FT OF LOT 5 ALSO AMES WEST LAKE PARK LOT 57 ALSO ASSESSORS PLAT OF DIXIE-MAC PARK LOT 89 EXC THAT PART BEG SW COR TH N 3 DEG 22 MIN W ALG WLY LI SD LOT 60 FT TH S

84 DEG 17 MIN E PAR S LI SD LOT 110.71 FT TH S 16 DEG 46 MIN W ALG WLY LI PORTAGE RD 60.37 FT TO SE COR SD LOT TH W ALG S LI SD LOT 89.67 FT TO PL OF BEG ALSO ASSESSORS PLAT OF DIXIE-MAC PARK THAT PART OF LOT 89 BEG SW COR TH N 3 DEG 22 MIN W ALG WLY LI SD LOT 60 FT TH S 84 DEG 17 MIN E PAR S LI SD LOT 110.71 FT TH S 16 DEG 46 MIN W ALG WLY LI PORTAGE RD 60.37 FT TO SE COR SD LOT TH W ALG S LI SD LOT 89.67 FT TO PL OF BEG

From B-3 General Business District to LC-C Lake Center Core District.

95. Parcel Number: 02140-005-O

Property Address: 9138 PORTAGE RD

Legal Description: ASSESSORS PLAT OF DIXIE-MAC PARK TH S 45 FT OF LOT 5, LOTS 6 & 7, ALSO N 40 FT OF LOT 8

From B-3 General Business District to LC-C Lake Center Core District.

96. Parcel Number: 02140-081-A

Property Address: 9113 PORTAGE RD

Legal Description: ASSESSORS PLAT OF DIXIE-MAC PARK LOTS 80-81-82-84-85-86-87-88 EXC COM N W COR SD LOT 88 TH S 81 DEG 19 MIN E ALG N LI 187.76 FT TO PL OF BEG TH S WLY 174 FT TO PT IN S LI LYING 20 FT WLY OF N W COR LOT 79 TH E ALG S LI LOT 88 TO S E COR TH NELY ALG E LI SD LOT TO NE COR SD LOT TH WLY ALG N LI TO P.O.B. ALSO EXC THE NLY 37 FT OF LOT 88.

From B-3 General Business District to LC-C Lake Center Core District.

97. Parcel Number: 02140-083-O

Property Address: 9125 PORTAGE RD

Legal Description: ASSESSORS PLAT OF DIXIE-MAC PARK LOT 83

From B-3 General Business District to LC-C Lake Center Core District.

98. Parcel Number: 00026-040-O

Property Address: 9848 PORTAGE RD

Legal Description: Section 26-3-11 Beginning at a point on the west line of Section 26 at a point 300.01 feet north of the SW corner of Section 26; thence North 340.19 feet; thence East 372.18 feet to the westerly right-of-way line of Porage Road; thence Southwesterly 225 feet along said westerly line; thence West 187.01 feet; thence South 115 feet; thence West 142.21 feet to the place of beginning.

From I-1 Light Industrial District to LC-B Lake Center Business District.

99. Parcel Number: 00026-041-O

Property Address: 9950 PORTAGE RD

Legal Description: SEC 26-3-11 BEG SW COR SEC 26 TH N ALG W LI SD SEC 300.01 FT, TH E 307.24 FT TO WLY ROW PORTAGE RD, TH S 10 DEG 32 MIN W ALG SD ROW 305.15 FT TO S LI SD SEC, TH W ALG S LI 249.93 FT TO PL OF BEG. RES S 33 FT FOR HWY. 1.92 A

From I-1 Light Industrial District to LC-B Lake Center Business District.

100. Parcel Number: 00026-045-O

Property Address: 9918 PORTAGE RD

Legal Description: SEC 26-3-11 COM AT SW COR SEC 26 TH E ALG S LI SEC 249.93 FT TO WLY LI OF PORTAGE RD TH N 10 DEG 32 MIN E ALG W LY LI SD RD 305.15 FT FOR POB TH W PAR S LI SD SEC 165.03 FT TH N 0 DEG 17 MIN 30 SEC W PAR W LI SEC 115 FT TH E PAR S LI SEC 187.01 FT TO WLY LI PORTAGE RD TH S 10 DEG 32 MIN W ALG WLY LI SD RD 116.97 FT TO PL OF BEG 0.46 A

From I-1 Light Industrial District to LC-B Lake Center Business District.

101. Parcel Number: 00026-050-O

Property Address: 9830 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 0 DEG 17 MIN 30 SEC W ALG W LI SD SEC 640.20 FT FOR PL OF BEG. TH CONT N 0 DEG 17 MIN 30 W 190 FT TO A PT TH S 89 DEG 54 MIN E PAR N LI S1/4 S1/2 SD SEC 408.46 FT TO W ROW LI PORTAGE RD TH S10 DEG 32 MIN W ALG SD ROW 193.19 FT TH N 89 DEG 54 MIN W PAR N LI S1/2 S1/2 SD SEC 372.18 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

102. Parcel Number: 00026-055-O

Property Address: 9820 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 0 DEG 17 MIN 30 SEC W ALG W LI SD SEC 830.20 FT FOR PL OF BEG TH CONT N ALG W LI 100 FT TH E 427.56 FT TO W ROW LI PORTAGE RD, TH S 10 DEG 32 MIN W ALG SD ROW TO A POINT 408.46 FT E OF PL OF BEG, TH W 408.46 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

103. Parcel Number: 00026-056-O

Property Address: 9810 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 930.20 FT FOR PL OF BEG, TH CONT N ALG W LI 100 FT, TH E 446.66 FT TO W ROW LI PORTAGE RD, TH S 10 DEG 32 MIN W ALG SD ROW 101.68 FT, TH W 427.56 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

104. Parcel Number: 00026-057-O

Property Address: 9782 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 1030.20 TO PL OF BEG, TH CONT N ALG W LI 110 FT, TH E 467.67 FT TO W ROW LI PORTAGE RD, TH S 10 DEG 32 MIN W ALG SD ROW 111.85 FT, TH W 446.66 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

105. Parcel Number: 00026-058-O

Property Address: 9764 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 1140.20 FT FOR PL OF BEG TH CONT N 122.14 FT TH E 491 FT TO W R O W LI PORTAGE ROAD, TH S 10 DEG 32 MIN W ALG SD ROW LI TO A PT 467.67 FT E OF PL OF BEG, TH W 467.67 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

106. Parcel Number: 00026-060-O

Property Address: 9718 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT PT ON W LI PORTAGE RD 50.78 FT S OF CTR LI STANLEY AVE IN SEC 26, TH W 490.71 FT, TH N 0DEG 17'30"W 394.46 FT, TH E 331.61 FT, TH S 136.81 FT, TH E 206.47 FT TO W LI PORTAGE RD, TH S 9DEG 57'19" W 262.45' FT TO P.O.B.

From I-1 Light Industrial District to LC-B Lake Center Business District.

107. Parcel Number: 00026-065-O

Property Address: 9702 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT A PT ON W LI PORTAGE RD 201.22 FT N OF CTR LI STANLEY AVE IN SEC 26, TH NELY ALG SD W LI 167.68 FT, TH W 230.47 FT, TH SWLY PAR CL PORTAGE ROAD 28.9 FT, TH S 136.81 FT, TH E 206.47 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

108. Parcel Number: 00026-066-O

Property Address: 9650 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT A PT ON W LI PORTAGE ROAD 368.89 FT NELY ALG W LI SD ROAD FROM ITS INTERSECTION WITH CL STANLEY AVE TH NELY ALG SD W LI 132 FT, TH W PAR S LI SD SEC 302.44 FT, TH SWLY PAR PORTAGE ROAD 132 FT TH E 302.44 FT TO PL OF BEG

From I-1 Light Industrial District to LC-B Lake Center Business District.

109. Parcel Number: 00026-070-B

Property Address: 9616 PORTAGE RD

Legal Description: SECTION 26-3-11 BEG AT A PT 500.9 FT NELY OF INT OF STANLEY & PORTAGE RD, TH W 335.44 FT, TH SWLY PAR CL PORTAGE RD 132 FT, TH E 71.91 FT, TH SWLY 28.9 FT, TH W 331.61 FT TO W LI OF SEC 26, TH N ALG SD LI TO S LI MCCAMLEY GARDENS PLAT, TH E ALG SD LI TO NW COR OF LOT 24, TH S 70 FT, TH E TO CL OF PORTAGE RD, TH SWLY 290 FT TO P.O.B. ALSO THE FOLLOWING LOTS IN THE SUPERVISORS PLAT OF MCCAMLEYS GARDENS, THE SOUTH 198 FEET OF LOT 1, LOTS 12 - 20 AND LOT 24. Excluding from the rezoning that part of the above described parcel lying North of Fairlane Lane, an unimproved right-of-way.

From OS-1 Office Service District to LC-B Lake Center Business District.

110. Parcel Number: 00026-070-J

Property Address: 9617 PORTAGE RD

Legal Description: Rezoning only that area of the following description that is currently Zone B-3.

SECTION 26-3-11 BEG AT SW COR OF LOT 32 PLAT OF MCCAMLEY MANOR, TH S 10 DEG W 221.72 FT, TH W 165 FT, TH S 10 DEG W 67.13 FT, TH E 165 FT, TH S 10 DEG W 369.2 FT, TH W 165 FT, TH S 10 DEG W 67.13 FT, TH E 165 FT, TH S 10 DEG W 64.94 FT, TH E 165.15 FT, TH S 10 DEG W 134.13 FT, TH E 382.08 FT, TH N 200 FT, TH E 220 FT, TH N 712.60 FT, TH W TO P.O.B.

From B-3 General Business District to LC-B Lake Center Business District.

111. Parcel Number: 00026-080-O

Property Address: 9551 PORTAGE RD

Legal Description: SEC 26-3-11 N1/2 OF FLWG DESC PROP BEG AT INT OF ELY LI PORTAGE RD WITH N LI STANLEY DR TH NELY ALG ELY LI PORTAGE RD 701.72 FT FOR POB SD PT BEING 610.5 FT S OF E&W1/4 LI SEC 26 TH NELY ALG ELY LI OF SD RD 369.2 FT TO PT 247.5 FT S OF E&W1/4 LI TH E PAR SD E&W1/4 LI 165 FT TH SWLY PAR TO ELY LI PORTAGE RD 369.2 FT TH W 165 FT TO BEG

From B-3 General Business District to LC-B Lake Center Business District.

112. Parcel Number: 00026-085-A

Property Address: 9599 PORTAGE RD

Legal Description: SECTION 26-3-11 THE S 1/2 OF FOLLOWING, COM AT INT OF ELY LI OF PORTAGE RD WITH N LI OF STANLEY AVE, TH NLY ALG E LI OF PORTAGE RD 701.72 FT FOR P.O.B., TH CONT NLY ALG SD RD 369.2 FT, TH E 165 FT, TH SWLY PAR WITH E LI OF PORTAGE RD 369.2 FT, TH W 165 FT TO P.O.B.

From B-3 General Business District to LC-B Lake Center Business District.

113. Parcel Number: 00026-085-B

Property Address: 9651 PORTAGE RD

Legal Description: Section 26-3-11 COM AT INT OF ELY LI PORTAGE RD WITH N LI OF STANLEY AVE, TH NLY ALG E LI OF PORTAGE RD 265.39 FT FOR P.O.B., TH CONT ALG SD E LI 369.2 FT, TH E 165 FT, TH SWLY PAR WITH E LI OF PORTAGE RD 369.2 FT, TH W 165 FT TO P.O.B.

From B-3 General Business District to LC-B Lake Center Business District.

114. Parcel Number: 00026-090-O

Property Address: 9711 PORTAGE RD

Legal Description: Section 26-3-11 Commencing at the intersection of the easterly line of Portage Road with the north line of Stanley Avenue; thence Northeasterly 134.13 feet along the easterly line of Portage Road for the point of beginning; thence East 164.85 feet parallel to the north line of Stanley Avenue; thence Northeasterly 64.94 feet parallel with the easterly line of Portage Road to a point which is 1105.5 feet south of the E&W ¼ line of Section 26; thence West 165 feet parallel with said E&W ¼ line to the easterly line of Portage Road; thence Southwesterly 64.13 feet along the easterly line of Portage Road to the place of beginning.

From I-1 Light Industrial District to LC-B Lake Center Business District.

115. Parcel Number: 00026-095-O

Property Address: 9717 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT INT OF ELY LI PORTAGE RD WITH N LI STANLEY AVE IN SEC 26 TH NELY ALG ELY LI PORTAGE RD 134.13 FT TH E PAR TO N LI STANLEY AVE 330 FT TH SWLY PAR TO ELY LI PORTAGE RD 134.13 FT TO N LI STANLEY AVE TH W THEREON 330 FT TO PL OF BEG

From I-1 Light Industrial District to LC-B Lake Center Business District.

116. Parcel Number: 00026-155-T

Property Address: 2020 STANLEY AVE

Legal Description: That part of the SW ¼ of Section 26 T3S R11W, commencing at the south 1/4 post of Section 26; thence South 90 degrees 00' 00" West 1315.07 feet along the south line of Section 26; thence North 00 degrees 30' 00" West 82.50 feet to a point that is 1050.18 feet (recorded as 1050.11) east of the easterly line of Portage Road (66 feet wide); thence South 90 degrees 00' 00" West 250.11 feet to a point that is 800.07 feet (recorded as 800.00) east of the easterly line; thence North 10 degrees 32' 00" East 668.83 feet parallel with said easterly line; thence North 81 degrees 07' 12" West 297.88 feet to the point of beginning of this description; thence South 87 degrees 48' 35" West 57.66 feet; thence South 90 degrees 00' 00" West 225.00 feet; thence North 10 degrees 32' 00" East 326.54 feet; thence North 89 degrees 57' 30" West 82.97 feet; thence North 10 degrees 32' 00" East 175.53 feet to the south line of Stanley Avenue (66 feet wide); thence North 89 degrees 59' 00" East 365.21 feet along said south line; thence South 10 degrees 32' 00" West 500.00 feet to the point of beginning. Contains approximately 3.53 Acres

From I-1 Light Industrial District to LC-B Lake Center Business District.

117. Parcel Number: 00026-155-V

Property Address: 9945 PORTAGE RD

Legal Description: PHASE II - PART OF THE SW 1/4 OF SEC 26, TOWN 3 SOUTH, RANGE 11 WEST; COM AT THE S 1/4 POST OF SAID SEC 26; TH S 90 DEG 00'00" W ON THE S LI OF SAID SEC 1257.87 FT (RECORDED AS 1315.07 FT); TH N 00 DEG 30'00" W 82.50 FT TO A POINT THAT IS 1050.18 FT N 90 DEG 00'00"E OF THE EASTERLY RIGHT-OF-WAY LI OF PORTAGE RD (56 FT WIDE); TH S 90 DEG 00'00"W PARALLEL WITH SAID S SEC LI 638.66 FT TO THE POB OF THE LAND HEREIN DESCRIBED; TH CONTINUING S 90 DEG 00'00" W 167.38 FT; TH N 10 DEG 32'00"W 364.06 FT; TH S 79 DEG 28'00" E 134.00 FT; TH SOUTHEASTERLY 48.69 FT ON A 31.00 FOOT RADIUS CURVE TO THE RIGHT WHILE CHORD BEARS S 24 DEG 28'00" E 43.84 FT; TH S 10 DEG 32'00" W 302.38 FT TO THE POB. CONTAINING 1.32 ACRES MORE OR LESS. PHASE III - PART OF THE SW 1/4 OF SEC 26, TOWN 3 SOUTH, RANGE 11 WEST; COM AT THE S 1/4 POST OF SAID SEC 26; TH S 90 DEG 00'00" W ON THE S LI OF SAID SEC 1257.87 FT (RECORDED AS 1315.07 FT); TH N 00 DEG 30'00" W 82.50 FT TO A POINT THAT IS 1050.18 FT ; TH N 90 DEG 00'00" W OF THE EASTERLY RIGHT-OF-WAY LI OF PORTAGE RD (66 FT WIDE); TH S 90 DEG 00'00" W PARALLEL WITH SAID S SEC LINE 806.49 FT TO THE POB OF LAND HEREIN DESCRIBED; TH CON S 90 DEG 00'00" W 243.69 FT TO THE EASTERLY RIGHT-OF-WAY LI OF SAID PORTAGE RD; TH N 10 DEG 32'00"W ON SAID EASTERLY RIGHT-OF-WAY LI 321.09 FT; TH NORTHEREASTERLY 19.34 FT ON A 34.00 FOOT RADIUS CURVE TO THE R WHOSE CHORD BEARS N 73 DEG 46'51" E 19.08 FT; TH S 89 DEG 55'27" E 23.66 FT; TH

NORTHEASTERLY 15.24 FT ON A 26.09 FT RADIUS CURVE TO THE L WHOSE CHORD BEARS N 76 DEG 44'05" E 15.02 FT; TH N 54 DEG 42'39" E 82.97 FT; TH NORTHEASTERLY 24.34 FT ON A 31.00 FT RADIUS CURVE TO THE R WHOSE CHORD BEARS N 78 DEG 02'24" E 23.72 FT; TH S 79 DEG 28'00" E 105.81 FT; TH S 10 DEG 32'00" W 364.06 FT TO THE POB. CONTAINING 1.98 ACRES MORE OR LESS.

From I-1 Light Industrial District to LC-B Lake Center Business District.

118. Parcel Number: 00026-155-Y

Property Address: 9879 PORTAGE RD

Legal Description: COM IN THE SW CORNER OF SEC 26, TOWN 3 S, RANGE 11 W; TH E ALONG THE S LN OF SD SEC 316.98 FT; TH N 10 DEG 32 MIN E 497.27 FT FOR THE PLACE OF BEGINNING; TH E 440.0 FT; TH N 10 DEG 32 MIN E 300.0 FT; TH W 440.0 FT; TH S 10 DEG 32 MIN W 300.0 FT TO THE POB. ALSO INCLUDING THAT PART OF THE SW 1/4 OF SEC 26, TOWN 3 S, RANGE 11 W DESCRIBED AS: COMM AT THE S 1/4 CORNER OF SD SEC 26; TH S 90 DEG 00 MIN 00 SEC W ALONG THE S LN OF SD SEC 1315.07 FT; TH N 00 DEG 30 MIN 00 SEC W 82.50 FT TO A PT THAT IS 1050.18 (RECORDED AS 1050.11) FT E OF THE ELY LN OF PORTAGE ROAD (66 FT WIDE); TH S 90 DEG 00 MIN 00 SEC W 250.11 FT TO A PT THAT IS 800.07 (RECORDED AS 800.00) FT E OF SD ELY LN; TH N 10 DEG 32 MIN 00 SEC E PARALLEL WITH SD ELY LN 346.23 FT TO THE PT OF BEGINNING OF THIS DESCRIPTION; TH N 81 DEG 07 MIN 12 SEC W 427.56 FT; TH N 90 DEG 00 MIN 00 SEC E 74.63 FT; TH N 10 DEG 32 MIN 00 SEC E 300.00 FT; TH N 87 DEG 48 MIN 35 SEC E 57.66 FT; TH S 81 DEG 07 MIN 12 SEC E 297.88 FT; TH S 10 DEG 32 MIN 00 SEC W 322.60 FT TO THE POB.

From I-1 Light Industrial District to LC-B Lake Center Business District.

119. Parcel Number: 00026-156-O

Property Address: 9835 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26, TH E ALG S LI SD SEC 316.98 FT, TH N 10 DEG 32 MIN E 797.27 FT FOR PL OF BEG, TH E 215 FT, TH N 10 DEG 32 MIN E 140.3 FT TH W 215 FT, TH S 10 DEG 32 MIN W 140.3 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

120. Parcel Number: 00026-157-O

Property Address: 2050 STANLEY AVE

Legal Description: SEC 26-3-11 COM S 1/4 POST SECTION 26, TH W ALG S LI SD SEC 1315.07 FT, TH N 82.5 FT, TH W 250.11 FT, TH N 10 DEG 32 MIN E 968.83 FT TO PL OF BEG, TH N 10 DEG 32 MIN 33 SEC E 256.88 FT TO S LI STANLEY AVE, TH N 89 DEG 57 MIN 30 SEC W 302.88 FT, TH S 10 DEG 32 MIN W 200 FT, TH S 79 DEG 08 MIN E 297.78 FT TO PL OF BEG. 1.56 AC +/-

From I-1 Light Industrial District to LC-B Lake Center Business District.

121. Parcel Number: 00026-159-O

Property Address: 9801 PORTAGE RD

Legal Description: SEC 26-3-11 COM S 1/4 POST SECTION 26, TH W ALG S LI SD SEC 1315.07 FT, TH N 82.5 FT, TH W 1050.11 FT TO E LI PORTAGE RD, TH N 10 DEG 32 MIN E

ALG SD E LI 853.66 FT TO PL OF BEG; TH S 89 DEG 57 MIN 30 SEC E 215 FT, TH N 10 DEG 32 MIN E 186.4 FT, TH N 89 DEG 57 MIN 30 SEC W 215 FT, TH S 10 DEG 32 MIN W 186.4 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

122. Parcel Number: 00026-160-O

Property Address: 9735 PORTAGE RD

Legal Description: SEC 26-3-11 COM AT INT OF S LI STANLEY AVE & E LI PORTAGE RD TH E ALG S LI STANLEY AVE 132 FT TH S 10 DEG 15 MIN W PAR TO E LI PORTAGE RD 99 FT TH W PAR TO S LI STANLEY AVE 132 FT TO E LI PORTAGE RD TH N ALG E LI PORTAGE RD 99 FT TO BEG

From B-2 Community Business District to LC-B Lake Center Business District.

123. Parcel Number: 00026-165-O

Property Address: 9741 PORTAGE RD

Legal Description: Section 26-3-11 Commencing at the intersection of the south line of Stanley Avenue with the east line of Portage Road; thence South 10 degrees 15 minutes West 99 feet along the easterly line of Portage Road for the place of beginning; thence South 10 degrees 15 minutes west 80 feet along the easterly line of Portage Road; thence East 132 feet parallel to the south line of Stanley Avenue; thence North 80 feet parallel to the easterly line of Portage Road; thence West 132 feet parallel to the south line of Stanley Avenue to the place of beginning.

From I-1 Light Industrial District to LC-B Lake Center Business District.

124. Parcel Number: 00035-010-H

Property Address: 10131 PORTAGE RD

Legal Description: Part of the northwest 1/4 of Section, T3S, T11W, described as: commencing at the northwest corner of Section 35; thence North 89 degrees 52 minutes 01 seconds East 317.57 feet (recorded as 322.53 feet and 317.07 feet) on the north line of Section 35 to the easterly right of way line of Portage Road; thence South 10 degrees 32 minutes 00 seconds West 454.24 feet (recorded 454.14 feet) on said easterly right of way line to the point of beginning of the land herein described; thence North 89 degrees 52 minutes 01 seconds East 302.55 feet; thence South 10 degrees 32 minutes 00 seconds West 110.60 feet; thence South 89 degrees 52 minutes 01 seconds West 302.55 feet to said easterly right of way line; thence North 10 degrees 32 minutes 00 seconds East 110.60 feet on said easterly right of way line to the point of beginning. Also part of the northwest 1/4 of Section 35, T3S, R11W, described as: commencing at the northwest corner of Section 35; thence North 89 degrees 52 minutes 01 seconds East 317.57 feet (recorded as 322.53 feet and 317.07 feet) on the north line of Section 35 to the easterly right of way line of Portage Road; thence South 10 degrees 32 minutes 00 seconds West 564.84 feet on said easterly right of way line to the point of beginning of the land herein described; thence North 89 degrees 52 minutes 01 seconds East 302.55 feet; thence South 10 degrees 32 minutes 00 seconds West 110.61 feet; thence South 89 degrees 52 minutes 01 seconds West 302.55 feet to said easterly right of way line; thence North 10 degrees 32 minutes 00 seconds East 110.61 feet on said easterly right of way line to the point of beginning. Also part of the northwest 1/4 of Section 35, T3S, R11W, described as: commencing at the northwest corner of Section 35; thence North 89 degrees 52 minutes 01 seconds East 317.57 feet (recorded as 322.53 feet and 317.07 feet) on the north line of Section 35 to the easterly right of way line of Portage Road; thence South

10 degrees 32 minutes 00 seconds West 675.45 feet on said easterly right of way line to the point of beginning of the land herein described: thence North 89 degrees 52 minutes 01 seconds East 302.55 feet; thence South 10 degrees 32 minutes 00 seconds West, 110.61 feet; thence South 89 degrees 52 minutes 01 seconds West 302.55 feet to said easterly right of way line; thence North 10 degrees 32 minutes 00 seconds East 110.61 feet on said easterly right of way line to the point of beginning. Also part of the northwest 1/4 of Section 35, T3S, R11W, described as: commencing at the northwest corner of Section 35; thence North 89 degrees 52 minutes 01 seconds East 317.57 feet (recorded as 322.53 feet and 317.07 feet) on the north line of Section 35 to the easterly right of way line of Portage Road; thence South 10 degrees 32 minutes 00 seconds West 786.06 feet on said easterly right of way line; thence North 89 degrees 52 minutes 01 seconds East 200.00 feet to the point of beginning of the land herein described; thence North 89 degrees 52 minutes 01 seconds East 102.55 feet; thence South 10 degrees 32 minutes 00 seconds West 229.61 feet to the north right-of-way line of Weatherbee Road; thence South 89 degrees 39 minutes 11 seconds West (recorded as South 89 degrees 44 minutes 03 seconds West) 102.62 feet (recorded as 100.00 feet) on said north right of way line; thence North 10 degrees 32 minutes 00 seconds East 230.00 feet to the point of beginning.

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

125. Parcel Number: 00035-011-O

Property Address: 10143 PORTAGE RD

Legal Description: SEC 35-3-11 BEG AT A PT 317.07 FT E AND S 10 DEG 32 MIN W 785.96 FT FROM NW COR SEC 35, TH E 200 FT, TH S 10 DEG 32 MIN W 110 FT, TH W 200 FT TO E LI PORTAGE ROAD, TH N 10 DEG 32 MIN E 110 FT TO PL OF BEG.

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

126. Parcel Number: 00035-012-O

Property Address: 10145 PORTAGE RD

Legal Description: SEC 35-3-11 BEG AT A PT 317.07 FT E AND S 10 DEG 32 MIN W 895.96 FT FROM NW COR SEC 35, TH E 200 FT, TH S 10 DEG 32 MIN W 120 FT TO N LI WEATHERBEE ROAD, TH W ALG N LI SD ROAD 200 FT TO E LI PORTAGE ROAD, TH N 10 DEG 32 MIN E 120 FT TO PL OF BEG.

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

127. Parcel Number: 00035-040-O

Property Address: 10331 PORTAGE RD

Legal Description: SEC 35-3-11 COM 950 FT N OF W1/4 POST SEC 35 TH N 50 FT, TH N 89 DEG 57 MIN E 165 FT, TH S 50 FT TH S 89 DEG 57 MIN W 165 FT TO BEG .15 A

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

128. Parcel Number: 00035-045-O

Property Address: 10341 PORTAGE RD

Legal Description: SEC 35-3-11 BEG AT PT IN W LI SEC 35 824 FT N OF W1/4 POST SD SEC TH N 126 FT TH N 89 DEG 57 MIN E 165 FT, TH S 126 FT, TH S 89 DEG 57 MIN W 165 FT TO P.O.B.

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

129. Parcel Number: 00035-050-O

Property Address: 10351 PORTAGE RD

Legal Description: SEC 35-3-11 BEG IN W LI SEC 35 748 FT N OF W1/4 POST, TH N 76 FT, TH S 89 DEG 57 MIN E 165 FT, TH N 176 FT, TH N 89 DEG 57 MIN E 99 FT, TH S 242 FT, TH S 89 DEG 57 MIN W 264 FT TO BEG ALSO N 10FT OF LOT 1 RECD PLAT OF AUSTIN GROVE.

From RM-1 Multi-Family Residential District and R-1B One-Family Residential District to LC-B Lake Center Business District.

130. Parcel Number: 00520-001-O

Property Address: 10371 PORTAGE RD

Legal Description: AUSTIN GROVE LOT 1 EXC N 10 FT. ALSO LOTS 2 TH 10 ALSO BEG SE COR LOT 10 TH ELY 27 FT TH N TO A PT ON A LINE THAT IS A CONTINUATION OF THE S LI OF N 10 FT OF LOT 1 TH W TO E LI SD LOT 1 TH S ALG E LI LOTS 1 THRU 10 SD PLAT TO PL OF BEG

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

131. Parcel Number: 00520-011-O

Property Address: 10429 PORTAGE RD

Legal Description: AUSTIN GROVE LOTS 11 THRU 20 ALSO BEG AT NE COR LOT 11, TH S ALG W LINE OUT LOT A TO SE COR LOT 20, TH E 60 FT, TH N PAR W LINE OUT LOT A TO EXT E OF N LI LOT 11, TH W 60 FT TO PL OF BEG.

From RM-1 Multi-Family Residential District, R-1A One-Family Residential District, and R-1B One-Family Residential District to LC-B Lake Center Business District.

132. Parcel Number: 00605-130-R

Property Address: 9830 NAVY PIER ST

Legal Description: Commencing at the south 1/4 post of Section 26, thence North 90 degree 00 mintues 00 seconds West 1315.07 feet along the south line of Section 26 to a point North 90 degrees 00 minutes 00 seconds West 517.63 feet from the southwest corner of AUSTIN VIEW NO 4; thence North 00 degrees 30 minutes 00 seconds West 82.50 feet; thence North 90 degrees 00 minutes 00 seconds West 250.11 feet parallel to said south line to a point which is South 90 degrees 00 minutes 00 seconds East 800.00 feet from the east line of Portage Road (66 feet wide); thence North 10 degrees 32 minutes 00 seconds East 668.83 feet parallel to the east line of Portage Road to the point of beginning of this description; thence North 10 degrees 32 minutes 00 seconds East 300.00 feet; thence North 81 degrees 07 minutes 12 seconds West 297.88 feet; thence South 10 degrees 32 minutes 00 seconds West 300.00 feet; thence South 81 degrees 07 minutes 12 seconds East 297.88 feet to the point of beginning

From I-1 Light Industrial District to LC-B Lake Center Business District.

133. Parcel Number: 01630-001-O

Property Address: 9917 PORTAGE RD UNIT 1

Legal Description: UNIT 1, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

134. Parcel Number: 01630-002-O

Property Address: 9917 PORTAGE RD UNIT 2

Legal Description: UNIT 2, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

135. Parcel Number: 01630-003-O

Property Address: 9917 PORTAGE RD UNIT 3

Legal Description: UNIT 3, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

136. Parcel Number: 01630-004-O

Property Address: 9917 PORTAGE RD UNIT 4

Legal Description: UNIT 4, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

137. Parcel Number: 01630-005-O

Property Address: 9917 PORTAGE RD UNIT 5

Legal Description: UNIT 5, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

138. Parcel Number: 01630-006-O

Property Address: 9917 PORTAGE RD UNIT 6

Legal Description: UNIT 6, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

139. Parcel Number: 01630-007-O

Property Address: 9917 PORTAGE RD UNIT 7

Legal Description: UNIT 7, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

140. Parcel Number: 01630-008-O

Property Address: 9917 PORTAGE RD UNIT 8

Legal Description: UNIT 8, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

141. Parcel Number: 01630-009-O

Property Address: 9917 PORTAGE RD UNIT 9
Legal Description: UNIT 9, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

142. Parcel Number: 01630-010-O

Property Address: 9917 PORTAGE RD UNIT 10
Legal Description: UNIT 10, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

143. Parcel Number: 01630-011-O

Property Address: 9917 PORTAGE RD UNIT 11
Legal Description: UNIT 11, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

144. Parcel Number: 01630-012-O

Property Address: 9917 PORTAGE RD UNIT 12
Legal Description: UNIT 12, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

145. Parcel Number: 01630-013-O

Property Address: 9917 PORTAGE RD UNIT 13
Legal Description: UNIT 13, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

146. Parcel Number: 01630-014-O

Property Address: 9917 PORTAGE RD UNIT 14
Legal Description: UNIT 14, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

147. Parcel Number: 01630-015-O

Property Address: 9917 PORTAGE RD UNIT 15
Legal Description: UNIT 15, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

148. Parcel Number: 01630-016-O

Property Address: 9917 PORTAGE RD UNIT 16
Legal Description: UNIT 16, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

149. Parcel Number: 01630-017-O

Property Address: 9917 PORTAGE RD UNIT 17

Legal Description: UNIT 17, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

150. Parcel Number: 01630-018-O

Property Address: 9917 PORTAGE RD UNIT 18

Legal Description: UNIT 18, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

151. Parcel Number: 01630-019-O

Property Address: 9917 PORTAGE RD UNIT 19

Legal Description: UNIT 19, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

152. Parcel Number: 01630-020-O

Property Address: 9917 PORTAGE RD UNIT 20

Legal Description: UNIT 20, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

153. Parcel Number: 01630-021-O

Property Address: 9917 PORTAGE RD UNIT 21

Legal Description: UNIT 21, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

154. Parcel Number: 01630-022-O

Property Address: 9917 PORTAGE RD UNIT 22

Legal Description: UNIT 22, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

155. Parcel Number: 01630-023-O

Property Address: 9917 PORTAGE RD UNIT 23

Legal Description: UNIT 23, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

156. Parcel Number: 01630-024-O

Property Address: 9917 PORTAGE RD UNIT 24

Legal Description: UNIT 24, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

157. Parcel Number: 01630-025-O

Property Address: 9917 PORTAGE RD UNIT 25

Legal Description: UNIT 25, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

158. Parcel Number: 01630-026-O

Property Address: 9917 PORTAGE RD UNIT 26

Legal Description: UNIT 26, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

159. Parcel Number: 01630-027-O

Property Address: 9917 PORTAGE RD UNIT 27

Legal Description: UNIT 27, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

160. Parcel Number: 01630-028-O

Property Address: 9917 PORTAGE RD UNIT 28

Legal Description: UNIT 28, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

161. Parcel Number: 01630-029-O

Property Address: 9917 PORTAGE RD UNIT 29

Legal Description: UNIT 29, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

162. Parcel Number: 01630-030-O

Property Address: 9917 PORTAGE RD UNIT 30

Legal Description: UNIT 30, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

163. Parcel Number: 05760-006-A

Property Address: 10496 PORTAGE RD

Legal Description: NORTONS SUBDIVISION LOTS 6-7-8-9 & S 31.5 FT OF LOT 10, EXC THE S 7.35 FT OF THE E 169 FT OF LOT 10, ALSO EXC THE N 51.40 FT OF THE E 169 FT OF LOT 9.

From B-3 General Business District to LC-B Lake Center Business District.

164. Parcel Number: 05760-009-O

Property Address: 10420 PORTAGE RD

Legal Description: NORTONS SUBDIVISION THE S 7.35 FT OF E 169 FT OF LOT 10 & THE N 51.40 FT OF E 169 FT OF LOT 9

From B-3 General Business District to LC-B Lake Center Business District.

165. Parcel Number: 05760-010-O

Property Address: 10412 PORTAGE RD

Legal Description: NORTONS SUBDIVISION N 39.9 FT OF LOT 10 & S 40.1 FT OF LOT 11

From B-3 General Business District to LC-B Lake Center Business District.

166. Parcel Number: 05760-012-O

Property Address: 10406 PORTAGE RD

Legal Description: NORTONS SUBDIVISION N 31.3 FT LOT 11 & LOT 12

From B-3 General Business District to LC-B Lake Center Business District.

167. Parcel Number: 05760-013-O

Property Address: 10336 PORTAGE RD

Legal Description: NORTONS SUBDIVISION LOT 13

From B-3 General Business District to LC-B Lake Center Business District.

168. Parcel Number: 05760-014-O

Property Address: 10334 PORTAGE RD

Legal Description: NORTONS SUBDIVISION LOT 14

From B-3 General Business District to LC-B Lake Center Business District.

169. Parcel Number: 05760-015-A

Property Address: 10332 PORTAGE RD

Legal Description: NORTONS SUBDIVISION LOT 15

From B-3 General Business District to LC-B Lake Center Business District.

170. Parcel Number: 05760-019-O

Property Address: 10244 PORTAGE RD

Legal Description: NORTONS SUBDIVISION, OUTLOT A, 0.32 AC

From B-3 General Business District to LC-B Lake Center Business District.

171. Parcel Number: 05760-019-O

Property Address: 10244 PORTAGE RD

Legal Description: NORTONS SUBDIVISION, LOT 19, 0.33 AC

From R-1C One-Family Residential District to LC-B Lake Center Business District.

172. Parcel Number: Common area for Condo Barn Portage

Property Address:

Legal Description: Part of the SW 1/4 of Section 26 T3S R11W described as: commencing at the south 1/4 post of Section 26; thence South 90 degrees 00 minutes 00 seconds West 1257.87 feet (recorded as 1315.07 feet); thence North 00 degrees 30 minutes 00 seconds West 82.50 feet to a point that is 1050.18 feet North 90 degrees 00 minutes 00 seconds East of the easterly right-of-way line of Portage Road (66 feet wide); thence South 90 degrees 00 minutes 00 seconds West 250.11 feet parallel with the south line of Section 26 to the southwest corner of AUSTIN VIEW NO. 5, Liber 42 of Plats Page 04, and the point of beginning of the land herein described; thence South 90 degrees 00 minutes 00 seconds West 388.55 feet; thence North 10 degrees 32 minutes 00 seconds East 302.38 feet; thence Northwesterly 48.69 feet on a 31.00 foot radius curve to the left whose chord bears North 34 degrees 28 minutes 01 seconds West 43.84 feet; thence North 79 degrees 28 minutes 00 seconds West 239.81 feet; thence Southwesterly 24.34 feet on a 31.00 foot radius curve to the left whose chord bears South 78 degrees 02 minutes 24 seconds West 23.72 feet; thence South 54 degrees 42 minutes 39 seconds West 82.97 feet; thence Southwesterly 15.24 feet on a 26.09 foot radius curve to the right whose chord bears South 76 degrees 44 minutes 05 seconds West 15.02 feet; thence North 89 degrees 55 minutes 27 seconds West 23.66 feet; thence Southwesterly 19.34 feet on a 34.00 foot radius curve to the left whose chord bears South 73 degrees 46 minutes 51 seconds West 19.08 feet to the easterly right-of-way line of Portage Road; thence North 10 degrees 32 minutes 00 seconds East 92.27 feet along the easterly right-of-way line of Portage Road; thence South 90 degrees 00 minutes 00 seconds East 365.37 feet; thence South 81 degrees 07 minutes 12 seconds East 427.56 feet to the west line of AUSTIN VIEW NO. 5; thence South 10 degrees 32 minutes 00 seconds West 346.23 feet along the west line of said Plat to the point of beginning. Contains approximately 3.84 acres. Excluding from above description condominium units 1 through 30 of Condo Barn Portage.

From I-1 Light Industrial District to LC-B Lake Center Business District.

Severability

Should any section, clause or provision of this Ordinance be declared to be invalid by a court of competent jurisdiction, the same shall not affect the validity of the Ordinance as a whole or any other part thereof other than the parts so declared to be invalid.

Repeal of Conflicting Ordinances, Savings Clause

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed. Any proceedings pending, including prosecutions for violations, under any previous ordinance provision being repealed hereby shall not be affected by this Ordinance and may be continued pursuant to said previous Ordinance provisions.

Effective Date

The zoning amendment shall become effective 15 days after publication of the notice of adoption unless a different effective date is approved by council.

COUNCIL SETS PUBLIC HEARING:

PUBLIC HEARING:

EFFECTIVE DATE:

Patricia M. Randall, Mayor

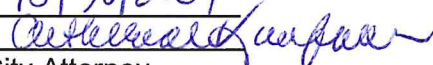
STATE OF MICHIGAN)
) SS
COUNTY OF KALAMAZOO)

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 _____, 2024.

Erica Eklov, City Clerk

Approved as to Form:

Date: 10/30/2024

By: 
City Attorney

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

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

NOTICE IS HEREBY GIVEN, that an Ordinance to amend Article 4 (Zoning) of Chapter 42 of the Codified Ordinances of Portage, Michigan, was adopted by the City Council at a regular meeting held on the _____ day of _____, 2024, and will become effective _____, 2024.

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:

1. Parcel Number: 00014-001-C

Property Address: 7171 PORTAGE RD

Legal Description: Rezoning only that area of the following description at the northeast corner of Portage Road & Centre Avenue currently designated as Zone B-1.

COM AT THE S 1/4 COR OF SEC 14-T3S-R11W; TH N 00DEG 13' 33" W 50 FT ALONG THE N&S 1/4 LI OF SAID SEC; TH S 89DEG 53' 29" E 51.16 FT PARALLEL WITH THE S LI OF THE SE 1/4 OF SAID SEC 14 TO THE E ROW LI OF PORTAGE RD & THE POB; TH N01DEG09'37"E 214.03 FT ALONG SAID E ROW LI; TH S 89DEG 53' 29" E 356.16 FT PARALLEL WITH SAID S LI; TH N 00DEG 13' 33" W 220 FT PARALLEL WITH SAID N & S 1/4 LI; TH N89DEG53'29"W 82.50 FT PARALLEL WITH SAID S LI; TH S 00DEG 13' 33" E 55 FT PARALLEL WITH SAID N & S 1/4 LI; TH N 89DEG 53' 29" W 269.67 FT PARALLEL WITH SAID S LI TO SAID E ROW LI; TH N 01DEG 09' 37" E 55.01 FT ALONG SAID E ROW LI; TH N 89DEG 53'29" W 61.66 FT PARALLEL WITH SAID S LI TO SAID N&S 1/4 LI; TH N 00DEG 13' 33" W 286 FT ALONG SAID N & S 1/4 LI; TH S 89DEG 53' 29" E 68.58 FT PARALLEL WITH SAID S LI TO SAID E ROW LI; TH N 01DEG 09' 37" E 111.50 FT ALONG SAID E ROW LI; TH S 89DEG 29' 06" E 1967.74 FT; TH N 00DEG 04' 23" W 1038.52 FT; TH S 89DEG 55' 37" W 85 FT; TH N 00DEG 04' 23" W 58.50 FT; TH N 88DEG 48' 37" W 553.30 FT; TH S 00DEG 08' 26" E 550.91 FT; TH S 89DEG 44' 06" W 293.55 FT; TH S00 DEG 12' 30" E 162.07 FT; TH S 88DEG 58' 34" W 1029.38 FT TO SAID E ROW LI OF PORTAGE RD; TH N 01DEG 09' 37" E 90.93 FT ALONGSAID E ROW LI; TH N 00DEG 26' 49" W 1331.43 FT ALONG SAID E ROW LI TO THE E & W QUARTER LI OF SAID SEC 14; TH N 00DEG 47' 10" W 2672.31FT ALONG SAID E ROW LI TO THE N LI OF THE NE 1/4 OF SAID SEC 14; TH N 00DEG 26'56"W 126.62 FT ALONG SAID E ROW LI TO THE S ROW LI OF ROMENCE RD; TH S 86DEG 07' 31"E 201.42 FT ALONG SAID S ROW LI; TH SOUTHEASTERLY 145.03 FT ALONG SAID S ROW LI ALONG THE ARC OF A CURVE TO THE R HAVING A RADIUS OF 1050 FT, A CENTRAL ANGLE OF 07DEG 54' 50" & A CHORD OF S 82DEG 10' 06" E 144.91 FT; TH S 78DEG 12' 41" E 447.04 FT ALONG SAID S ROW LI TO SAID N LI OF THE NE 1/4 OF SAID SEC 14; TH N 89DEG 52' 06" E 1820.14 FT ALONG SAID N LI TO THE NE COR OF SAID SEC 14; TH N 88DEG 49' 29" E 1239.24 FT ALONG THE N LI OF THE NW 1/4 OF SEC 13 TO THE WESTERLY RAILROAD ROW LI; TH S 00DEG 16' 14" E 5285.50 FT ALONG SAID WESTERLY RAILROAD ROW TO THE N ROW LI OF E CENTRE AVE; TH S 88DEG 28' 28" W 1302.84 FT ALONG SAID N ROW LI; TH N 89DEG 53' 29" W 2541.72 FT ALONG SAID N ROW LI TO THE POB. SUBJECT TO EASEMENTS, CONDITIONS & RESTRICTIONS OF RECORD. EXCEPT: A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SEC 14-T3S-R11W BEING MORE PARTICULARLY DESCRIBED AS

FOLLOWS: COMM AT THE SW COR OF THE SE 1/4 OF THE SE 1/4 OF SEC 14-T3S-R11W; TH N 264 FT FOR THE POB; TH N 36 FT; TH E 258.52 FT; TH S 36 FT; TH W TO THE POB. THE SUBJECT PARCEL CONTAINS 435.98 ACRES OF LAND. PARCEL BEING SUBJECT TO ROW ALONG THE N LI FOR ROMENCE RD AND ROW ALONG THE W LI FOR PORTAGE RD.

From B-1 Local Business District to LC-E Lake Center Edge District.

2. Parcel Number: 00014-015-O

Property Address: 7908 PORTAGE RD

Legal Description: That portion of the following description lying East of Portage Road: Section 14-3-11 Beginning at a point 348.52 feet north of the S 1/4 post of Section 14; thence North 158.98 feet along the N&S 1/4 line; thence West 281.81 feet parallel with the south line of Section 14; thence North 75 degrees 20 minutes 15 seconds West 100.94 feet; thence North 797.69 feet parallel with the N&S 1/4 line; thence West 2246.6 feet parallel with the south line of Section 14; thence South 132 feet parallel with the N&S 1/4 line; thence East 1784.64 feet parallel with the south line of Section 14; thence South 69 feet; thence East 297 feet; thence South 129 feet; thence West 15.5 feet; thence South 192 feet parallel with the NW 1/4 line; thence East 12 feet; thence South 459.5 feet parallel with the N&S 1/4 line; thence East 548.0 feet parallel with the south line of Section 14 to the point of beginning. Also beginning at a point 264 feet North of the south 1/4 post of Section 14; thence East 412.5 feet parallel with the south line of Section 14; thence North 220 feet parallel with the N&S 1/4 line of Section 14; thence West 82.5 feet parallel with the south line of Section 14; thence South 55 feet; thence West 330 feet to the N&S 1/4 line; thence South 165 feet along the N&S 1/4 line to the point of beginning.

From B-1 Local Business District and I-2 Heavy Industrial District to LC-E Lake Center Edge District.

3. Parcel Number: 00014-080-A

Property Address: 7920 PORTAGE RD

Legal Description: SECTION 14-3-11 BEG S 1/4 POST SEC 14, TH N 348.52 FT, TH W 449 FT, TH S 185 FT, TH E 100 FT, TH S 163 FT, TH E 349 FT TO P.O.B., EXC RD ROWS.

From OS-1 Office Service District to LC-E Lake Center Edge District.

4. Parcel Number: 00023-045-A

Property Address: 8037 PORTAGE RD

Legal Description: A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SEC 23, T3S, R11W; COMM AT THE N 1/4 CORNER OF SEC 23, T3S, R11W; TH S 89DEG 53' 29" E 660.02 FT ALONG THE N LI OF THE NE 1/4 OF SAID SEC TO THE E LI OF THE W 660 FT (PERPENDICULAR MEASURE) OF SAID NE 1/4; TH S 00DEG 17' 25" E 462.00 FT ALONG SAID E LI; TH N 89DEG 53' 29" W 300.00 FT PARALLEL WITH SAID N LI TO THE POB; TH N 89DEG 53' 29" W 360.02 FT PARALLEL WITH SAID N LI TO THE W LI OF SAID NE 1/4; TH N 00DEG 17' 25" W 132.00 FT ALONG SAID W LI; TH S 89DEG 53' 29" E 360.02 FT PARALLEL WITH SAID N LI; TH S 00DEG 17' 25" E 132.00 FT PARALLEL WITH SAID W LI TO THE POB; CONTAINING 1.09 ACRES OF LAND. PARCEL SUBJECT TO HIGHWAY EASEMENT FOR PORTAGE RD.

From B-3 General Business District to LC-E Lake Center Edge District.

5. Parcel Number: 00023-055-O

Property Address: 8111 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT PT IN CTR LI PORTAGE RD 38 R S OF N LI SEC 23 TH S 89 DEG 36 MIN E PAR N LI 150 FT TH S 10 DEG 40 MIN W PAR CTR LI SD RD 50 FT TH N 89 DEG 36 MIN W 150 FT TO CTR LI TH N 10 DEG 40 MIN E ALG CTR LI 50 FT TO BEG

From B-3 General Business District to LC-E Lake Center Edge District.

6. Parcel Number: 00023-060-O

Property Address: 8119 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT PT 38 R S & 40 R E OF N1/4 POST TH W PAR N SEC LI 501.9 FT TO PT 170 FT E OF CTR LI PORTAGE RD TH S 10 DEG 40 MIN W 50 FT TH W 167.18 FT TO CTR LI PORTAGE RD TH S 10 DEG 40 MIN W ALG CTR LI 96.44 FT TO PT 564.5 FT NLY AS MEAS ALG SD CTR LI FROM ITS INT WITH S LI NW1/4 NE1/4 TH E PAR S LI TO PT S OF BEG TH N TO BEG

From B-3 General Business District and I-2 Heavy Industrial District to LC-E Lake Center Edge District.

7. Parcel Number: 00023-065-O

Property Address: 8127 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT INT CTR LI PORTAGE RD WITH S LI NE1/4 NW1/4 SEC 23 SD INT BEING 141.02 FT W OF SE COR SD NE1/4 NW1/4 SD SEC TH N 10 DEG 40 MIN E ALG CTR LI SD RD 443.5 FT FOR BEG, CONT TH N 10 DEG E ALG CL PORTAGE RD 121 FT TH E 239.25 FT TH S 10 DEG 40 MIN W 121 FT TH W 239.25 FT TO BEG

From B-3 General Business District to LC-E Lake Center Edge District.

8. Parcel Number: 00023-075-O

Property Address: 8131 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT INTERSEC CTR LI PORTAGE ROAD WITH S LI NE1/4 NW1/4 SEC 23 SD INTERSEC BEING 141.02 FT W OF SE COR SD NE1/4 NW1/4 SD SEC TH N 10 DEG 40 MIN E ALG CTR LI SD ROAD 383 FT FOR BEG CONT TH N 10 DEG 40 MIN E ALG CL PORTAGE RD 60.5 FT TH E 239.25 FT TH S 10 DEG 40 MIN W 60.5 FT TH W 239.25 FT TO BEG.

From B-3 General Business District to LC-E Lake Center Edge District.

9. Parcel Number: 00023-080-A

Property Address: 8139 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT A PT IN CL PORTAGE ROAD BEFORE ROAD WAS WIDENED 1069.21 FT S OF N 1/4 POST SEC 23, TH E 394 FT, TH N 290.01 FT, TH W 100.65 FT, TH S 10 DEG 40 MIN W 181.5 FT, TH W 239.25 FT, TH S ALG CL PORTAGE ROAD 114.71 FT TO PL OF BEG ALSO SEC 23-3-11 COM AT A PT IN CL PORTAGE ROAD BEFORE IT WAS WIDENED 1069.21 FT SLY FROM N 1/4 POST SEC 23, TH E 394 FT FOR PL OF BEG, TH E 359.01 FT, TH N 290.91 FT, TH W 358.01 FT, TH S 290.01 FT TO PL OF BEG.

From B-3 General Business District and I-2 Heavy Industrial District to LC-E Lake Center Edge

District.

10. Parcel Number: 00023-100-A

Property Address: 8211 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG AT INT OF E LI PORTAGE RD AND N 1/8 LI SEC 23, TH E 247 FT (280 FT FROM CENTER OF PORTAGE RD, WHICH INCLUDES 33 FT ROW), TH NLY PAR WITH E LI OF PORTAGE RD 268.29 FT, TH W TO E LI OF PORTAGE RD, TH SLY ALG SD E LI TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

11. Parcel Number: 00023-110-O

Property Address: 8229 PORTAGE RD

Legal Description: SEC 23-3-11 N 393.27 FT OF THAT PART OF SE1/4 NW1/4 SEC 23 WHICH LIES E OF PORTAGE RD ALSO N 393.27 FT OF W1/2 SW1/4 NE1/4 SD SEC

From B-3 General Business District and I-2 Heavy Industrial District to LC-E Lake Center Edge District.

12. Parcel Number: 00023-115-C

Property Address: 8387 PORTAGE RD

Legal Description: SECTION 23-3-11 COM 516.42 FT N OF C 1/4 POST SEC 23, TH N 7 DEG E 238.86 FT FOR P.O.B., TH S 89 DEG W 244.21 FT TO ELY LI OF PORTAGE RD, TH N 8 DEG E ALG SD E LI 47.21 FT, TH N 10 DEG E 106.60 FT, TH E 243.59 FT, TH S 10 DEG W 106.60 FT, TH S 8 DEG W 48.73 FT TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

13. Parcel Number: 00023-115-D

Property Address: 8379 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG 516.42 FT N OF C 1/4 POST SEC 23, TH S 89 DEG W 28.54 FT, TH N 84 DEG W 214.64 FT TO THE ELY LI OF PORTAGE RD, TH N 8 DEG E ALG SD E LI 215.20 FT, TH N 89 DEG E 244.21 FT, TH S 7 DEG W 238.86 FT TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

14. Parcel Number: 00023-120-A

Property Address: 8405 PORTAGE RD

Legal Description: That part of the NW ¼ of Section 23, T3S, R11W, described as follows: Beginning at a point of the N&S ¼ line of Section 23 that is 2142.53 feet South 00 degrees 47 minutes 58 seconds West of the north ¼ corner of Section 23; Thence South 00 degrees 04 minutes 58 seconds West 103.14 feet along said N&S ¼ line to a point that is 408.01 feet North 00 degrees 47 minutes 58 seconds East of the center of Section 23; thence North 81 degrees 12 minutes 21 seconds West 259.78 feet to the east right-of-way line of Portage Road; thence North 09 degrees 17 minutes 30 seconds East 100.0 feet (recorded as North 08 degrees 04 minutes East) on said east right-of-way; thence South 81 degrees 12 minutes 21 seconds East 216.12 feet (recorded as South 83 degrees 06 minutes East 215.05 feet); thence South 89 degrees 30 minutes 13 seconds East 28.54 feet more-or-less to the point of beginning.

From B-3 General Business District to LC-E Lake Center Edge District.

15. Parcel Number: 00023-125-A

Property Address: 8415 PORTAGE RD

Legal Description: THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, T3S, R11W, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH AND SOUTH QUARTER LINE OF SECTION 23 THAT IS 2245.67 FEET SOUTH 00 degrees 47' 68" WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 00 degrees 47' 58" WEST ON SAID NORTH AND SOUTH QUARTER LINE 202.13 FEET TO A POINT THAT IS 205.88 FEET NORTH 00' 47' 58" EAST OF THE CENTER OF SAID SECTION 23; THENCE NORTH 88°11' 21" WEST PARALLEL WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION 23 A DISTANCE OF 181.16 FEET; THENCE NORTH 08° 31' 53" EAST 55.00 FEET; THENCE NORTH 80° 21' 36" WEST 109.28 FEET TO THE EAST RIGHT OF WAY LINE OF PORTAGE ROAD; THENCE NORTH 09' 17' 28" EAST ON SAID EAST RIGHT OF WAY LINE 165.67 FEET; THENCE SOUTH 81° 12' 02" EAST 259.78 FEET TO THE POINT OF BEGINNING.

From B-3 General Business District and I-1 Light Industrial District to LC-E Lake Center Edge District.

16. Parcel Number: 00023-126-O

Property Address: 2485 ZYLMAN AVE

Legal Description: SEC 23-3-11 BEG AT C 1/4 POST SEC 23 TH N 89 DEG 25 MIN 50 SEC W ALG E & W 1/4 LI SD SEC 209.05 FT TH N 7 DEG 18 MIN E 207.27 FT, TH E TO N & S 1/4 LI, TH S ALG SAID N & S 1/4 LI TO P.O.B.

From I-1 Light Industrial District to LC-E Lake Center Edge District.

17. Parcel Number: 00023-130-O

Property Address: 8435 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT C1/4 POST SEC 23 TH N 89 DEG 25 MIN 50 SEC W ALG E&W1/4 LI SD SEC 322.76 FT TO ELY LI PORTAGE RD TH N 8 DEG 04 MIN E ALG ELY LI PORTAGE RD 223.60 FT FOR PL BEG TH CONT N 8 DEG 04 MIN E ALG ELY LINE PORTAGE RD 55 FT TH S 83 DEG 05 MIN E 109.26 FT TH S 7 DEG 18 MIN W 55 FT TH N 83 DEG 04 MIN W 110 FT TO PL OF BEG

From B-3 General Business District to LC-E Lake Center Edge District.

18. Parcel Number: 00023-135-O

Property Address: 8441 PORTAGE RD

Legal Description: SEC 23-3-11 BEG IN E&W1/4 LI SEC 23 AT A PT N 89 DEG 24 MIN W 209.05 FT FROM C1/4 POST SD SEC TH N 89 DEG 24 MIN W ALG SD E&W1/4 LI 147 FT TO CL PORTAGE RD TH NELY 227.26 FT TH S 83 DEG 4 MIN E 143 FT TH S 7 DEG 18 MIN W 207.27 FT TO POB RES WLY 33 FT AS MEAS AT RT ANGLES TO CL PORTAGE RD & ALSO RES BEG AT SELY COR OF ABOVE DESC PARCEL OF LAND TH W ALG E&W1/4 LI SD SEC 113.71 FT TO ELY LI PORTAGE RD TH N ALG ELY LI SD RD 27.56 FT TO N LI ZYLMAN AVE TH E ALG N LI SD AVE 113.57 FT TO ELY LI OF ABOVE DESC PROP TH S 7 DEG 18 MIN W THEREON 29.55 FT TO POB FOR HWY PURPOSES

From B-3 General Business District to LC-E Lake Center Edge District.

19. Parcel Number: 00023-140-O

Property Address: 8050 PORTAGE RD

Legal Description: SEC 23-3-11 THE E 330 FT OF THE N1/2 OF THE N 1/2 - NE 1/4 NW 1/4 - SEC 23. EXC N 50 FT FOR HWY

From B-3 General Business District to LC-E Lake Center Edge District.

20. Parcel Number: 00023-195-O

Property Address: 8136 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT PT IN CTR LI PORTAGE ROAD 643.5 FT S OF N1/4 POST SEC 23 & 7.5 FT W OF N&S1/4 LI SD SEC TH S 10 DEG 40 MIN W ALG CTR LI SD ROAD 201.48 FT FOR BEG TH S 10 DEG 40 MIN W ALG CL PORTAGE RD 201.48 FT TH W 214.5 FT TH N 10 DEG 40 MIN E 201.48 FT TH E 214.5 FT TO BEG .97 A

From B-3 General Business District to LC-E Lake Center Edge District.

21. Parcel Number: 00023-200-O

Property Address: 8118 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT PT IN CTR LI PORTAGE ROAD 643.5 FT S OF N1/4 POST SEC 23 & 7.5 FT W OF N&S1/4 LI SD SEC TH S 10 DEG 40 MIN W ALG CTR LI PORTAGE ROAD 201.48 FT TH W 220 FT TH N 10 DEG 40 MIN E 201.48 FT TH E 220 FT TO BEG 1 A

From B-3 General Business District to LC-E Lake Center Edge District.

22. Parcel Number: 00023-205-E

Property Address: 8086 PORTAGE RD

Legal Description: SECTION 23-3-11 COM AT N 1/4 POST TH S 00 DEG 20'30" EAST ON THE N & S 1/4 LINE OF SD SEC 23 A DISTANCE 331.69 FT TO THE NE CORNER OF THE S 3/4 OF THE NE 1/4 OF THE NW 1/4 OF SD SEC 23, TH N 89 DEG 51'31" W ON THE N LINE OF SD S 3/4 56.18 FT TO THE W ROW LINE OF PORTAGE RD AND THE POB OF THE LAND HEREIN DESCRIBED, THE S 00 DEG 43'30" W ON SD W ROW LINE 49.10 FT, TH CONTINUING SWSTRLY 214.98 FT ON SD W ROW LINE AND ON A 3072.61 FT RADIUS CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 4 DEG 00'32" AND WHOSE CHORD BEARS S 02 DEGREES 43'46" W 214.93FT TH N 89 DEG 51'31" W ON THE N ROW LINE OF PLEASANT DR AND PARALLEL WITH SD N LINE OF SD S 3/4 125.48 FT, TH N 00 DEG 43'30" E PARALLEL WITH SD W ROW LINE 123.25 FT, TH N 89 DEG 51'31" W PARALLEL WITH SD N LINE OF SD S 3/4 123.02 FT, TH N 00 DEG 45'37" E PARALLEL WITH THE E LINE OF LOT 52 PROSPERITY PLAT, A DISTANCE OF 140.58 FT TO SD N LINE OF SD S 3/4, TH S 89 DEG 51'31" E ON SD N LINE 255.93 FT TO THE POB. CONTAINING 1.19 ACRES

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

23. Parcel Number: 00023-336-O

Property Address: 8725 PORTAGE RD

Legal Description: SEC 23 T3S, R11W; BEG AT A POINT ON C/L OF PORTAGE RD 1053.5' N OF S LINE OF SEC TH N'LY ALG SD C/L 350' TH S 81 DEG 01' E TO N-S SEC LINE TH S'LY TO A POINT S 81 DEG 01' E OF POB TH N 81 DEG 01' W TO POB.

From B-3 General Business District to LC-E Lake Center Edge District.

24. Parcel Number: 00023-337-A

Property Address: 8585 PORTAGE RD

Legal Description: SECTION 23-3-11 COM AT INT OF CL OF PORTAGE RD & S LI OF SEC 23, TH N ALG SD CL 2113.50 FT TO P.O.B., TH S 81 DEG E 446.30 FT TO THE N & S 1/4 LI SEC 23, TH N ALG SD LI 288 FT, TH W TO CL OF PORTAGE RD, TH S ALG SD CL TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

25. Parcel Number: 00023-337-B

Property Address: 8639 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG 617 FT S OF C 1/4 POST SEC 23, TH N 81 DEG W 446.30 FT TO CL OF PORTAGE RD, TH S ALG SD CL 220 FT, TH S 81 DEG E 480.28 FT TO N & S 1/4 LI SEC 23, TH N ALG SD CL 222.61 FT TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

26. Parcel Number: 00023-337-C

Property Address: 8675 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG 839.61 FT S OF C 1/4 POST SEC 23, TH N 81 DEG 01'00" W 480.28 FT TO CL OF PORTAGE RD, TH S 08DEG 15'00" W ALG SD CL 220 FT, TH S 81 DEG 01'00" E 514.25 FT TO N & S 1/4 LI SEC 23, TH N 0DEG 12'15" E ALG SD CL 222.61 FT TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

27. Parcel Number: 00023-337-D

Property Address: 8705 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG 1062.22 FT S OF C 1/4 POST SEC 23, TH N 81 DEG W 514.25 FT TO CL OF PORTAGE RD, TH S ALG SD CL 220 FT, TH S 81 DEG E 150 FT, TH S 8 DEG W 50 FT, TH S 81 DEG E TO THE N & S 1/4 LI, TH N ALG SD LI TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

28. Parcel Number: 00023-340-O

Property Address: 8715 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT INTERSEC OF S LI SEC 23 WITH CTR LI PORTAGE RD TH N 8 DEG 59 MIN E ALG SD CTR LI 1403.5 FT FOR PL OF BEG TH N 8 DEG 59 MIN E ALG SD CTR LI 50 FT TH S 81 DEG 1 MIN E 150 FT TH S 8 DEG 59 MIN W 50 FT TH N 81 DEG 1 MIN W 150 FT TO BEG .17 A

From B-3 General Business District to LC-E Lake Center Edge District.

29. Parcel Number: 00023-345-O

Property Address: 8817 PORTAGE RD

Legal Description: Section 23, Town 3 South Range 11 West; Commencing at the intersection of the centerline of Portage Road with the south line of Section 23; thence North 08 degrees 59 minutes East 753.5 feet along the centerline of Portage Road to the point of beginning; thence North 08 degrees 59 minutes East 100 feet along the centerline of Portage Road; thence South 81 degrees 01 minutes East 640.88 feet to the North & South 1/4 line of Section 23; thence South 101.20 feet along said North & South 1/4 line; thence North 81 degrees 01 minutes West 656.44 feet to the point of beginning, reserving the Westerly 33 feet for road purposes.

From B-3 General Business District to LC-E Lake Center Edge District.

30. Parcel Number: 00023-346-O

Property Address: 8509 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT C 1/4 POST SEC 23, TH S 33 FT, TH W ALG S LI OF ZYLMAN RD TO E LI OF PORTAGE RD, TH SWLY ALG E LI 300 FT, TH E PAR N LI TO N&S 1/4 LI, TH N TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

31. Parcel Number: 00023-347-O

Property Address: 8811 PORTAGE RD

Legal Description: Section 23, Town 3 South Range 11 West; Commencing at the intersection of the centerline of Portage Road with the south line of Section 23; thence North 08 degrees 59 minutes East 853.5 feet along the centerline of Portage Road to the point of beginning; thence North 08 degrees 59 minutes East 100 feet along the centerline of Portage Road; thence South 81 degrees 01 minutes East 625.32 feet to the North & South 1/4 line of Section 23; thence South 101.20 feet along said North & South 1/4 line; thence North 81 degrees 01 minutes West 640.88 feet to the point of beginning, reserving the Westerly 33 feet for road purposes.

From B-3 General Business District to LC-E Lake Center Edge District.

32. Parcel Number: 00023-348-O

Property Address: 8801 PORTAGE RD

Legal Description: SEC 23 T3S, R11W; COM INT C/L PORTAGE ROAD WITH S LI SEC 23, TH N 08 DEG 59' E 953.5' ALG SD C/L TO POB TH CON'T N'LY ALG SD C/L 100' TH S 81 DEG 01' E 609.76' TO N-S 1/4 LINE SEC 23, TH S ALG SD N-S 1/4 LINE 101.21' TH N 81 DEG 01' W 625.32' TO POB.

From B-3 General Business District to LC-E Lake Center Edge District.

33. Parcel Number: 00023-501-O

Property Address: 8015 PORTAGE RD

Legal Description: UNIT 1 CENTREPORT COMMONS

From B-3 General Business District to LC-E Lake Center Edge District.

34. Parcel Number: 00023-503-A

Property Address: 2700 E CENTRE AVE

Legal Description: UNIT 2 & 3 CENTREPORT COMMONS

From B-3 General Business District to LC-E Lake Center Edge District.

35. Parcel Number: 00023-504-O

Property Address: 8043 PORTAGE RD

Legal Description: UNIT 4 CENTREPORT COMMONS

From B-3 General Business District to LC-E Lake Center Edge District.

36. Parcel Number: 00023-505-O

Property Address: 8061 PORTAGE RD

Legal Description: UNIT 5 CENTREPORT COMMONS

From B-3 General Business District to LC-E Lake Center Edge District.

37. Parcel Number: 00340-089-A

Property Address: 8822 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 89 & 90

From B-3 General Business District to LC-E Lake Center Edge District.

38. Parcel Number: 00340-091-O

Property Address: 8818 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 91 & 92 EXC SLY 15FT LOT 91 USED AS ROW IN COMMON WITH OTHERS.

From B-3 General Business District to LC-E Lake Center Edge District.

39. Parcel Number: 00340-093-A

Property Address: 8810 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 93

From B-3 General Business District to LC-E Lake Center Edge District.

40. Parcel Number: 00340-094-A

Property Address: 8748 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 94 & 95

From B-3 General Business District to LC-E Lake Center Edge District.

41. Parcel Number: 00340-096-A

Property Address: 8736 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 96 & 97

From B-3 General Business District to LC-E Lake Center Edge District.

42. Parcel Number: 00340-098-O

Property Address: 8726 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 98 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 98 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 98 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 98 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

43. Parcel Number: 00340-099-A

Property Address: 8724 PORTAGE RD

Legal Description: AMES WEST LAKE PARK E 200 FT LOTS 99 & 100

From B-3 General Business District to LC-E Lake Center Edge District.

44. Parcel Number: 00340-099-B

Property Address: 8722 PORTAGE RD

Legal Description: AMES WEST LAKE PARK W 64 FT OF LOTS 99 & 100 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 99 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 100 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOTS 99 & 100 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

45. Parcel Number: 00340-101-O

Property Address: 8712 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 101 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 101 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 101 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 101 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

46. Parcel Number: 00340-102-O

Property Address: 8710 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 102 & 103 AND BEG AT SW COR LOT 102 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 103 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOTS 102 & 103 TO PL OF BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

47. Parcel Number: 00340-104-O

Property Address: 8648 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 104 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 104 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 104 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 103 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

48. Parcel Number: 00340-105-O

Property Address: 8642 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 105 & UNPLATTED LAND IN SW 1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 105 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 32 MIN E 200 FT TO NW COR SD LOT 105 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 105 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

49. Parcel Number: 00340-106-O

Property Address: 8636 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 106 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 106 TH N 81 DEG 22 MIN W 200 FT TH N 81 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 106 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 106 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

50. Parcel Number: 00340-107-O

Property Address: 8632 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 107 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 107 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 107 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 107 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

51. Parcel Number: 00340-108-O

Property Address: 8626 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 108 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 108 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 108 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 108 TO BEG.

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

52. Parcel Number: 00340-109-O

Property Address: 8620 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 109 & 110 AND BEG AT SW COR LOT 109 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 110 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOTS TO PL OF BEG.

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

53. Parcel Number: 00340-111-O

Property Address: 8606 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 111

From B-3 General Business District to LC-E Lake Center Edge District.

54. Parcel Number: 00340-112-A

Property Address: 8542 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 112

From B-3 General Business District to LC-E Lake Center Edge District.

55. Parcel Number: 00340-113-A

Property Address: 8534 PORTAGE RD

Legal Description: AMES WEST LAKE PARK, LOT 113 & S 1/2 OF LOT 114

From B-3 General Business District to LC-E Lake Center Edge District.

56. Parcel Number: 00340-115-O

Property Address: 8524 PORTAGE RD

Legal Description: AMES WEST LAKE PARK, LOT 115 & N 1/2 OF LOT 114

From B-3 General Business District to LC-E Lake Center Edge District.

57. Parcel Number: 00340-116-O

Property Address: 8516 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 116

From B-3 General Business District to LC-E Lake Center Edge District.

58. Parcel Number: 00340-117-O

Property Address: 8502 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 117, 118 & LOT 119 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 117 TH N 81 DEG 22

MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 118 TH S 8 DEG 32 MIN W 120 FT TO PL OF BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

59. Parcel Number: 00340-120-O

Property Address: 8444 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 120 & 121

From B-3 General Business District to LC-E Lake Center Edge District.

60. Parcel Number: 00340-122-O

Property Address: 8434 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 122

From B-3 General Business District to LC-E Lake Center Edge District.

61. Parcel Number: 00340-123-O

Property Address: 8430 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 123 & 124 AND BEG AT NW COR LOT 124 TH W 200 FT TH S PAR W LI SD LOT 360 FT TH E 200 FT TH N 8 DEG 32 MIN E 360 FT TO PL OF BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

62. Parcel Number: 00340-125-O

Property Address: 8418 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 125 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 125 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 125 TH S 8 DEG 32 MIN W 60 FT ALG W LI SD LOT 125 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

63. Parcel Number: 00340-126-O

Property Address: 8414 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 126 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL BEG AT SW COR LOT 126 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 126 TH S 8 DEG 32 MIN W 60 FT ALG THE WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

64. Parcel Number: 00340-127-O

Property Address: 8404 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 127 & LOT 128 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DESC AS FOL BEG SW COR LOT 127 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 128 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

65. Parcel Number: 00340-129-O

Property Address: 8344 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 129 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL BEG AT SW COR LOT 129 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 129 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT TO BEG.

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

66. Parcel Number: 00340-130-O

Property Address: 8340 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 130 & 131 AND BEG AT SW COR LOT 130 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 131 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOTS TO PL OF BEG.

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

67. Parcel Number: 00340-132-O

Property Address: 8328 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 132 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL COM AT SW COR LOT 132 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 132 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

68. Parcel Number: 00340-133-O

Property Address: 8324 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 133 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL COM AT SW COR LOT 133 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 133 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

69. Parcel Number: 00340-134-O

Property Address: 8318 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 134 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL COM AT SW COR LOT 134 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 134 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

70. Parcel Number: 00340-135-O

Property Address: 8314 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 135

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

71. Parcel Number: 00340-136-O

Property Address: 8312 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 136

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

72. Parcel Number: 00340-137-O

Property Address: 8302 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 137-138-139 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DESC AS FOL COM AT NW COR LOT 139 TH N 81 DEG 22 MIN W 200 FT TH S 8 DEG 32 MIN W 300 FT TH S 81 DEG 22 MIN E 200 FT TH N 8 DEG 32 MIN E 300 FT TO PL OF BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

73. Parcel Number: 00340-140-O

Property Address: 8232 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 140 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS COM AT SW COR LOT 140 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 49.83 FT TH S 89 DEG 44 MIN E 202.1 FT TO NW COR LOT 140 TH S 8 DEG 32 MIN W 79.1 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

74. Parcel Number: 06780-001-O

Property Address: 8222 PORTAGE RD

Legal Description: PROSPERITY PLAT LOT 1

From B-3 General Business District to LC-E Lake Center Edge District.

75. Parcel Number: 06780-025-O

Property Address: 2327 PROSPERITY DR

Legal Description: PROSPERITY PLAT LOT 25

From B-3 General Business District to LC-E Lake Center Edge District.

76. Parcel Number: 06780-026-O

Property Address: 8204 PORTAGE RD

Legal Description: PROSPERITY PLAT LOT 26

From B-3 General Business District to LC-E Lake Center Edge District.

77. Parcel Number: 06780-027-O

Property Address: 2404 PLEASANT DR

Legal Description: PROSPERITY PLAT LOT 27

From P-1 Vehicle Parking District to LC-E Lake Center Edge District.

78. Parcel Number: CENTREPORT COMMON AREA

Property Address:

Legal Description:

A parcel of land situated in the NE 1/4 and the NW 1/4 of Section 23, T3S, R11W; Commencing at the N 1/4 corner of Section 23, T3S, R11W; thence South 89 degrees 53' 29" East 648.32 feet along the north line of the NE 1/4 of said Section to the west line of the East 1/2 of the NW 1/4 of said NE 1/4; thence South 89 degrees 53' 29" East 170 feet along said north line; thence South 00 degrees 28' 10" East 50 feet parallel with said west line to the south right-of-way of Centre Avenue and the point of beginning; thence South 00 degrees 28' 10" East 318 feet parallel with said west line; thence North 89 degrees 53' 29" West 96.45 feet parallel with said north line to the east line of the west 660 feet (perpendicular measure) of said NE 1/4; thence South 00 degrees 17' 25" East 259.01 feet along said east line to a point South 00 degrees 17' 25" East 627 feet parallel with said east line from the north line; thence North 89 degrees 53' 29" West 681.33 feet parallel with said north line to the center line of Portage Road; thence Northerly 165.34 feet along the arc of a non-tangent curve to the left having a radius of 3125.36 feet and a chord bearing North 03 degrees 45' 51" East 165.00 feet to a point South 00 degrees 17' 25" East 462 feet parallel with said east line from said north line; thence South 89 degrees 53' 29" East 369.64 feet parallel with said north line to a point North 89 degrees 53' 29" West 300 feet from said east line; thence North 00 degrees 17' 25" W 132.00 feet parallel with said east line; thence North 89 degrees 53' 29" West 310.00 feet parallel with said north line to the east line of the west 50 feet of said NE 1/4; thence North 00 degrees 17' 25" W 280.00 feet along said east line of the west 50 feet to said south right-of-way line of Centre Avenue; thence S 89 degrees 53' 29" East 705.47 feet along said south right-of-way line to the point of beginning. Contains approximately 8.09 Acres of land. Parcel subject to highway easement for Portage Road. Excluding from the above description Unit 1, Unit 2, Unit 3, Unit 4 & Unit 5 of Centreport Commons.

From B-3 General Business District to LC-E Lake Center Edge District.

79. Parcel Number: 00023-350-O

Property Address: 8827 PORTAGE RD

Legal Description: SEC 23-3-11 ALL THAT PART SWFR1/4 DES AS FOL COM IN CTR LI PORTAGE RD 603.5 FT N 8 DEG 59 MIN E AS MEAS ALG CTR LI SD RD FROM S LI SD SEC TH N 8 DEG 59 MIN E ALG CTR LI SD RD 150 FT TH S 81 DEG 1 MIN E AT RGT ANGLES TO CTR LI SD RD 265.87 FT TH S 1 DEG 43 MIN W 151.22 FT TH N 81 DEG 1 MIN W 285 FT TO PL OF BEG RES WLY 33 FT AS MEAS AT RGT ANGLES TO CTR LI OF RD FOR PUBLIC HWY PURPOSES

From B-3 General Business District to LC-C Lake Center Core District.

80. Parcel Number: 00023-355-A

Property Address: 8847 PORTAGE RD

Legal Description: From the West quarter corner of Section 23, Town 3 South, Range 11 West; thence South 88 degrees 11 minutes 27 seconds East along the east and West quarter line 2,635.44 feet to the center of said Section; thence South 00 degrees 56 minutes 50 seconds West 1,992.85 feet along the North and South quarter line; thence North 80 degrees 17 minutes 58 seconds West 656.07 feet (recorded as North 81 degrees 01 minute West 656.44 feet) to the centerline of Portage Road at a point recorded as being North 08 degrees 59 minutes East 753.5 feet from the intersection of the centerline of Portage Road and the South line of said Section and also the Point of Beginning; thence North 09 degrees 42 minutes 58 seconds East 123.00 feet (recorded as North 08 degrees 59 minutes East) along said centerline; thence South 80 degrees 20 minutes 57 seconds East 285.18 feet (recorded as South 81 degrees 01 minutes East 285.00 feet); thence South 09 degrees 44 minutes 56 seconds West 123.03 feet (recorded as 123 feet); thence North 80 degrees 20 minutes 39 seconds West 35.50 feet; thence North 09 degrees 39 minutes 21 seconds East 26.59 feet; thence North 80 degrees 09 minutes 03 seconds West 51.12 feet; thence South 09 degrees 40 minutes 54 seconds West 9.76 feet; thence North 80 degrees 20 minutes 39 seconds West 54.88 feet; thence South 09 degrees 39 minutes 21 feet West 17.00 feet; thence North 80 degrees 20 minutes 39 seconds West (recorded as North 81 degrees West) 143.61 feet to the Point of Beginning.

From B-3 General Business District to LC-C Lake Center Core District.

81. Parcel Number: 00023-356-B

Property Address: 8901 PORTAGE RD

Legal Description: From the West quarter corner of Section 23, Town 3 South, Range 11 West, S 88 degrees 11 minutes 27 seconds East along the East and West Quarter line 2635.44 feet to the center of said section; thence South 00 degrees 56 minutes 50 seconds West along the North and South quarter line 1992.85 feet; thence North 80 degrees 17 minutes 58 seconds West 656.07 feet (recorded as North 81 degrees 01 minutes West 656.44 feet) to the centerline of Portage Road at a point recorded as being North 08 degrees 59 seconds East 753.5 feet from the intersection of the centerline of Portage Road and the South line of said Section; thence South 09 degrees 42 minutes 58 seconds West (recorded as South 08 degrees 59 minutes West) along said centerline 456.00 feet to the North right-of-way line of McClish Court at a point recorded as being North 08 degrees East 297.5 feet from the intersection of the centerline of Portage Road and the South line of said Section, said point also being the Point of Beginning; thence North 09 degrees 42 minutes 58 seconds East (recorded as North 08 degrees East) along said centerline 183.00 feet; thence South 80 degrees 20 minutes 39 seconds East (recorded as South 81 degrees East) 143.61 feet; thence North 09 degrees 39 minutes 21 seconds East 17.00 feet; thence South 80 degrees 20 minutes 39 seconds East 54.88 feet to the intersection with the northerly extension of an existing party wall between two buildings; thence South 09 degrees 40

minutes 54 seconds West 24.92 feet along said party wall and it's Northerly extension; thence North 80 degrees 10 minutes 42 seconds West 20.55 feet along said party wall; thence South 09 degrees 37 minutes 29 seconds West 60.71 feet along said party wall; thence North 80 degrees 44 minutes 57 West 32.74 feet along said party wall; thence South 09 degrees 50 minutes 22 seconds West 114.21 feet along the Westerly edge of an existing building and it's Southerly extension to the North right-of-way line of McLish Court; thence North 80 degrees 20 minutes 25 seconds West 145.04 feet along said right-of-way line to the Point of Beginning.

From B-3 General Business District to LC-C Lake Center Core District.

82. Parcel Number: 00023-356-C

Property Address: 8915 PORTAGE RD

Legal Description: From the West Quarter Corner of Section 23, Town 3 South, Range 11 West, South 88 degrees 11 minutes 27 seconds East along the East and West quarter line 2635.44 feet to the center of said section; thence South 00 degrees 56 minutes 50 seconds West along the North and South quarter line 1992.85 feet; thence North 80 degrees 17 minutes 58 seconds West 656.07 feet (recorded as North 81 degrees 01 seconds West 656.44 feet) to the centerline of Portage record at a point recorded as North 08 degrees 59 minutes East 753.5 feet from the intersection of the centerline of Portage Road and the South line of said Section; thence South 09 degrees 42 minutes 58 seconds West (recorded as South 08 degrees 59 minutes West) along said centerline 456.00 feet to the North right-of-way line of McClish Court at a point recorded as being North 08 degrees East 297.5 feet from the intersection of the centerline of Portage Road and the Southline of said Section; thence South 80 degrees 20 minutes 25 seconds East along the North right-of-way line of McClish Court 145.04 feet to the intersection with the Southerly extension of the Westerly wall of an existing building and said point being the Point of Beginning; thence North 09 degrees 50 minutes 22 seconds East 114.21 feet; thence South 80 degrees 44 minutes 57 seconds East along said party wall between two buildings 32.74 feet; thence North 09 degrees 37 minutes 29 seconds East along a party wall 60.71 feet; thence South 80 degrees 10 minutes 42 seconds East along said party wall 20.55 feet; thence North 09 degrees 40 seconds 54 minutes East along said party wall and it's Northly extension 34.68 feet; thence South 80 degrees 09 minutes 03 seconds East 51.12 feet; thence South 09 degrees 39 minutes 21 seconds West 26.59 feet; thence South 80 degrees 20 minutes 39 seconds East (recorded as South 81 degrees East) 35.50 feet; thence South 09 degrees 44 minutes 56 seconds West 183.02 feet (recorded as South 08 degrees West 183.00 feet) to the North right-of-way line of McClish Court; thence North 80 degrees 20 minutes 25 seconds West along said right-of-way line 139.96 feet to the Point of Beginning.

From B-3 General Business District to LC-C Lake Center Core District.

83. Parcel Number: 00023-360-O

Property Address: 8969 PORTAGE RD

Legal Description: SEC 23-3-11 COM S LI SEC 23 & CTR LI PORTAGE RD TH N 8 DEG 59 MIN E ALG CTR LI SD ROW 117.5 FT FOR PL OF BEG TH CONT NE ALG CTR LI SD ROW 120 FT TH S 81 DEG 01 MIN E 183 FT TH S 8 DEG 59 MIN W PAR CTR LI SD ROW 120 FT TH N 81 DEG 01 MIN W 183 FT TO PL OF BEG RES WLY 33 FT FOR HWY PURPOSES

From B-3 General Business District to LC-C Lake Center Core District.

84. Parcel Number: 00023-364-O

Property Address: 8991 PORTAGE RD

Legal Description: SEC 23-3-11 COMM AT A PT ON THE CENTERLINE OF PORTAGE RD 117.5' NLY OF ITS INTERSECTINO WITH S LI OF SEC 23; TH ELY PERPENDICULAR TO SD CENTERLINE 33' FOR POB; TH S 81DEG 01' E 149.90'; TH N 08DEG 59' E 120', TH S 81DEG 01' E ALONG SLY LI OF MCCLISH CT 187.70'; TH S 38DEG 31' 00" W ALONG NWLY LI OF AUSTIN DR 140.37'; TH WLY & SLY ALONG A 50' WIDE CURVE TO THE LEFT ALONG A CUL-DESAC ON AUSTIN DR AN ARC DISTANCE OF 124.51', SD CURCE BEING SUBTENDE BY A CORD WHICH BEARS S 38DEG 16' 21" W 94.90'; TH S 16DEG 34' 41" E 103.17'; TH S 70DEG 46' 28" E 5.90'; TH N 73DEG 13' 18" W 66.62'; TH NE 08DEG 59' 00" E ALONG ELY LI OF PORTAGE RD 180.22 TO POB. EXCLUDING: SEC 26-3-11 BEG AT A PT 278.47 FT NLY OF NW COR LOT 88 ASSRS PLAT OF DIXIE MAC PARK, TH S 81 DEG 01 MIN E 203.43 FT, TH S 18 DEG 15 MIN W 60.93 FT, TH S 79 DEG 36 MIN E 66.68 FT, TH N 18 DEG 59 MIN E 60 FT, TH N 70 DEG 46 MIN 28 SEC W 5.90 FT, TH N 16 DEG 21 MIN 19 SEC W 103.27 FT TH N 38 DEG 33 MIN 17 SEC E 3.81 FT, TH W 220 FT, TH SLY TO P.O.B.

From B-3 General Business District to LC-C Lake Center Core District.

85. Parcel Number: 00026-001-B

Property Address: 9029 PORTAGE RD

Legal Description: A PARCEL OF LAND SITUATED IN THE NW FRACTIONAL 1/4 OF SEC 26-T3W-R11W; BEG AT THE NE COR OF LOT 88 ASSESSOR'S PLAT OF DIXIE-MAC PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF; TH N08DEG48'00"E 97.70 FT ALONG THE E ROW LI OF PORTAGE RD; TH S81DEG12'00"E 8 FT PERPENDICULAR WITH SAID EAST ROW LI; TH N08DEG48'00"E 79.97 FT PARALLEL WITH SAID E ROW LI; TH S80DEG59'42"E 182 FT; TH S08DEG05'34"E 63 FT; TH S02DEG26'40"W 70.19 FT; TH S24DEG28'09"E 20.60 FT; TH S19DEG54'00"W 30 FT (MEASURED AT S20DEG05'01"W 30.14 FT) TO THE N LI OF SAID LOT 88; TH N81DEG19'00"W 33.52 FT (MEASURED AT N81DEG06'55"W 33.80 FT) ALONG SAID N LI OF LOT 88 TO A POINT ON SAID S LI OF LOT 88, 187.76 FT (MEASURED AT 187.68 FT) EASTERLY FROM SAID NW COR OF LOT 88; TH S14DEG18'00"W 37.18 FT)MEASURED AT S14DEG12'11"W) ALONG A LINE WHICH EXTENDS SOUTHWESTERLY TO A POINT ON THE S LI OF SAID LOT 88, 20 FT WESTERLY FROM THE EASTERLY LI OF AUSTIN STREET; TH N81DEG19'00"W 184.20 FT (MEASURED AT N81DEG16'09"W 184.18 FT) PARALLEL WITH SAID N LI OF LOT 88 TO THE W LI OF SAID LOT 88 AND SAID EAST ROW LI OF PORTAGE RD; TH N08DEG48'00"E 37 FT ALONG SAID W LI OF LOT 88 & THE E ROW LI OF PORTAGE RD TO THE POB, CONTAINING 1.00 ACRES OF LAND.

From B-3 General Business District and R-1A One-Family Residential District to LC-C Lake Center Core District.

86. Parcel Number: 00026-003-O

Property Address: 9001 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT A PT 278.47 FT NLY OF NW COR LOT 88 ASSRS PLAT OF DIXIE MAC PARK, TH S 81 DEG 01 MIN E 203.43 FT, TH S 18 DEG 15 MIN W 60.93 FT, TH S 79 DEG 36 MIN E 66.68 FT, TH N 18 DEG 59 MIN E 60 FT, TH N 70 DEG 46 MIN 28 SEC W 5.90 FT, TH N 16 DEG 21 MIN 19 SEC W 103.27 FT TH N 38 DEG 33 MIN 17 SEC E 3.81 FT, TH W 220 FT, TH SLY TO P.O.B.

From B-3 General Business District and R-1A One-Family Residential District to LC-C Lake Center Core District.

87. Parcel Number: 00026-005-O

Property Address: 9009 PORTAGE RD

Legal Description: SEC 26-3-11 COM AT PT IN ELY LI PORTAGE RD N 8 DEG 59 MIN E 218.47 FT FROM NW COR LOT 88 OF ASSESSORS PLAT OF DIXIE MAC PARK TH N 8 DEG 59 MIN E ALG ELY LI SD RD 60 FT TH S 81 DEG 01 MIN E 203.43 FT TH S 18 DEG 59 MIN W 60.93 FT TH N 81 DEG 01 MIN W 192.86 FT TO PL OF BEG

From B-3 General Business District to LC-C Lake Center Core District.

88. Parcel Number: 00340-058-O

Property Address: 9008 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 58 THRU 60

From B-3 General Business District to LC-C Lake Center Core District.

89. Parcel Number: 00340-061-O

Property Address: 8948 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 61

From B-3 General Business District to LC-C Lake Center Core District.

90. Parcel Number: 00340-062-O

Property Address: 8944 PORTAGE RD

Legal Description: AMES WEST LAKE PARK Lot 62, Lot 63, Lot 64, Lot 65

From B-3 General Business District to LC-C Lake Center Core District.

91. Parcel Number: 00340-066-O

Property Address: 8928 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 66-67-& S 12 FT LOT 68

From B-3 General Business District to LC-C Lake Center Core District.

92. Parcel Number: 00340-069-O

Property Address: 8910 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 69-70-71 & N 32 FT LOT 68

From B-3 General Business District to LC-C Lake Center Core District.

93. Parcel Number: 00340-087-A

Property Address: 8842 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 87 & 88

From B-3 General Business District to LC-C Lake Center Core District.

94. Parcel Number: 02140-001-A

Property Address: 9110 PORTAGE RD

Legal Description: ASSESSORS PLAT OF DIXIE-MAC PARK LOTS 1-4 & N 10 FT OF LOT 5 ALSO AMES WEST LAKE PARK LOT 57 ALSO ASSESSORS PLAT OF DIXIE-MAC PARK LOT 89 EXC THAT PART BEG SW COR TH N 3 DEG 22 MIN W ALG WLY LI SD LOT 60 FT TH S 84 DEG 17 MIN E PAR S LI SD LOT 110.71 FT TH S 16 DEG 46 MIN W ALG WLY LI PORTAGE RD 60.37 FT TO SE COR SD LOT TH W ALG S LI SD LOT 89.67 FT TO PL OF BEG ALSO ASSESSORS PLAT OF DIXIE-MAC PARK THAT PART OF LOT 89 BEG SW COR TH N 3 DEG 22 MIN W ALG WLY LI SD LOT 60 FT TH S 84 DEG 17 MIN E PAR S LI SD LOT 110.71 FT TH S 16 DEG 46 MIN W ALG WLY LI PORTAGE RD 60.37 FT TO SE COR SD LOT TH W ALG S LI SD LOT 89.67 FT TO PL OF BEG

From B-3 General Business District to LC-C Lake Center Core District.

95. Parcel Number: 02140-005-O

Property Address: 9138 PORTAGE RD

Legal Description: ASSESSORS PLAT OF DIXIE-MAC PARK TH S 45 FT OF LOT 5, LOTS 6 & 7, ALSO N 40 FT OF LOT 8

From B-3 General Business District to LC-C Lake Center Core District.

96. Parcel Number: 02140-081-A

Property Address: 9113 PORTAGE RD

Legal Description: ASSESSORS PLAT OF DIXIE-MAC PARK LOTS 80-81-82-84-85-86-87-88 EXC COM N W COR SD LOT 88 TH S 81 DEG 19 MIN E ALG N LI 187.76 FT TO PL OF BEG TH S WLY 174 FT TO PT IN S LI LYING 20 FT WLY OF N W COR LOT 79 TH E ALG S LI LOT 88 TO S E COR TH NELY ALG E LI SD LOT TO NE COR SD LOT TH WLY ALG N LI TO P.O.B. ALSO EXC THE NLY 37 FT OF LOT 88.

From B-3 General Business District to LC-C Lake Center Core District.

97. Parcel Number: 02140-083-O

Property Address: 9125 PORTAGE RD

Legal Description: ASSESSORS PLAT OF DIXIE-MAC PARK LOT 83

From B-3 General Business District to LC-C Lake Center Core District.

98. Parcel Number: 00026-040-O

Property Address: 9848 PORTAGE RD

Legal Description: Section 26-3-11 Beginning at a point on the west line of Section 26 at a point 300.01 feet north of the SW corner of Section 26; thence North 340.19 feet; thence East 372.18 feet to the westerly right-of-way line of Porage Road; thence Southwesterly 225 feet along said westerly line; thence West 187.01 feet; thence South 115 feet; thence West 142.21 feet to the place of beginning.

From I-1 Light Industrial District to LC-B Lake Center Business District.

99. Parcel Number: 00026-041-O

Property Address: 9950 PORTAGE RD

Legal Description: SEC 26-3-11 BEG SW COR SEC 26 TH N ALG W LI SD SEC 300.01 FT, TH E 307.24 FT TO WLY ROW PORTAGE RD, TH S 10 DEG 32 MIN W ALG SD ROW 305.15 FT TO S LI SD SEC, TH W ALG S LI 249.93 FT TO PL OF BEG. RES S 33 FT FOR HWY. 1.92 A

From I-1 Light Industrial District to LC-B Lake Center Business District.

100. Parcel Number: 00026-045-O

Property Address: 9918 PORTAGE RD

Legal Description: SEC 26-3-11 COM AT SW COR SEC 26 TH E ALG S LI SEC 249.93 FT TO WLY LI OF PORTAGE RD TH N 10 DEG 32 MIN E ALG W LY LI SD RD 305.15 FT FOR POB TH W PAR S LI SD SEC 165.03 FT TH N 0 DEG 17 MIN 30 SEC W PAR W LI SEC 115 FT TH E PAR S LI SEC 187.01 FT TO WLY LI PORTAGE RD TH S 10 DEG 32 MIN W ALG WLY LI SD RD 116.97 FT TO PL OF BEG 0.46 A

From I-1 Light Industrial District to LC-B Lake Center Business District.

101. Parcel Number: 00026-050-O

Property Address: 9830 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 0 DEG 17 MIN 30 SEC W ALG W LI SD SEC 640.20 FT FOR PL OF BEG. TH CONT N 0 DEG 17 MIN 30 W 190 FT TO A PT TH S 89 DEG 54 MIN E PAR N LI S1/4 S1/2 SD SEC 408.46 FT TO W ROW LI PORTAGE RD TH S10 DEG 32 MIN W ALG SD ROW 193.19 FT TH N 89 DEG 54 MIN W PAR N LI S1/2 S1/2 SD SEC 372.18 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

102. Parcel Number: 00026-055-O

Property Address: 9820 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 0 DEG 17 MIN 30 SEC W ALG W LI SD SEC 830.20 FT FOR PL OF BEG TH CONT N ALG W LI 100 FT TH E 427.56 FT TO W ROW LI PORTAGE RD, TH S 10 DEG 32 MIN W ALG SD ROW TO A POINT 408.46 FT E OF PL OF BEG, TH W 408.46 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

103. Parcel Number: 00026-056-O

Property Address: 9810 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 930.20 FT FOR PL OF BEG, TH CONT N ALG W LI 100 FT, TH E 446.66 FT TO W ROW LI PORTAGE RD, TH S 10 DEG 32 MIN W ALG SD ROW 101.68 FT, TH W 427.56 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

104. Parcel Number: 00026-057-O

Property Address: 9782 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 1030.20 TO PL OF BEG, TH

CONT N ALG W LI 110 FT, TH E 467.67 FT TO W ROW LI PORTAGE RD, TH S 10 DEG 32 MIN W ALG SD ROW 111.85 FT, TH W 446.66 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

105. Parcel Number: 00026-058-O

Property Address: 9764 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 1140.20 FT FOR PL OF BEG TH CONT N 122.14 FT TH E 491 FT TO W R O W LI PORTAGE ROAD, TH S 10 DEG 32 MIN W ALG SD ROW LI TO A PT 467.67 FT E OF PL OF BEG, TH W 467.67 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

106. Parcel Number: 00026-060-O

Property Address: 9718 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT PT ON W LI PORTAGE RD 50.78 FT S OF CTR LI STANLEY AVE IN SEC 26, TH W 490.71 FT, TH N 0DEG 17'30"W 394.46 FT, TH E 331.61 FT, TH S 136.81 FT, TH E 206.47 FT TO W LI PORTAGE RD, TH S 9DEG 57'19" W 262.45' FT TO P.O.B.

From I-1 Light Industrial District to LC-B Lake Center Business District.

107. Parcel Number: 00026-065-O

Property Address: 9702 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT A PT ON W LI PORTAGE RD 201.22 FT N OF CTR LI STANLEY AVE IN SEC 26, TH NELY ALG SD W LI 167.68 FT, TH W 230.47 FT, TH SWLY PAR CL PORTAGE ROAD 28.9 FT, TH S 136.81 FT, TH E 206.47 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

108. Parcel Number: 00026-066-O

Property Address: 9650 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT A PT ON W LI PORTAGE ROAD 368.89 FT NELY ALG W LI SD ROAD FROM ITS INTERSECTION WITH CL STANLEY AVE TH NELY ALG SD W LI 132 FT, TH W PAR S LI SD SEC 302.44 FT, TH SWLY PAR PORTAGE ROAD 132 FT TH E 302.44 FT TO PL OF BEG

From I-1 Light Industrial District to LC-B Lake Center Business District.

109. Parcel Number: 00026-070-B

Property Address: 9616 PORTAGE RD

Legal Description: SECTION 26-3-11 BEG AT A PT 500.9 FT NELY OF INT OF STANLEY & PORTAGE RD, TH W 335.44 FT, TH SWLY PAR CL PORTAGE RD 132 FT, TH E 71.91 FT, TH SWLY 28.9 FT, TH W 331.61 FT TO W LI OF SEC 26, TH N ALG SD LI TO S LI MCCAMLEY GARDENS PLAT, TH E ALG SD LI TO NW COR OF LOT 24, TH S 70 FT, TH E TO CL OF PORTAGE RD, TH SWLY 290 FT TO P.O.B. ALSO THE FOLLOWING LOTS IN THE SUPERVISORS PLAT OF MCCAMLEYS GARDENS, THE SOUTH 198 FEET OF LOT 1, LOTS 12 - 20 AND LOT 24. Excluding from the rezoning that part of the above described parcel lying

North of Fairlane Lane, an unimproved right-of-way.

From OS-1 Office Service District to LC-B Lake Center Business District.

110. Parcel Number: 00026-070-J

Property Address: 9617 PORTAGE RD

Legal Description: Rezoning only that area of the following description that is currently Zone B-3.

SECTION 26-3-11 BEG AT SW COR OF LOT 32 PLAT OF MCCAMLEY MANOR, TH S 10 DEG W 221.72 FT, TH W 165 FT, TH S 10 DEG W 67.13 FT, TH E 165 FT, TH S 10 DEG W 369.2 FT, TH W 165 FT, TH S 10 DEG W 67.13 FT, TH E 165 FT, TH S 10 DEG W 64.94 FT, TH E 165.15 FT, TH S 10 DEG W 134.13 FT, TH E 382.08 FT, TH N 200 FT, TH E 220 FT, TH N 712.60 FT, TH W TO P.O.B.

From B-3 General Business District to LC-B Lake Center Business District.

111. Parcel Number: 00026-080-O

Property Address: 9551 PORTAGE RD

Legal Description: SEC 26-3-11 N1/2 OF FLWG DESC PROP BEG AT INT OF ELY LI PORTAGE RD WITH N LI STANLEY DR TH NELY ALG ELY LI PORTAGE RD 701.72 FT FOR POB SD PT BEING 610.5 FT S OF E&W1/4 LI SEC 26 TH NELY ALG ELY LI OF SD RD 369.2 FT TO PT 247.5 FT S OF E&W1/4 LI TH E PAR SD E&W1/4 LI 165 FT TH SWLY PAR TO ELY LI PORTAGE RD 369.2 FT TH W 165 FT TO BEG

From B-3 General Business District to LC-B Lake Center Business District.

112. Parcel Number: 00026-085-A

Property Address: 9599 PORTAGE RD

Legal Description: SECTION 26-3-11 THE S 1/2 OF FOLLOWING, COM AT INT OF ELY LI OF PORTAGE RD WITH N LI OF STANLEY AVE, TH NLY ALG E LI OF PORTAGE RD 701.72 FT FOR P.O.B., TH CONT NLY ALG SD RD 369.2 FT, TH E 165 FT, TH SWLY PAR WITH E LI OF PORTAGE RD 369.2 FT, TH W 165 FT TO P.O.B.

From B-3 General Business District to LC-B Lake Center Business District.

113. Parcel Number: 00026-085-B

Property Address: 9651 PORTAGE RD

Legal Description: Section 26-3-11 COM AT INT OF ELY LI PORTAGE RD WITH N LI OF STANLEY AVE, TH NLY ALG E LI OF PORTAGE RD 265.39 FT FOR P.O.B., TH CONT ALG SD E LI 369.2 FT, TH E 165 FT, TH SWLY PAR WITH E LI OF PORTAGE RD 369.2 FT, TH W 165 FT TO P.O.B.

From B-3 General Business District to LC-B Lake Center Business District.

114. Parcel Number: 00026-090-O

Property Address: 9711 PORTAGE RD

Legal Description: Section 26-3-11 Commencing at the intersection fo the easterly line of Portage Road with the north line of Stanley Avenue; thence Northeasterly 134.13 feet along the

easterly line of Portage Road for the point of beginning; thence East 164.85 feet parallel to the north line of Stanley Avenue; thence Northeasterly 64.94 feet parallel with the easterly line of Portage Road to a point which is 1105.5 feet south of the E&W ¼ line of Section 26; thence West 165 feet parallel with said E&W ¼ line to the easterly line of Portage Road; thence Southwesterly 64.13 feet along the easterly line of Portage Road to the place of beginning.

From I-1 Light Industrial District to LC-B Lake Center Business District.

115. Parcel Number: 00026-095-O

Property Address: 9717 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT INT OF ELY LI PORTAGE RD WITH N LI STANLEY AVE IN SEC 26 TH NELY ALG ELY LI PORTAGE RD 134.13 FT TH E PAR TO N LI STANLEY AVE 330 FT TH SWLY PAR TO ELY LI PORTAGE RD 134.13 FT TO N LI STANLEY AVE TH W THEREON 330 FT TO PL OF BEG

From I-1 Light Industrial District to LC-B Lake Center Business District.

116. Parcel Number: 00026-155-T

Property Address: 2020 STANLEY AVE

Legal Description: That part of the SW ¼ of Section 26 T3S R11W, commencing at the south 1/4 post of Section 26; thence South 90 degrees 00' 00" West 1315.07 feet along the south line of Section 26; thence North 00 degrees 30' 00" West 82.50 feet to a point that is 1050.18 feet (recorded as 1050.11) east of the easterly line of Portage Road (66 feet wide); thence South 90 degrees 00' 00" West 250.11 feet to a point that is 800.07 feet (recorded as 800.00) east of the easterly line; thence North 10 degrees 32' 00" East 668.83 feet parallel with said easterly line; thence North 81 degrees 07' 12" West 297.88 feet to the point of beginning of this description; thence South 87 degrees 48' 35" West 57.66 feet; thence South 90 degrees 00' 00" West 225.00 feet; thence North 10 degrees 32' 00" East 326.54 feet; thence North 89 degrees 57' 30" West 82.97 feet; thence North 10 degrees 32' 00" East 175.53 feet to the south line of Stanley Avenue (66 feet wide); thence North 89 degrees 59' 00" East 365.21 feet along said south line; thence South 10 degrees 32' 00" West 500.00 feet to the point of beginning. Contains approximately 3.53 Acres

From I-1 Light Industrial District to LC-B Lake Center Business District.

117. Parcel Number: 00026-155-V

Property Address: 9945 PORTAGE RD

Legal Description: PHASE II - PART OF THE SW 1/4 OF SEC 26, TOWN 3 SOUTH, RANGE 11 WEST; COM AT THE S 1/4 POST OF SAID SEC 26; TH S 90 DEG 00'00" W ON THE S LI OF SAID SEC 1257.87 FT (RECORDED AS 1315.07 FT); TH N 00 DEG 30'00" W 82.50 FT TO A POINT THAT IS 1050.18 FT N 90 DEG 00'00"E OF THE EASTERLY RIGHT-OF-WAY LI OF PORTAGE RD (56 FT WIDE); TH S 90 DEG 00'00"W PARALLEL WITH SAID S SEC LI 638.66 FT TO THE POB OF THE LAND HEREIN DESCRIBED: TH CONTINUING S 90 DEG 00'00" W 167.38 FT; TH N 10 DEG 32'00"W 364.06 FT; TH S 79 DEG 28'00" E 134.00 FT; TH SOUTHEASTERLY 48.69 FT ON A 31.00 FOOT RADIUS CURVE TO THE RIGHT WHILE CHORD BEARS S 24 DEG 28'00" E 43.84 FT; TH S 10 DEG 32'00" W 302.38 FT TO THE POB. CONTAINING 1.32 ACRES MORE OR LESS. PHASE III - PART OF THE SW 1/4 OF SEC 26, TOWN 3 SOUTH, RANGE 11 WEST; COM AT THE S 1/4 POST OF SAID SEC 26; TH S 90 DEG 00'00" W ON THE S LI OF SAID SEC 1257.87 FT (RECORDED AS 1315.07 FT); TH N 00 DEG 30'00" W 82.50 FT TO A POINT THAT IS 1050.18 FT ; TH N 90 DEG 00'00" W OF THE

EASTERLY RIGHT-OF-WAY LI OF PORTAGE RD (66 FT WIDE); TH S 90 DEG 00'00" W PARALLEL WITH SAID S SEC LINE 806.49 FT TO THE POB OF LAND HEREIN DESCRIBED; TH CON S 90 DEG 00'00" W 243.69 FT TO THE EASTERLY RIGHT-OF-WAY LI OF SAID PORTAGE RD; TH N 10 DEG 32'00"W ON SAID EASTERLY RIGHT-OF-WAY LI 321.09 FT; TH NORTHEREASTERLY 19.34 FT ON A 34.00 FOOT RADIUS CURVE TO THE R WHOSE CHORD BEARS N 73 DEG 46'51" E 19.08 FT; TH S 89 DEG 55'27" E 23.66 FT; TH NORTHEASTERLY 15.24 FT ON A 26.09 FT RADIUS CURVE TO THE L WHOSE CHORD BEARS N 76 DEG 44'05" E 15.02 FT; TH N 54 DEG 42'39" E 82.97 FT; TH NORTHEASTERLY 24.34 FT ON A 31.00 FT RADIUS CURVE TO THE R WHOSE CHORD BEARS N 78 DEG 02'24" E 23.72 FT; TH S 79 DEG 28'00" E 105.81 FT; TH S 10 DEG 32'00" W 364.06 FT TO THE POB. CONTAINING 1.98 ACRES MORE OR LESS.

From I-1 Light Industrial District to LC-B Lake Center Business District.

118. Parcel Number: 00026-155-Y

Property Address: 9879 PORTAGE RD

Legal Description: COM IN THE SW CORNER OF SEC 26, TOWN 3 S, RANGE 11 W; TH E ALONG THE S LN OF SD SEC 316.98 FT; TH N 10 DEG 32 MIN E 497.27 FT FOR THE PLACE OF BEGINNING; TH E 440.0 FT; TH N 10 DEG 32 MIN E 300.0 FT; TH W 440.0 FT; TH S 10 DEG 32 MIN W 300.0 FT TO THE POB. ALSO INCLUDING THAT PART OF THE SW 1/4 OF SEC 26, TOWN 3 S, RANGE 11 W DESCRIBED AS: COMM AT THE S 1/4 CORNER OF SD SEC 26; TH S 90 DEG 00 MIN 00 SEC W ALONG THE S LN OF SD SEC 1315.07 FT; TH N 00 DEG 30 MIN 00 SEC W 82.50 FT TO A PT THAT IS 1050.18 (RECORDED AS 1050.11) FT E OF THE ELY LN OF PORTAGE ROAD (66 FT WIDE); TH S 90 DEG 00 MIN 00 SEC W 250.11 FT TO A PT THAT IS 800.07 (RECORDED AS 800.00) FT E OF SD ELY LN; TH N 10 DEG 32 MIN 00 SEC E PARALLEL WITH SD ELY LN 346.23 FT TO THE PT OF BEGINNING OF THIS DESCRIPTION; TH N 81 DEG 07 MIN 12 SEC W 427.56 FT; TH N 90 DEG 00 MIN 00 SEC E 74.63 FT; TH N 10 DEG 32 MIN 00 SEC E 300.00 FT; TH N 87 DEG 48 MIN 35 SEC E 57.66 FT; TH S 81 DEG 07 MIN 12 SEC E 297.88 FT; TH S 10 DEG 32 MIN 00 SEC W 322.60 FT TO THE POB.

From I-1 Light Industrial District to LC-B Lake Center Business District.

119. Parcel Number: 00026-156-O

Property Address: 9835 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26, TH E ALG S LI SD SEC 316.98 FT, TH N 10 DEG 32 MIN E 797.27 FT FOR PL OF BEG, TH E 215 FT, TH N 10 DEG 32 MIN E 140.3 FT TH W 215 FT, TH S 10 DEG 32 MIN W 140.3 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

120. Parcel Number: 00026-157-O

Property Address: 2050 STANLEY AVE

Legal Description: SEC 26-3-11 COM S 1/4 POST SECTION 26, TH W ALG S LI SD SEC 1315.07 FT, TH N 82.5 FT, TH W 250.11 FT, TH N 10 DEG 32 MIN E 968.83 FT TO PL OF BEG, TH N 10 DEG 32 MIN 33 SEC E 256.88 FT TO S LI STANLEY AVE, TH N 89 DEG 57 MIN 30 SEC W 302.88 FT, TH S 10 DEG 32 MIN W 200 FT, TH S 79 DEG 08 MIN E 297.78 FT TO PL OF BEG. 1.56 AC +/-

From I-1 Light Industrial District to LC-B Lake Center Business District.

121. Parcel Number: 00026-159-O

Property Address: 9801 PORTAGE RD

Legal Description: SEC 26-3-11 COM S 1/4 POST SECTION 26, TH W ALG S LI SD SEC 1315.07 FT, TH N 82.5 FT, TH W 1050.11 FT TO E LI PORTAGE RD, TH N 10 DEG 32 MIN E ALG SD E LI 853.66 FT TO PL OF BEG; TH S 89 DEG 57 MIN 30 SEC E 215 FT, TH N 10 DEG 32 MIN E 186.4 FT, TH N 89 DEG 57 MIN 30 SEC W 215 FT, TH S 10 DEG 32 MIN W 186.4 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

122. Parcel Number: 00026-160-O

Property Address: 9735 PORTAGE RD

Legal Description: SEC 26-3-11 COM AT INT OF S LI STANLEY AVE & E LI PORTAGE RD TH E ALG S LI STANLEY AVE 132 FT TH S 10 DEG 15 MIN W PAR TO E LI PORTAGE RD 99 FT TH W PAR TO S LI STANLEY AVE 132 FT TO E LI PORTAGE RD TH N ALG E LI PORTAGE RD 99 FT TO BEG

From B-2 Community Business District to LC-B Lake Center Business District.

123. Parcel Number: 00026-165-O

Property Address: 9741 PORTAGE RD

Legal Description: Section 26-3-11 Commencing at the intersection of the south line of Stanley Avenue with the east line of Portage Road; thence South 10 degrees 15 minutes West 99 feet along the easterly line of Portage Road for the place of beginning; thence South 10 degrees 15 minutes west 80 feet along the easterly line of Portage Road; thence East 132 feet parallel to the south line of Stanley Avenue; thence North 80 feet parallel to the easterly line of Portage Road; thence West 132 feet parallel to the south line of Stanley Avenue to the place of beginning.

From I-1 Light Industrial District to LC-B Lake Center Business District.

124. Parcel Number: 00035-010-H

Property Address: 10131 PORTAGE RD

Legal Description: Part of the northwest 1/4 of Section, T3S, T11W, described as: commencing at the northwest corner of Section 35; thence North 89 degrees 52 minutes 01 seconds East 317.57 feet (recorded as 322.53 feet and 317.07 feet) on the north line of Section 35 to the easterly right of way line of Portage Road; thence South 10 degrees 32 minutes 00 seconds West 454.24 feet (recorded 454.14 feet) on said easterly right of way line to the point of beginning of the land herein described; thence North 89 degrees 52 minutes 01 seconds East 302.55 feet; thence South 10 degrees 32 minutes 00 seconds West 110.60 feet; thence South 89 degrees 52 minutes 01 seconds West 302.55 feet to said easterly right of way line; thence North 10 degrees 32 minutes 00 seconds East 110.60 feet on said easterly right of way line to the point of beginning. Also part of the northwest 1/4 of Section 35, T3S, R11W, described as: commencing at the northwest corner of Section 35; thence North 89 degrees 52 minutes 01 seconds East 317.57 feet (recorded as 322.53 feet and 317.07 feet) on the north line of Section 35 to the easterly right of way line of Portage Road; thence South 10 degrees 32 minutes 00 seconds West 564.84 feet on said easterly right of way line to the point of beginning of the land herein described; thence North 89 degrees 52 minutes 01 seconds East 302.55 feet; thence South 10 degrees 32 minutes

00 seconds West 110.61 feet; thence South 89 degrees 52 minutes 01 seconds West 302.55 feet to said easterly right of way line; thence North 10 degrees 32 minutes 00 seconds East 110.61 feet on said easterly right of way line to the point of beginning. Also part of the northwest 1/4 of Section 35, T3S, R11W, described as: commencing at the northwest corner of Section 35; thence North 89 degrees 52 minutes 01 seconds East 317.57 feet (recorded as 322.53 feet and 317.07 feet) on the north line of Section 35 to the easterly right of way line of Portage Road; thence South 10 degrees 32 minutes 00 seconds West 675.45 feet on said easterly right of way line to the point of beginning of the land herein described; thence North 89 degrees 52 minutes 01 seconds East 302.55 feet; thence South 10 degrees 32 minutes 00 seconds West, 110.61 feet; thence South 89 degrees 52 minutes 01 seconds West 302.55 feet to said easterly right of way line; thence North 10 degrees 32 minutes 00 seconds East 110.61 feet on said easterly right of way line to the point of beginning. Also part of the northwest 1/4 of Section 35, T3S, R11W, described as: commencing at the northwest corner of Section 35; thence North 89 degrees 52 minutes 01 seconds East 317.57 feet (recorded as 322.53 feet and 317.07 feet) on the north line of Section 35 to the easterly right of way line of Portage Road; thence South 10 degrees 32 minutes 00 seconds West 786.06 feet on said easterly right of way line; thence North 89 degrees 52 minutes 01 seconds East 200.00 feet to the point of beginning of the land herein described; thence North 89 degrees 52 minutes 01 seconds East 102.55 feet; thence South 10 degrees 32 minutes 00 seconds West 229.61 feet to the north right-of-way line of Weatherbee Road; thence South 89 degrees 39 minutes 11 seconds West (recorded as South 89 degrees 44 minutes 03 seconds West) 102.62 feet (recorded as 100.00 feet) on said north right of way line; thence North 10 degrees 32 minutes 00 seconds East 230.00 feet to the point of beginning.

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

125. Parcel Number: 00035-011-O

Property Address: 10143 PORTAGE RD

Legal Description: SEC 35-3-11 BEG AT A PT 317.07 FT E AND S 10 DEG 32 MIN W 785.96 FT FROM NW COR SEC 35, TH E 200 FT, TH S 10 DEG 32 MIN W 110 FT, TH W 200 FT TO E LI PORTAGE ROAD, TH N 10 DEG 32 MIN E 110 FT TO PL OF BEG.

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

126. Parcel Number: 00035-012-O

Property Address: 10145 PORTAGE RD

Legal Description: SEC 35-3-11 BEG AT A PT 317.07 FT E AND S 10 DEG 32 MIN W 895.96 FT FROM NW COR SEC 35, TH E 200 FT, TH S 10 DEG 32 MIN W 120 FT TO N LI WEATHERBEE ROAD, TH W ALG N LI SD ROAD 200 FT TO E LI PORTAGE ROAD, TH N 10 DEG 32 MIN E 120 FT TO PL OF BEG.

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

127. Parcel Number: 00035-040-O

Property Address: 10331 PORTAGE RD

Legal Description: SEC 35-3-11 COM 950 FT N OF W1/4 POST SEC 35 TH N 50 FT, TH N 89 DEG 57 MIN E 165 FT, TH S 50 FT TH S 89 DEG 57 MIN W 165 FT TO BEG .15 A

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

128. Parcel Number: 00035-045-O

Property Address: 10341 PORTAGE RD

Legal Description: SEC 35-3-11 BEG AT PT IN W LI SEC 35 824 FT N OF W1/4 POST SD SEC TH N 126 FT TH N 89 DEG 57 MIN E 165 FT, TH S 126 FT, TH S 89 DEG 57 MIN W 165 FT TO P.O.B.

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

129. Parcel Number: 00035-050-O

Property Address: 10351 PORTAGE RD

Legal Description: SEC 35-3-11 BEG IN W LI SEC 35 748 FT N OF W1/4 POST, TH N 76 FT, TH S 89 DEG 57 MIN E 165 FT, TH N 176 FT, TH N 89 DEG 57 MIN E 99 FT, TH S 242 FT, TH S 89 DEG 57 MIN W 264 FT TO BEG ALSO N 10FT OF LOT 1 RECD PLAT OF AUSTIN GROVE.

From RM-1 Multi-Family Residential District and R-1B One-Family Residential District to LC-B Lake Center Business District.

130. Parcel Number: 00520-001-O

Property Address: 10371 PORTAGE RD

Legal Description: AUSTIN GROVE LOT 1 EXC N 10 FT. ALSO LOTS 2 TH 10 ALSO BEG SE COR LOT 10 TH ELY 27 FT TH N TO A PT ON A LINE THAT IS A CONTINUATION OF THE S LI OF N 10 FT OF LOT 1 TH W TO E LI SD LOT 1 TH S ALG E LI LOTS 1 THRU 10 SD PLAT TO PL OF BEG

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

131. Parcel Number: 00520-011-O

Property Address: 10429 PORTAGE RD

Legal Description: AUSTIN GROVE LOTS 11 THRU 20 ALSO BEG AT NE COR LOT 11, TH S ALG W LINE OUT LOT A TO SE COR LOT 20, TH E 60 FT, TH N PAR W LINE OUT LOT A TO EXT E OF N LI LOT 11, TH W 60 FT TO PL OF BEG.

From RM-1 Multi-Family Residential District, R-1A One-Family Residential District, and R-1B One-Family Residential District to LC-B Lake Center Business District.

132. Parcel Number: 00605-130-R

Property Address: 9830 NAVY PIER ST

Legal Description: Commencing at the south 1/4 post of Section 26, thence North 90 degreeet 00 mintues 00 seconds West 1315.07 feet along the south line of Section 26 to a point North 90 degrees 00 minutes 00 seconds West 517.63 feet from the southwest corner of AUSTIN VIEW NO 4; thence North 00 degrees 30 minutes 00 seconds West 82.50 feet; thence North 90 degrees 00 minutes 00 secondes West 250.11 feet parallel to said south line to a point which is South 90 degrees 00 minutes 00 seconds East 800.00 feet from the east line of Portage Road (66 feet wide); thence North 10 degrees 32 minutes 00 seconds East 668.83 feet parallel to the east line of Portage Road to the point of beginning of this description; thence North 10 degrees 32 minutes 00 seconds East 300.00 feet; thence North 81 degrees 07 minutes 12 seconds West 297.88 feet; thence South 10 degrees 32 minutes 00 seconds West 300.00 feet; thence South 81 degrees 07 minutes 12 seconds East 297.88 feet to the point of beginning

From I-1 Light Industrial District to LC-B Lake Center Business District.

133. Parcel Number: 01630-001-O

Property Address: 9917 PORTAGE RD UNIT 1

Legal Description: UNIT 1, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

134. Parcel Number: 01630-002-O

Property Address: 9917 PORTAGE RD UNIT 2

Legal Description: UNIT 2, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

135. Parcel Number: 01630-003-O

Property Address: 9917 PORTAGE RD UNIT 3

Legal Description: UNIT 3, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

136. Parcel Number: 01630-004-O

Property Address: 9917 PORTAGE RD UNIT 4

Legal Description: UNIT 4, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

137. Parcel Number: 01630-005-O

Property Address: 9917 PORTAGE RD UNIT 5

Legal Description: UNIT 5, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

138. Parcel Number: 01630-006-O

Property Address: 9917 PORTAGE RD UNIT 6

Legal Description: UNIT 6, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

139. Parcel Number: 01630-007-O

Property Address: 9917 PORTAGE RD UNIT 7

Legal Description: UNIT 7, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

140. Parcel Number: 01630-008-O

Property Address: 9917 PORTAGE RD UNIT 8
Legal Description: UNIT 8, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

141. Parcel Number: 01630-009-O

Property Address: 9917 PORTAGE RD UNIT 9
Legal Description: UNIT 9, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

142. Parcel Number: 01630-010-O

Property Address: 9917 PORTAGE RD UNIT 10
Legal Description: UNIT 10, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

143. Parcel Number: 01630-011-O

Property Address: 9917 PORTAGE RD UNIT 11
Legal Description: UNIT 11, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

144. Parcel Number: 01630-012-O

Property Address: 9917 PORTAGE RD UNIT 12
Legal Description: UNIT 12, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

145. Parcel Number: 01630-013-O

Property Address: 9917 PORTAGE RD UNIT 13
Legal Description: UNIT 13, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

146. Parcel Number: 01630-014-O

Property Address: 9917 PORTAGE RD UNIT 14
Legal Description: UNIT 14, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

147. Parcel Number: 01630-015-O

Property Address: 9917 PORTAGE RD UNIT 15
Legal Description: UNIT 15, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

148. Parcel Number: 01630-016-O

Property Address: 9917 PORTAGE RD UNIT 16
Legal Description: UNIT 16, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

149. Parcel Number: 01630-017-O

Property Address: 9917 PORTAGE RD UNIT 17
Legal Description: UNIT 17, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

150. Parcel Number: 01630-018-O

Property Address: 9917 PORTAGE RD UNIT 18
Legal Description: UNIT 18, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

151. Parcel Number: 01630-019-O

Property Address: 9917 PORTAGE RD UNIT 19
Legal Description: UNIT 19, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

152. Parcel Number: 01630-020-O

Property Address: 9917 PORTAGE RD UNIT 20
Legal Description: UNIT 20, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

153. Parcel Number: 01630-021-O

Property Address: 9917 PORTAGE RD UNIT 21
Legal Description: UNIT 21, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

154. Parcel Number: 01630-022-O

Property Address: 9917 PORTAGE RD UNIT 22
Legal Description: UNIT 22, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

155. Parcel Number: 01630-023-O

Property Address: 9917 PORTAGE RD UNIT 23
Legal Description: UNIT 23, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

156. Parcel Number: 01630-024-O

Property Address: 9917 PORTAGE RD UNIT 24

Legal Description: UNIT 24, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

157. Parcel Number: 01630-025-O

Property Address: 9917 PORTAGE RD UNIT 25

Legal Description: UNIT 25, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

158. Parcel Number: 01630-026-O

Property Address: 9917 PORTAGE RD UNIT 26

Legal Description: UNIT 26, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

159. Parcel Number: 01630-027-O

Property Address: 9917 PORTAGE RD UNIT 27

Legal Description: UNIT 27, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

160. Parcel Number: 01630-028-O

Property Address: 9917 PORTAGE RD UNIT 28

Legal Description: UNIT 28, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

161. Parcel Number: 01630-029-O

Property Address: 9917 PORTAGE RD UNIT 29

Legal Description: UNIT 29, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

162. Parcel Number: 01630-030-O

Property Address: 9917 PORTAGE RD UNIT 30

Legal Description: UNIT 30, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

163. Parcel Number: 05760-006-A

Property Address: 10496 PORTAGE RD

Legal Description: NORTONS SUBDIVISION LOTS 6-7-8-9 & S 31.5 FT OF LOT 10, EXC THE S 7.35 FT OF THE E 169 FT OF LOT 10, ALSO EXC THE N 51.40 FT OF THE E 169 FT OF LOT 9.

From B-3 General Business District to LC-B Lake Center Business District.

164. Parcel Number: 05760-009-O

Property Address: 10420 PORTAGE RD

Legal Description: NORTONS SUBDIVISION THE S 7.35 FT OF E 169 FT OF LOT 10 & THE N 51.40 FT OF E 169 FT OF LOT 9

From B-3 General Business District to LC-B Lake Center Business District.

165. Parcel Number: 05760-010-O

Property Address: 10412 PORTAGE RD

Legal Description: NORTONS SUBDIVISION N 39.9 FT OF LOT 10 & S 40.1 FT OF LOT 11

From B-3 General Business District to LC-B Lake Center Business District.

166. Parcel Number: 05760-012-O

Property Address: 10406 PORTAGE RD

Legal Description: NORTONS SUBDIVISION N 31.3 FT LOT 11 & LOT 12

From B-3 General Business District to LC-B Lake Center Business District.

167. Parcel Number: 05760-013-O

Property Address: 10336 PORTAGE RD

Legal Description: NORTONS SUBDIVISION LOT 13

From B-3 General Business District to LC-B Lake Center Business District.

168. Parcel Number: 05760-014-O

Property Address: 10334 PORTAGE RD

Legal Description: NORTONS SUBDIVISION LOT 14

From B-3 General Business District to LC-B Lake Center Business District.

169. Parcel Number: 05760-015-A

Property Address: 10332 PORTAGE RD

Legal Description: NORTONS SUBDIVISION LOT 15

From B-3 General Business District to LC-B Lake Center Business District.

170. Parcel Number: 05760-019-O

Property Address: 10244 PORTAGE RD

Legal Description: NORTONS SUBDIVISION, OUTLOT A, 0.32 AC

From B-3 General Business District to LC-B Lake Center Business District.

171. Parcel Number: 05760-019-O

Property Address: 10244 PORTAGE RD

Legal Description: NORTONS SUBDIVISION, LOT 19, 0.33 AC

From R-1C One-Family Residential District to LC-B Lake Center Business District.

172. Parcel Number: Common area for Condo Barn Portage

Property Address:

Legal Description: Part of the SW 1/4 of Section 26 T3S R11W described as: commencing at the south 1/4 post of Section 26; thence South 90 degrees 00 minutes 00 seconds West 1257.87 feet (recorded as 1315.07 feet); thence North 00 degrees 30 minutes 00 seconds West 82.50 feet to a point that is 1050.18 feet North 90 degrees 00 minutes 00 seconds East of the easterly right-of-way line of Portage Road (66 feet wide); thence South 90 degrees 00 minutes 00 seconds West 250.11 feet parallel with the south line of Section 26 to the southwest corner of AUSTIN VIEW NO. 5, Liber 42 of Plats Page 04, and the point of beginning of the land herein described; thence South 90 degrees 00 minutes 00 seconds West 388.55 feet; thence North 10 degrees 32 minutes 00 seconds East 302.38 feet; thence Northwesterly 48.69 feet on a 31.00 foot radius curve to the left whose chord bears North 34 degrees 28 minutes 01 seconds West 43.84 feet; thence North 79 degrees 28 minutes 00 seconds West 239.81 feet; thence Southwesterly 24.34 feet on a 31.00 foot radius curve to the left whose chord bears South 78 degrees 02 minutes 24 seconds West 23.72 feet; thence South 54 degrees 42 minutes 39 seconds West 82.97 feet; thence Southwesterly 15.24 feet on a 26.09 foot radius curve to the right whose chord bears South 76 degrees 44 minutes 05 seconds West 15.02 feet; thence North 89 degrees 55 minutes 27 seconds West 23.66 feet; thence Southwesterly 19.34 feet on a 34.00 foot radius curve to the left whose chord bears South 73 degrees 46 minutes 51 seconds West 19.08 feet to the easterly right-of-way line of Portage Road; thence North 10 degrees 32 minutes 00 seconds East 92.27 feet along the easterly right-of-way line of Portage Road; thence South 90 degrees 00 minutes 00 seconds East 365.37 feet; thence South 81 degrees 07 minutes 12 seconds East 427.56 feet to the west line of AUSTIN VIEW NO. 5; thence South 10 degrees 32 minutes 00 seconds West 346.23 feet along the west line of said Plat to the point of beginning. Contains approximately 3.84 acres. Excluding from above description condominium units 1 through 30 of Condo Barn Portage.

From I-1 Light Industrial District to LC-B Lake Center Business District.

Severability

Should any section, clause or provision of this Ordinance be declared to be invalid by a court of competent jurisdiction, the same shall not affect the validity of the Ordinance as a whole or any other part thereof other than the parts so declared to be invalid.

Repeal of Conflicting Ordinances, Savings Clause

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed. Any proceedings pending, including prosecutions for violations, under any previous ordinance provision being

repealed hereby shall not be affected by this Ordinance and may be continued pursuant to said previous Ordinance provisions.

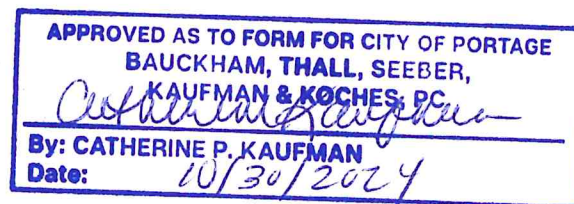
Effective Date

The zoning amendment shall become effective 15 days after publication of the notice of adoption unless a different effective date is approved by council.

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



**COUNCIL SETS PUBLIC HEARING
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 received and set public hearing at a regular meeting of the City Council held on _____, 2024, and that the Council will hold a public hearing on the proposed amendment at the Portage City Hall in said City on _____, 2024, at 6:00 p.m. or as soon thereafter as may be heard.

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

THE CITY OF PORTAGE ORDAINS:

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

1. Parcel Number: 00014-001-C

Property Address: 7171 PORTAGE RD

Legal Description: Rezoning only that area of the following description at the northeast corner of Portage Road & Centre Avenue currently designated as Zone B-1.

COM AT THE S 1/4 COR OF SEC 14-T3S-R11W; TH N 00DEG 13' 33" W 50 FT ALONG THE N&S 1/4 LI OF SAID SEC; TH S 89DEG 53' 29" E 51.16 FT PARALLEL WITH THE S LI OF THE SE 1/4 OF SAID SEC 14 TO THE E ROW LI OF PORTAGE RD & THE POB; TH N01DEG09'37"E 214.03 FT ALONG SAID E ROW LI; TH S 89DEG 53' 29" E 356.16 FT PARALLEL WITH SAID S LI; TH N 00DEG 13' 33" W 220 FT PARALLEL WITH SAID N & S 1/4 LI; TH N89DEG53'29"W 82.50 FT PARALLEL WITH SAID S LI; TH S 00DEG 13' 33" E 55 FT PARALLEL WITH SAID N & S 1/4 LI; TH N 89DEG 53' 29" W 269.67 FT PARALLEL WITH SAID S LI TO SAID E ROW LI; TH N 01DEG 09' 37" E 55.01 FT ALONG SAID E ROW LI; TH N 89DEG 53'29" W 61.66 FT PARALLEL WITH SAID S LI TO SAID N&S 1/4 LI; TH N 00DEG 13' 33" W 286 FT ALONG SAID N & S 1/4 LI; TH S 89DEG 53' 29" E 68.58 FT PARALLEL WITH SAID S LI TO SAID E ROW LI; TH N 01DEG 09' 37" E 111.50 FT ALONG SAID E ROW LI; TH S 89DEG 29' 06" E 1967.74 FT; TH N 00DEG 04' 23" W 1038.52 FT; TH S 89DEG 55' 37" W 85 FT; TH N 00DEG 04' 23" W 58.50 FT; TH N 88DEG 48' 37" W 553.30 FT; TH S 00DEG 08' 26" E 550.91 FT; TH S 89DEG 44' 06" W 293.55 FT; TH S00 DEG 12' 30" E 162.07 FT; TH S 88DEG 58' 34" W 1029.38 FT TO SAID E ROW LI OF PORTAGE RD; TH N 01DEG 09' 37" E 90.93 FT ALONGSAID E ROW LI; TH N 00DEG 26' 49" W 1331.43 FT ALONG SAID E ROW LI TO THE E & W QUARTER LI OF SAID SEC 14; TH N 00DEG 47' 10" W 2672.31FT ALONG SAID E ROW LI TO THE N LI OF THE NE 1/4 OF SAID SEC 14; TH N 00DEG 26'56"W 126.62 FT ALONG SAID E ROW LI TO THE S ROW LI OF ROMENCE RD; TH S 86DEG 07' 31"E 201.42 FT ALONG SAID S ROW LI; TH SOUTHEASTERLY 145.03 FT ALONG SAID S ROW LI ALONG THE ARC OF A CURVE TO THE R HAVING A RADIUS OF 1050 FT, A CENTRAL ANGLE OF 07DEG 54' 50" & A CHORD OF S 82DEG 10' 06" E 144.91 FT; TH S 78DEG 12' 41" E 447.04 FT ALONG SAID S ROW LI TO SAID N LI OF THE NE 1/4 OF SAID SEC 14; TH N 89DEG 52' 06" E 1820.14 FT ALONG SAID N LI TO THE NE COR OF SAID SEC 14; TH N 88DEG 49' 29" E 1239.24 FT ALONG THE N LI OF THE NW 1/4 OF SEC 13 TO THE WESTERLY RAILROAD ROW LI; TH S 00DEG 16' 14" E 5285.50 FT ALONG SAID WESTERLY RAILROAD ROW TO THE N ROW LI OF E

CENTRE AVE; TH S 88DEG 28' 28" W 1302.84 FT ALONG SAID N ROW LI; TH N 89DEG 53' 29" W 2541.72 FT ALONG SAID N ROW LI TO THE POB. SUBJECT TO EASEMENTS, CONDITIONS & RESTRICTIONS OF RECORD. EXCEPT: A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SEC 14-T3S-R11W BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMM AT THE SW COR OF THE SE 1/4 OF THE SE 1/4 OF SEC 14-T3S-R11W; TH N 264 FT FOR THE POB; TH N 36 FT; TH E 258.52 FT; TH S 36 FT; TH W TO THE POB. THE SUBJECT PARCEL CONTAINS 435.98 ACRES OF LAND. PARCEL BEING SUBJECT TO ROW ALONG THE N LI FOR ROMENCE RD AND ROW ALONG THE W LI FOR PORTAGE RD.

From B-1 Local Business District to LC-E Lake Center Edge District.

2. Parcel Number: 00014-015-O

Property Address: 7908 PORTAGE RD

Legal Description: That portion of the following description lying East of Portage Road: Section 14-3-11 Beginning at a point 348.52 feet north of the S 1/4 post of Section 14; thence North 158.98 feet along the N&S 1/4 line; thence West 281.81 feet parallel with the south line of Section 14; thence North 75 degrees 20 minutes 15 seconds West 100.94 feet; thence North 797.69 feet parallel with the N&S 1/4 line; thence West 2246.6 feet parallel with the south line of Section 14; thence South 132 feet parallel with the N&S 1/4 line; thence East 1784.64 feet parallel with the south line of Section 14; thence South 69 feet; thence East 297 feet; thence South 129 feet; thence West 15.5 feet; thence South 192 feet parallel with the NW 1/4 line; thence East 12 feet; thence South 459.5 feet parallel with the N&S 1/4 line; thence East 548.0 feet parallel with the south line of Section 14 to the point of beginning. Also beginning at a point 264 feet North of the south 1/4 post of Section 14; thence East 412.5 feet parallel with the south line of Section 14; thence North 220 feet parallel with the N&S 1/4 line of Section 14; thence West 82.5 feet parallel with the south line of Section 14; thence South 55 feet; thence West 330 feet to the N&S 1/4 line; thence South 165 feet along the N&S 1/4 line to the point of beginning.

From B-1 Local Business District and I-2 Heavy Industrial District to LC-E Lake Center Edge District.

3. Parcel Number: 00014-080-A

Property Address: 7920 PORTAGE RD

Legal Description: SECTION 14-3-11 BEG S 1/4 POST SEC 14, TH N 348.52 FT, TH W 449 FT, TH S 185 FT, TH E 100 FT, TH S 163 FT, TH E 349 FT TO P.O.B., EXC RD ROWS.

From OS-1 Office Service District to LC-E Lake Center Edge District.

4. Parcel Number: 00023-045-A

Property Address: 8037 PORTAGE RD

Legal Description: A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SEC 23, T3S, R11W; COMM AT THE N 1/4 CORNER OF SEC 23, T3S, R11W; TH S 89DEG 53' 29" E 660.02 FT ALONG THE N LI OF THE NE 1/4 OF SAID SEC TO THE E LI OF THE W 660 FT (PERPENDICULAR MEASURE) OF SAID NE 1/4; TH S 00DEG 17' 25" E 462.00 FT ALONG SAID E LI; TH N 89DEG 53' 29" W 300.00 FT PARALLEL WITH SAID N LI TO THE POB; TH N 89DEG 53' 29" W 360.02 FT PARALLEL WITH SAID N LI TO THE W LI OF SAID NE 1/4; TH N 00DEG 17' 25" W 132.00 FT ALONG SAID W LI; TH S 89DEG 53' 29" E 360.02 FT PARALLEL WITH SAID N LI; TH S 00DEG 17' 25" E 132.00 FT PARALLEL WITH SAID W LI TO THE POB; CONTAINING 1.09 ACRES OF LAND. PARCEL SUBJECT TO HIGHWAY EASEMENT FOR

PORTAGE RD.

From B-3 General Business District to LC-E Lake Center Edge District.

5. Parcel Number: 00023-055-O

Property Address: 8111 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT PT IN CTR LI PORTAGE RD 38 R S OF N LI SEC 23 TH S 89 DEG 36 MIN E PAR N LI 150 FT TH S 10 DEG 40 MIN W PAR CTR LI SD RD 50 FT TH N 89 DEG 36 MIN W 150 FT TO CTR LI TH N 10 DEG 40 MIN E ALG CTR LI 50 FT TO BEG

From B-3 General Business District to LC-E Lake Center Edge District.

6. Parcel Number: 00023-060-O

Property Address: 8119 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT PT 38 R S & 40 R E OF N1/4 POST TH W PAR N SEC LI 501.9 FT TO PT 170 FT E OF CTR LI PORTAGE RD TH S 10 DEG 40 MIN W 50 FT TH W 167.18 FT TO CTR LI PORTAGE RD TH S 10 DEG 40 MIN W ALG CTR LI 96.44 FT TO PT 564.5 FT NLY AS MEAS ALG SD CTR LI FROM ITS INT WITH S LI NW1/4 NE1/4 TH E PAR S LI TO PT S OF BEG TH N TO BEG

From B-3 General Business District and I-2 Heavy Industrial District to LC-E Lake Center Edge District.

7. Parcel Number: 00023-065-O

Property Address: 8127 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT INT CTR LI PORTAGE RD WITH S LI NE1/4 NW1/4 SEC 23 SD INT BEING 141.02 FT W OF SE COR SD NE1/4 NW1/4 SD SEC TH N 10 DEG 40 MIN E ALG CTR LI SD RD 443.5 FT FOR BEG, CONT TH N 10 DEG E ALG CL PORTAGE RD 121 FT TH E 239.25 FT TH S 10 DEG 40 MIN W 121 FT TH W 239.25 FT TO BEG

From B-3 General Business District to LC-E Lake Center Edge District.

8. Parcel Number: 00023-075-O

Property Address: 8131 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT INTERSEC CTR LI PORTAGE ROAD WITH S LI NE1/4 NW1/4 SEC 23 SD INTERSEC BEING 141.02 FT W OF SE COR SD NE1/4 NW1/4 SD SEC TH N 10 DEG 40 MIN E ALG CTR LI SD ROAD 383 FT FOR BEG CONT TH N 10 DEG 40 MIN E ALG CL PORTAGE RD 60.5 FT TH E 239.25 FT TH S 10 DEG 40 MIN W 60.5 FT TH W 239.25 FT TO BEG.

From B-3 General Business District to LC-E Lake Center Edge District.

9. Parcel Number: 00023-080-A

Property Address: 8139 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT A PT IN CL PORTAGE ROAD BEFORE ROAD WAS WIDENED 1069.21 FT S OF N 1/4 POST SEC 23, TH E 394 FT, TH N 290.01 FT, TH W 100.65 FT, TH S 10 DEG 40 MIN W 181.5 FT, TH W 239.25 FT, TH S ALG CL PORTAGE ROAD 114.71 FT TO PL OF BEG ALSO SEC 23-3-11 COM AT A PT IN CL PORTAGE ROAD BEFORE IT WAS

WIDENED 1069.21 FT SLY FROM N 1/4 POST SEC 23, TH E 394 FT FOR PL OF BEG, TH E 359.01 FT, TH N 290.91 FT, TH W 358.01 FT, TH S 290.01 FT TO PL OF BEG.

From B-3 General Business District and I-2 Heavy Industrial District to LC-E Lake Center Edge District.

10. Parcel Number: 00023-100-A

Property Address: 8211 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG AT INT OF E LI PORTAGE RD AND N 1/8 LI SEC 23, TH E 247 FT (280 FT FROM CENTER OF PORTAGE RD, WHICH INCLUDES 33 FT ROW), TH NLY PAR WITH E LI OF PORTAGE RD 268.29 FT, TH W TO E LI OF PORTAGE RD, TH SLY ALG SD E LI TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

11. Parcel Number: 00023-110-O

Property Address: 8229 PORTAGE RD

Legal Description: SEC 23-3-11 N 393.27 FT OF THAT PART OF SE1/4 NW1/4 SEC 23 WHICH LIES E OF PORTAGE RD ALSO N 393.27 FT OF W1/2 SW1/4 NE1/4 SD SEC

From B-3 General Business District and I-2 Heavy Industrial District to LC-E Lake Center Edge District.

12. Parcel Number: 00023-115-C

Property Address: 8387 PORTAGE RD

Legal Description: SECTION 23-3-11 COM 516.42 FT N OF C 1/4 POST SEC 23, TH N 7 DEG E 238.86 FT FOR P.O.B., TH S 89 DEG W 244.21 FT TO ELY LI OF PORTAGE RD, TH N 8 DEG E ALG SD E LI 47.21 FT, TH N 10 DEG E 106.60 FT, TH E 243.59 FT, TH S 10 DEG W 106.60 FT, TH S 8 DEG W 48.73 FT TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

13. Parcel Number: 00023-115-D

Property Address: 8379 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG 516.42 FT N OF C 1/4 POST SEC 23, TH S 89 DEG W 28.54 FT, TH N 84 DEG W 214.64 FT TO THE ELY LI OF PORTAGE RD, TH N 8 DEG E ALG SD E LI 215.20 FT, TH N 89 DEG E 244.21 FT, TH S 7 DEG W 238.86 FT TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

14. Parcel Number: 00023-120-A

Property Address: 8405 PORTAGE RD

Legal Description: That part of the NW ¼ of Section 23, T3S, R11W, described as follows: Beginning at a point of the N&S ¼ line of Section 23 that is 2142.53 feet South 00 degrees 47 minutes 58 seconds West of the north ¼ corner of Section 23; Thence South 00 degrees 04 minutes 58 seconds West 103.14 feet along said N&S ¼ line to a point that is 408.01 feet North 00 degrees 47 minutes 58 seconds East of the center of Section 23; thence North 81 degrees 12 minutes 21 seconds West 259.78 feet to the east right-of-way line of Portage Road; thence North

09 degrees 17 minutes 30 seconds East 100.0 feet (recorded as North 08 degrees 04 minutes East) on said east right-of-way; thence South 81 degrees 12 minutes 21 seconds East 216.12 feet (recorded as South 83 degrees 06 minutes East 215.05 feet); thence South 89 degrees 30 minutes 13 seconds East 28.54 feet more-or-less to the point of beginning.

From B-3 General Business District to LC-E Lake Center Edge District.

15. Parcel Number: 00023-125-A

Property Address: 8415 PORTAGE RD

Legal Description: THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, T3S, R11W, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH AND SOUTH QUARTER LINE OF SECTION 23 THAT IS 2245.67 FEET SOUTH 00 degrees 47' 68" WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 00 degrees 47' 58" WEST ON SAID NORTH AND SOUTH QUARTER LINE 202.13 FEET TO A POINT THAT IS 205.88 FEET NORTH 00' 47' 58" EAST OF THE CENTER OF SAID SECTION 23; THENCE NORTH 88°11' 21" WEST PARALLEL WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION 23 A DISTANCE OF 181.16 FEET; THENCE NORTH 08° 31' 53" EAST 55.00 FEET; THENCE NORTH 80° 21' 36" WEST 109.28 FEET TO THE EAST RIGHT OF WAY LINE OF PORTAGE ROAD; THENCE NORTH 09' 17' 28" EAST ON SAID EAST RIGHT OF WAY LINE 165.67 FEET; THENCE SOUTH 81° 12' 02" EAST 259.78 FEET TO THE POINT OF BEGINNING.

From B-3 General Business District and I-1 Light Industrial District to LC-E Lake Center Edge District.

16. Parcel Number: 00023-126-O

Property Address: 2485 ZYLMAN AVE

Legal Description: SEC 23-3-11 BEG AT C 1/4 POST SEC 23 TH N 89 DEG 25 MIN 50 SEC W ALG E & W 1/4 LI SD SEC 209.05 FT TH N 7 DEG 18 MIN E 207.27 FT, TH E TO N & S 1/4 LI, TH S ALG SAID N & S 1/4 LI TO P.O.B.

From I-1 Light Industrial District to LC-E Lake Center Edge District.

17. Parcel Number: 00023-130-O

Property Address: 8435 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT C1/4 POST SEC 23 TH N 89 DEG 25 MIN 50 SEC W ALG E&W1/4 LI SD SEC 322.76 FT TO ELY LI PORTAGE RD TH N 8 DEG 04 MIN E ALG ELY LI PORTAGE RD 223.60 FT FOR PL BEG TH CONT N 8 DEG 04 MIN E ALG ELY LINE PORTAGE RD 55 FT TH S 83 DEG 05 MIN E 109.26 FT TH S 7 DEG 18 MIN W 55 FT TH N 83 DEG 04 MIN W 110 FT TO PL OF BEG

From B-3 General Business District to LC-E Lake Center Edge District.

18. Parcel Number: 00023-135-O

Property Address: 8441 PORTAGE RD

Legal Description: SEC 23-3-11 BEG IN E&W1/4 LI SEC 23 AT A PT N 89 DEG 24 MIN W 209.05 FT FROM C1/4 POST SD SEC TH N 89 DEG 24 MIN W ALG SD E&W1/4 LI 147 FT TO CL PORTAGE RD TH NELY 227.26 FT TH S 83 DEG 4 MIN E 143 FT TH S 7 DEG 18 MIN W 207.27 FT TO POB RES WLY 33 FT AS MEAS AT RT ANGLES TO CL PORTAGE RD & ALSO

RES BEG AT SELY COR OF ABOVE DESC PARCEL OF LAND TH W ALG E&W1/4 LI SD SEC 113.71 FT TO ELY LI PORTAGE RD TH N ALG ELY LI SD RD 27.56 FT TO N LI ZYLMAN AVE TH E ALG N LI SD AVE 113.57 FT TO ELY LI OF ABOVE DESC PROP TH S 7 DEG 18 MIN W THEREON 29.55 FT TO POB FOR HWY PURPOSES

From B-3 General Business District to LC-E Lake Center Edge District.

19. Parcel Number: 00023-140-O

Property Address: 8050 PORTAGE RD

Legal Description: SEC 23-3-11 THE E 330 FT OF THE N1/2 OF THE N 1/2 - NE 1/4 NW 1/4 - SEC 23. EXC N 50 FT FOR HWY

From B-3 General Business District to LC-E Lake Center Edge District.

20. Parcel Number: 00023-195-O

Property Address: 8136 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT PT IN CTR LI PORTAGE ROAD 643.5 FT S OF N1/4 POST SEC 23 & 7.5 FT W OF N&S1/4 LI SD SEC TH S 10 DEG 40 MIN W ALG CTR LI SD ROAD 201.48 FT FOR BEG TH S 10 DEG 40 MIN W ALG CL PORTAGE RD 201.48 FT TH W 214.5 FT TH N 10 DEG 40 MIN E 201.48 FT TH E 214.5 FT TO BEG .97 A

From B-3 General Business District to LC-E Lake Center Edge District.

21. Parcel Number: 00023-200-O

Property Address: 8118 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT PT IN CTR LI PORTAGE ROAD 643.5 FT S OF N1/4 POST SEC 23 & 7.5 FT W OF N&S1/4 LI SD SEC TH S 10 DEG 40 MIN W ALG CTR LI PORTAGE ROAD 201.48 FT TH W 220 FT TH N 10 DEG 40 MIN E 201.48 FT TH E 220 FT TO BEG 1 A

From B-3 General Business District to LC-E Lake Center Edge District.

22. Parcel Number: 00023-205-E

Property Address: 8086 PORTAGE RD

Legal Description: SECTION 23-3-11 COM AT N 1/4 POST TH S 00 DEG 20'30" EAST ON THE N & S 1/4 LINE OF SD SEC 23 A DISTANCE 331.69 FT TO THE NE CORNER OF THE S 3/4 OF THE NE 1/4 OF THE NW 1/4 OF SD SEC 23, TH N 89 DEG 51'31" W ON THE N LINE OF SD S 3/4 56.18 FT TO THE W ROW LINE OF PORTAGE RD AND THE POB OF THE LAND HEREIN DESCRIBED, THE S 00 DEG 43'30" W ON SD W ROW LINE 49.10 FT, TH CONTINUING SWSTRLY 214.98 FT ON SD W ROW LINE AND ON A 3072.61 FT RADIUS CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 4 DEG 00'32" AND WHOSE CHORD BEARS S 02 DEGREES 43'46" W 214.93FT TH N 89 DEG 51'31" W ON THE N ROW LINE OF PLEASANT DR AND PARALLEL WITH SD N LINE OF SD S 3/4 125.48 FT, TH N 00 DEG 43'30" E PARALLEL WITH SD W ROW LINE 123.25 FT, TH N 89 DEG 51'31" W PARALLEL WITH SD N LINE OF SD S 3/4 123.02 FT, TH N 00 DEG 45'37" E PARALLEL WITH THE E LINE OF LOT 52 PROSPERITY PLAT, A DISTANCE OF 140.58 FT TO SD N LINE OF SD S 3/4, TH S 89 DEG 51'31" E ON SD N LINE 255.93 FT TO THE POB. CONTAINING 1.19 ACRES

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake

Center Edge District.

23. Parcel Number: 00023-336-O

Property Address: 8725 PORTAGE RD

Legal Description: SEC 23 T3S, R11W; BEG AT A POINT ON C/L OF PORTAGE RD 1053.5' N OF S LINE OF SEC TH N'LY ALG SD C/L 350' TH S 81 DEG 01' E TO N-S SEC LINE TH S'LY TO A POINT S 81 DEG 01' E OF POB TH N 81 DEG 01' W TO POB.

From B-3 General Business District to LC-E Lake Center Edge District.

24. Parcel Number: 00023-337-A

Property Address: 8585 PORTAGE RD

Legal Description: SECTION 23-3-11 COM AT INT OF CL OF PORTAGE RD & S LI OF SEC 23, TH N ALG SD CL 2113.50 FT TO P.O.B., TH S 81 DEG E 446.30 FT TO THE N & S 1/4 LI SEC 23, TH N ALG SD LI 288 FT, TH W TO CL OF PORTAGE RD, TH S ALG SD CL TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

25. Parcel Number: 00023-337-B

Property Address: 8639 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG 617 FT S OF C 1/4 POST SEC 23, TH N 81 DEG W 446.30 FT TO CL OF PORTAGE RD, TH S ALG SD CL 220 FT, TH S 81 DEG E 480.28 FT TO N & S 1/4 LI SEC 23, TH N ALG SD CL 222.61 FT TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

26. Parcel Number: 00023-337-C

Property Address: 8675 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG 839.61 FT S OF C 1/4 POST SEC 23, TH N 81 DEG 01'00" W 480.28 FT TO CL OF PORTAGE RD, TH S 08DEG 15'00" W ALG SD CL 220 FT, TH S 81 DEG 01'00" E 514.25 FT TO N & S 1/4 LI SEC 23, TH N 0DEG 12'15" E ALG SD CL 222.61 FT TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

27. Parcel Number: 00023-337-D

Property Address: 8705 PORTAGE RD

Legal Description: SECTION 23-3-11 BEG 1062.22 FT S OF C 1/4 POST SEC 23, TH N 81 DEG W 514.25 FT TO CL OF PORTAGE RD, TH S ALG SD CL 220 FT, TH S 81 DEG E 150 FT, TH S 8 DEG W 50 FT, TH S 81 DEG E TO THE N & S 1/4 LI, TH N ALG SD LI TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

28. Parcel Number: 00023-340-O

Property Address: 8715 PORTAGE RD

Legal Description: SEC 23-3-11 COM AT INTERSEC OF S LI SEC 23 WITH CTR LI PORTAGE RD TH N 8 DEG 59 MIN E ALG SD CTR LI 1403.5 FT FOR PL OF BEG TH N 8 DEG

59 MIN E ALG SD CTR LI 50 FT TH S 81 DEG 1 MIN E 150 FT TH S 8 DEG 59 MIN W 50 FT TH N 81 DEG 1 MIN W 150 FT TO BEG .17 A

From B-3 General Business District to LC-E Lake Center Edge District.

29. Parcel Number: 00023-345-O

Property Address: 8817 PORTAGE RD

Legal Description: Section 23, Town 3 South Range 11 West; Commencing at the intersection of the centerline of Portage Road with the south line of Section 23; thence North 08 degrees 59 minutes East 753.5 feet along the centerline of Portage Road to the point of beginning; thence North 08 degrees 59 minutes East 100 feet along the centerline of Portage Road; thence South 81 degrees 01 minutes East 640.88 feet to the North & South 1/4 line of Section 23; thence South 101.20 feet along said North & South 1/4 line; thence North 81 degrees 01 minutes West 656.44 feet to the point of beginning, reserving the Westerly 33 feet for road purposes.

From B-3 General Business District to LC-E Lake Center Edge District.

30. Parcel Number: 00023-346-O

Property Address: 8509 PORTAGE RD

Legal Description: SEC 23-3-11 BEG AT C 1/4 POST SEC 23, TH S 33 FT, TH W ALG S LI OF ZYLMAN RD TO E LI OF PORTAGE RD, TH SWLY ALG E LI 300 FT, TH E PAR N LI TO N&S 1/4 LI, TH N TO P.O.B.

From B-3 General Business District to LC-E Lake Center Edge District.

31. Parcel Number: 00023-347-O

Property Address: 8811 PORTAGE RD

Legal Description: Section 23, Town 3 South Range 11 West; Commencing at the intersection of the centerline of Portage Road with the south line of Section 23; thence North 08 degrees 59 minutes East 853.5 feet along the centerline of Portage Road to the point of beginning; thence North 08 degrees 59 minutes East 100 feet along the centerline of Portage Road; thence South 81 degrees 01 minutes East 625.32 feet to the North & South 1/4 line of Section 23; thence South 101.20 feet along said North & South 1/4 line; thence North 81 degrees 01 minutes West 640.88 feet to the point of beginning, reserving the Westerly 33 feet for road purposes.

From B-3 General Business District to LC-E Lake Center Edge District.

32. Parcel Number: 00023-348-O

Property Address: 8801 PORTAGE RD

Legal Description: SEC 23 T3S, R11W; COM INT C/L PORTAGE ROAD WITH S LI SEC 23, TH N 08 DEG 59' E 953.5' ALG SD C/L TO POB TH CON'T N'LY ALG SD C/L 100' TH S 81 DEG 01' E 609.76' TO N-S 1/4 LINE SEC 23, TH S ALG SD N-S 1/4 LINE 101.21' TH N 81 DEG 01' W 625.32' TO POB.

From B-3 General Business District to LC-E Lake Center Edge District.

33. Parcel Number: 00023-501-O

Property Address: 8015 PORTAGE RD

Legal Description: UNIT 1 CENTREPORT COMMONS

From B-3 General Business District to LC-E Lake Center Edge District.

34. Parcel Number: 00023-503-A

Property Address: 2700 E CENTRE AVE

Legal Description: UNIT 2 & 3 CENTREPORT COMMONS

From B-3 General Business District to LC-E Lake Center Edge District.

35. Parcel Number: 00023-504-O

Property Address: 8043 PORTAGE RD

Legal Description: UNIT 4 CENTREPORT COMMONS

From B-3 General Business District to LC-E Lake Center Edge District.

36. Parcel Number: 00023-505-O

Property Address: 8061 PORTAGE RD

Legal Description: UNIT 5 CENTREPORT COMMONS

From B-3 General Business District to LC-E Lake Center Edge District.

37. Parcel Number: 00340-089-A

Property Address: 8822 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 89 & 90

From B-3 General Business District to LC-E Lake Center Edge District.

38. Parcel Number: 00340-091-O

Property Address: 8818 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 91 & 92 EXC SLY 15FT LOT 91 USED AS ROW IN COMMON WITH OTHERS.

From B-3 General Business District to LC-E Lake Center Edge District.

39. Parcel Number: 00340-093-A

Property Address: 8810 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 93

From B-3 General Business District to LC-E Lake Center Edge District.

40. Parcel Number: 00340-094-A

Property Address: 8748 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 94 & 95

From B-3 General Business District to LC-E Lake Center Edge District.

41. Parcel Number: 00340-096-A

Property Address: 8736 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 96 & 97

From B-3 General Business District to LC-E Lake Center Edge District.

42. Parcel Number: 00340-098-O

Property Address: 8726 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 98 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 98 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 98 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 98 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

43. Parcel Number: 00340-099-A

Property Address: 8724 PORTAGE RD

Legal Description: AMES WEST LAKE PARK E 200 FT LOTS 99 & 100

From B-3 General Business District to LC-E Lake Center Edge District.

44. Parcel Number: 00340-099-B

Property Address: 8722 PORTAGE RD

Legal Description: AMES WEST LAKE PARK W 64 FT OF LOTS 99 & 100 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 99 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 100 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOTS 99 & 100 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

45. Parcel Number: 00340-101-O

Property Address: 8712 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 101 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 101 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 101 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 101 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

46. Parcel Number: 00340-102-O

Property Address: 8710 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 102 & 103 AND BEG AT SW COR LOT 102 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200

FT TO NW COR LOT 103 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOTS 102 & 103 TO PL OF BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

47. Parcel Number: 00340-104-O

Property Address: 8648 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 104 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 104 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 104 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 103 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

48. Parcel Number: 00340-105-O

Property Address: 8642 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 105 & UNPLATTED LAND IN SW 1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 105 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 32 MIN E 200 FT TO NW COR SD LOT 105 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 105 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

49. Parcel Number: 00340-106-O

Property Address: 8636 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 106 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 106 TH N 81 DEG 22 MIN W 200 FT TH N 81 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 106 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 106 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

50. Parcel Number: 00340-107-O

Property Address: 8632 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 107 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 107 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 107 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 107 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

51. Parcel Number: 00340-108-O

Property Address: 8626 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 108 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 108 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 108 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT 108 TO BEG.

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

52. Parcel Number: 00340-109-O

Property Address: 8620 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 109 & 110 AND BEG AT SW COR LOT 109 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 110 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOTS TO PL OF BEG.

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

53. Parcel Number: 00340-111-O

Property Address: 8606 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 111

From B-3 General Business District to LC-E Lake Center Edge District.

54. Parcel Number: 00340-112-A

Property Address: 8542 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 112

From B-3 General Business District to LC-E Lake Center Edge District.

55. Parcel Number: 00340-113-A

Property Address: 8534 PORTAGE RD

Legal Description: AMES WEST LAKE PARK, LOT 113 & S 1/2 OF LOT 114

From B-3 General Business District to LC-E Lake Center Edge District.

56. Parcel Number: 00340-115-O

Property Address: 8524 PORTAGE RD

Legal Description: AMES WEST LAKE PARK, LOT 115 & N 1/2 OF LOT 114

From B-3 General Business District to LC-E Lake Center Edge District.

57. Parcel Number: 00340-116-O

Property Address: 8516 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 116

From B-3 General Business District to LC-E Lake Center Edge District.

58. Parcel Number: 00340-117-O

Property Address: 8502 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 117,118 & LOT 119 & UNPLATTED LAND IN SW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 117 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 118 TH S 8 DEG 32 MIN W 120 FT TO PL OF BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

59. Parcel Number: 00340-120-O

Property Address: 8444 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 120 & 121

From B-3 General Business District to LC-E Lake Center Edge District.

60. Parcel Number: 00340-122-O

Property Address: 8434 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 122

From B-3 General Business District to LC-E Lake Center Edge District.

61. Parcel Number: 00340-123-O

Property Address: 8430 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 123 & 124 AND BEG AT NW COR LOT 124 TH W 200 FT TH S PAR W LI SD LOT 360 FT TH E 200 FT TH N 8 DEG 32 MIN E 360 FT TO PL OF BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

62. Parcel Number: 00340-125-O

Property Address: 8418 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 125 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DESC AS FOL BEG AT SW COR SD LOT 125 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR SD LOT 125 TH S 8 DEG 32 MIN W 60 FT ALG W LI SD LOT 125 TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

63. Parcel Number: 00340-126-O

Property Address: 8414 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 126 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL BEG AT SW COR LOT 126 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 126 TH S 8 DEG 32 MIN W 60 FT ALG THE WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

64. Parcel Number: 00340-127-O

Property Address: 8404 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 127 & LOT 128 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DESC AS FOL BEG SW COR LOT 127 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 128 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

65. Parcel Number: 00340-129-O

Property Address: 8344 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 129 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL BEG AT SW COR LOT 129 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 129 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT TO BEG.

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

66. Parcel Number: 00340-130-O

Property Address: 8340 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 130 & 131 AND BEG AT SW COR LOT 130 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 120 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 131 TH S 8 DEG 32 MIN W 120 FT ALG WLY LI SD LOTS TO PL OF BEG.

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

67. Parcel Number: 00340-132-O

Property Address: 8328 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 132 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL COM AT SW COR LOT 132 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 132 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

68. Parcel Number: 00340-133-O

Property Address: 8324 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 133 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL COM AT SW COR LOT 133 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 133 TH S 8 DEG 32 MIN W

60 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

69. Parcel Number: 00340-134-O

Property Address: 8318 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 134 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS FOL COM AT SW COR LOT 134 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 60 FT TH S 81 DEG 22 MIN E 200 FT TO NW COR LOT 134 TH S 8 DEG 32 MIN W 60 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

70. Parcel Number: 00340-135-O

Property Address: 8314 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 135

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

71. Parcel Number: 00340-136-O

Property Address: 8312 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 136

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

72. Parcel Number: 00340-137-O

Property Address: 8302 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 137-138-139 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DESC AS FOL COM AT NW COR LOT 139 TH N 81 DEG 22 MIN W 200 FT TH S 8 DEG 32 MIN W 300 FT TH S 81 DEG 22 MIN E 200 FT TH N 8 DEG 32 MIN E 300 FT TO PL OF BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

73. Parcel Number: 00340-140-O

Property Address: 8232 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 140 & UNPLATTED LAND IN NW1/4 SEC 23-3-11 DES AS COM AT SW COR LOT 140 TH N 81 DEG 22 MIN W 200 FT TH N 8 DEG 32 MIN E 49.83 FT TH S 89 DEG 44 MIN E 202.1 FT TO NW COR LOT 140 TH S 8 DEG 32 MIN W 79.1 FT ALG WLY LI SD LOT TO BEG

From B-3 General Business District and R-1B One-Family Residential District to LC-E Lake Center Edge District.

74. Parcel Number: 06780-001-O

Property Address: 8222 PORTAGE RD

Legal Description: PROSPERITY PLAT LOT 1

From B-3 General Business District to LC-E Lake Center Edge District.

75. Parcel Number: 06780-025-O

Property Address: 2327 PROSPERITY DR

Legal Description: PROSPERITY PLAT LOT 25

From B-3 General Business District to LC-E Lake Center Edge District.

76. Parcel Number: 06780-026-O

Property Address: 8204 PORTAGE RD

Legal Description: PROSPERITY PLAT LOT 26

From B-3 General Business District to LC-E Lake Center Edge District.

77. Parcel Number: 06780-027-O

Property Address: 2404 PLEASANT DR

Legal Description: PROSPERITY PLAT LOT 27

From P-1 Vehicle Parking District to LC-E Lake Center Edge District.

78. Parcel Number: CENTREPORT COMMON AREA

Property Address:

Legal Description:

A parcel of land situated in the NE 1/4 and the NW 1/4 of Section 23, T3S, R11W; Commencing at the N 1/4 corner of Section 23, T3S, R11W; thence South 89 degrees 53' 29" East 648.32 feet along the north line of the NE 1/4 of said Section to the west line of the East 1/2 of the NW 1/4 of said NE 1/4; thence South 89 degrees 53' 29" East 170 feet along said north line; thence South 00 degrees 28' 10" East 50 feet parallel with said west line to the south right-of-way of Centre Avenue and the point of beginning; thence South 00 degrees 28' 10" East 318 feet parallel with said west line; thence North 89 degrees 53' 29" West 96.45 feet parallel with said north line to the east line of the west 660 feet (perpendicular measure) of said NE 1/4; thence South 00 degrees 17' 25" East 259.01 feet along said east line to a point South 00 degrees 17' 25" East 627 feet parallel with said east line from the north line; thence North 89 degrees 53' 29" West 681.33 feet parallel with said north line to the center line of Portage Road; thence Northerly 165.34 feet along the arc of a non-tangent curve to the left having a radius of 3125.36 feet and a chord bearing North 03 degrees 45' 51" East 165.00 feet to a point South 00 degrees 17' 25" East 462 feet parallel with said east line from said north line; thence South 89 degrees 53' 29" East 369.64 feet parallel with said north line to a point North 89 degrees 53' 29" West 300 feet from said east line; thence North 00 degrees 17' 25" W 132.00 feet parallel with said east line; thence North 89 degrees 53' 29" West 310.00 feet parallel with said north line to the east line of the west 50 feet of said NE 1/4; thence North 00 degrees 17' 25" W 280.00 feet along said east line of the west 50 feet to said south right-of-way line of Centre Avenue; thence S 89 degrees 53' 29" East 705.47 feet along said south right-of-way line to the point of beginning. Contains approximately 8.09

Acres of land. Parcel subject to highway easement for Portage Road. Excluding from the above description Unit 1, Unit 2, Unit 3, Unit 4 & Unit 5 of Centreport Commons.

From B-3 General Business District to LC-E Lake Center Edge District.

79. Parcel Number: 00023-350-O

Property Address: 8827 PORTAGE RD

Legal Description: SEC 23-3-11 ALL THAT PART SWFR1/4 DES AS FOL COM IN CTR LI PORTAGE RD 603.5 FT N 8 DEG 59 MIN E AS MEAS ALG CTR LI SD RD FROM S LI SD SEC TH N 8 DEG 59 MIN E ALG CTR LI SD RD 150 FT TH S 81 DEG 1 MIN E AT RGT ANGLES TO CTR LI SD RD 265.87 FT TH S 1 DEG 43 MIN W 151.22 FT TH N 81 DEG 1 MIN W 285 FT TO PL OF BEG RES WLY 33 FT AS MEAS AT RGT ANGLES TO CTR LI OF RD FOR PUBLIC HWY PURPOSES

From B-3 General Business District to LC-C Lake Center Core District.

80. Parcel Number: 00023-355-A

Property Address: 8847 PORTAGE RD

Legal Description: From the West quarter corner of Section 23, Town 3 South, Range 11 West; thence South 88 degrees 11 minutes 27 seconds East along the east and West quarter line 2,635.44 feet to the center of said Section; thence South 00 degrees 56 minutes 50 seconds West 1,992.85 feet along the North and South quarter line; thence North 80 degrees 17 minutes 58 seconds West 656.07 feet (recorded as North 81 degrees 01 minute West 656.44 feet) to the centerline of Portage Road at a point recorded as being North 08 degrees 59 minutes East 753.5 feet from the intersection of the centerline of Portage Road and the South line of said Section and also the Point of Beginning; thence North 09 degrees 42 minutes 58 seconds East 123.00 feet (recorded as North 08 degrees 59 minutes East) along said centerline; thence South 80 degrees 20 minutes 57 seconds East 285.18 feet (recorded as South 81 degrees 01 minutes East 285.00 feet); thence South 09 degrees 44 minutes 56 seconds West 123.03 feet (recorded as 123 feet); thence North 80 degrees 20 minutes 39 seconds West 35.50 feet; thence North 09 degrees 39 minutes 21 seconds East 26.59 feet; thence North 80 degrees 09 minutes 03 seconds West 51.12 feet; thence South 09 degrees 40 minutes 54 seconds West 9.76 feet; thence North 80 degrees 20 minutes 39 seconds West 54.88 feet; thence South 09 degrees 39 minutes 21 feet West 17.00 feet; thence North 80 degrees 20 minutes 39 seconds West (recorded as North 81 degrees West) 143.61 feet to the Point of Beginning.

From B-3 General Business District to LC-C Lake Center Core District.

81. Parcel Number: 00023-356-B

Property Address: 8901 PORTAGE RD

Legal Description: From the West quarter corner of Section 23, Town 3 South, Range 11 West, S 88 degrees 11 minutes 27 seconds East along the East and West Quarter line 2635.44 feet to the center of said section; thence South 00 degrees 56 minutes 50 seconds West along the North and South quarter line 1992.85 feet; thence North 80 degrees 17 minutes 58 seconds West 656.07 feet (recorded as North 81 degrees 01 minutes West 656.44 feet) to the centerline of Portage Road at a point recorded as being North 08 degrees 59 seconds East 753.5 feet from the intersection of the centerline of Portage Road and the South line of said Section; thence South 09 degrees 42 minutes 58 seconds West (recorded as South 08 degrees 59 minutes West) along said centerline 456.00 feet to the North right-of-way line of McClish Court at a point recorded as

being North 08 degrees East 297.5 feet from the intersection of the centerline of Portage Road and the South line of said Section, said point also being the Point of Beginning; thence North 09 degrees 42 minutes 58 seconds East (recorded as North 08 degrees East) along said centerline 183.00 feet; thence South 80 degrees 20 minutes 39 seconds East (recorded as South 81 degrees East) 143.61 feet; thence North 09 degrees 39 minutes 21 seconds East 17.00 feet; thence South 80 degrees 20 minutes 39 seconds East 54.88 feet to the intersection with the northerly extension of an existing party wall between two buildings; thence South 09 degrees 40 minutes 54 seconds West 24.92 feet along said party wall and it's Northerly extension; thence North 80 degrees 10 minutes 42 seconds West 20.55 feet along said party wall; thence South 09 degrees 37 minutes 29 seconds West 60.71 feet along said party wall; thence North 80 degrees 44 minutes 57 West 32.74 feet along said party wall; thence South 09 degrees 50 minutes 22 seconds West 114.21 feet along the Westerly edge of an existing building and it's Southerly extension to the North right-of-way line of McLish Court; thence North 80 degrees 20 minutes 25 seconds West 145.04 feet along said right-of-way line to the Point of Beginning.

From B-3 General Business District to LC-C Lake Center Core District.

82. Parcel Number: 00023-356-C

Property Address: 8915 PORTAGE RD

Legal Description: From the West Quarter Corner of Section 23, Town 3 South, Range 11 West, South 88 degrees 11 minutes 27 seconds East along the East and West quarter line 2635.44 feet to the center of said section; thence South 00 degrees 56 minutes 50 seconds West along the North and South quarter line 1992.85 feet; thence North 80 degrees 17 minutes 58 seconds West 656.07 feet (recorded as North 81 degrees 01 seconds West 656.44 feet) to the centerline of Portage road at a point recorded as North 08 degrees 59 minutes East 753.5 feet from the intersection of the centerline of Portage Road and the South line of said Section; thence South 09 degrees 42 minutes 58 seconds West (recorded as South 08 degrees 59 minutes West) along said centerline 456.00 feet to the North right-of-way line of McClish Court at a point recorded as being North 08 degrees East 297.5 feet from the intersection of the centerline of Portage Road and the Southline of said Section; thence South 80 degrees 20 minutes 25 seconds East along the North right-of-way line of McClish Court 145.04 feet to the intersection with the Southerly extension of the Westerly wall of an existing building and said point being the Point of Beginning; thence North 09 degrees 50 minutes 22 seconds East 114.21 feet; thence South 80 degrees 44 minutes 57 seconds East along said party wall between two buildings 32.74 feet; thence North 09 degrees 37 minutes 29 seconds East along a party wall 60.71 feet; thence South 80 degrees 10 minutes 42 seconds East along said party wall 20.55 feet; thence North 09 degrees 40 minutes 54 seconds East along said party wall and it's Northly extension 34.68 feet; thence South 80 degrees 09 minutes 03 seconds East 51.12 feet; thence South 09 degrees 39 minutes 21 seconds West 26.59 feet; thence South 80 degrees 20 minutes 39 seconds East (recorded as South 81 degrees East) 35.50 feet; thence South 09 degrees 44 minutes 56 seconds West 183.02 feet (recorded as South 08 degrees West 183.00 feet) to the North right-of-way line of McClish Court; thence North 80 degrees 20 minutes 25 seconds West along said right-of-way line 139.96 feet to the Point of Beginning.

From B-3 General Business District to LC-C Lake Center Core District.

83. Parcel Number: 00023-360-O

Property Address: 8969 PORTAGE RD

Legal Description: SEC 23-3-11 COM S LI SEC 23 & CTR LI PORTAGE RD TH N 8 DEG 59 MIN E ALG CTR LI SD ROW 117.5 FT FOR PL OF BEG TH CONT NE ALG CTR LI SD ROW

120 FT TH S 81 DEG 01 MIN E 183 FT TH S 8 DEG 59 MIN W PAR CTR LI SD ROW 120 FT TH N 81 DEG 01 MIN W 183 FT TO PL OF BEG RES WLY 33 FT FOR HWY PURPOSES

From B-3 General Business District to LC-C Lake Center Core District.

84. Parcel Number: 00023-364-O

Property Address: 8991 PORTAGE RD

Legal Description: SEC 23-3-11 COMM AT A PT ON THE CENTERLINE OF PORTAGE RD 117.5' NLY OF ITS INTERSECTINO WITH S LI OF SEC 23; TH ELY PERPENDICULAR TO SD CENTERLINE 33' FOR POB; TH S 81DEG 01' E 149.90'; TH N 08DEG 59' E 120', TH S 81DEG 01' E ALONG SLY LI OF MCCLISH CT 187.70'; TH S 38DEG 31' 00" W ALONG NWLY LI OF AUSTIN DR 140.37'; TH WLY & SLY ALONG A 50' WIDE CURVE TO THE LEFT ALONG A CUL-DESAC ON AUSTIN DR AN ARC DISTANCE OF 124.51', SD CURCE BEING SUBTENDE BY A CORD WHICH BEARS S 38DEG 16' 21" W 94.90'; TH S 16DEG 34' 41" E 103.17'; TH S 70DEG 46' 28" E 5.90'; TH N 73DEG 13' 18" W 66.62'; TH NE 08DEG 59' 00" E ALONG ELY LI OF PORTAGE RD 180.22 TO POB. EXCLUDING: SEC 26-3-11 BEG AT A PT 278.47 FT NLY OF NW COR LOT 88 ASSRS PLAT OF DIXIE MAC PARK, TH S 81 DEG 01 MIN E 203.43 FT, TH S 18 DEG 15 MIN W 60.93 FT, TH S 79 DEG 36 MIN E 66.68 FT, TH N 18 DEG 59 MIN E 60 FT, TH N 70 DEG 46 MIN 28 SEC W 5.90 FT, TH N 16 DEG 21 MIN 19 SEC W 103.27 FT TH N 38 DEG 33 MIN 17 SEC E 3.81 FT, TH W 220 FT, TH SLY TO P.O.B.

From B-3 General Business District to LC-C Lake Center Core District.

85. Parcel Number: 00026-001-B

Property Address: 9029 PORTAGE RD

Legal Description: A PARCEL OF LAND SITUATED IN THE NW FRACTIONAL 1/4 OF SEC 26-T3W-R11W; BEG AT THE NE COR OF LOT 88 ASSESSOR'S PLAT OF DIXIE-MAC PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF; TH N08DEG48'00"E 97.70 FT ALONG THE E ROW LI OF PORTAGE RD; TH S81DEG12'00"E 8 FT PERPENDICULAR WITH SAID EAST ROW LI; TH N08DEG48'00"E 79.97 FT PARALLEL WITH SAID E ROW LI; TH S80DEG59'42"E 182 FT; TH S08DEG05'34"E 63 FT; TH S02DEG26'40"W 70.19 FT; TH S24DEG28'09"E 20.60 FT; TH S19DEG54'00"W 30 FT (MEASURED AT S20DEG05'01"W 30.14 FT) TO THE N LI OF SAID LOT 88; TH N81DEG19'00"W 33.52 FT (MEASURED AT N81DEG06'55"W 33.80 FT) ALONG SAID N LI OF LOT 88 TO A POINT ON SAID S LI OF LOT 88, 187.76 FT (MEASURED AT 187.68 FT) EASTERLY FROM SAID NW COR OF LOT 88; TH S14DEG18'00"W 37.18 FT)MEASURED AT S14DEG12'11"W) ALONG A LINE WHICH EXTENDS SOUTHWESTERLY TO A POINT ON THE S LI OF SAID LOT 88, 20 FT WESTERLY FROM THE EASTERLY LI OF AUSTIN STREET; TH N81DEG19'00"W 184.20 FT (MEASURED AT N81DEG16'09"W 184.18 FT) PARALLEL WITH SAID N LI OF LOT 88 TO THE W LI OF SAID LOT 88 AND SAID EAST ROW LI OF PORTAGE RD; TH N08DEG48'00"E 37 FT ALONG SAID W LI OF LOT 88 & THE E ROW LI OF PORTAGE RD TO THE POB, CONTAINING 1.00 ACRES OF LAND.

From B-3 General Business District and R-1A One-Family Residential District to LC-C Lake Center Core District.

86. Parcel Number: 00026-003-O

Property Address: 9001 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT A PT 278.47 FT NLY OF NW COR LOT 88 ASSRS

PLAT OF DIXIE MAC PARK, TH S 81 DEG 01 MIN E 203.43 FT, TH S 18 DEG 15 MIN W 60.93 FT, TH S 79 DEG 36 MIN E 66.68 FT, TH N 18 DEG 59 MIN E 60 FT, TH N 70 DEG 46 MIN 28 SEC W 5.90 FT, TH N 16 DEG 21 MIN 19 SEC W 103.27 FT TH N 38 DEG 33 MIN 17 SEC E 3.81 FT, TH W 220 FT, TH SLY TO P.O.B.

From B-3 General Business District and R-1A One-Family Residential District to LC-C Lake Center Core District.

87. Parcel Number: 00026-005-O

Property Address: 9009 PORTAGE RD

Legal Description: SEC 26-3-11 COM AT PT IN ELY LI PORTAGE RD N 8 DEG 59 MIN E 218.47 FT FROM NW COR LOT 88 OF ASSESSORS PLAT OF DIXIE MAC PARK TH N 8 DEG 59 MIN E ALG ELY LI SD RD 60 FT TH S 81 DEG 01 MIN E 203.43 FT TH S 18 DEG 59 MIN W 60.93 FT TH N 81 DEG 01 MIN W 192.86 FT TO PL OF BEG

From B-3 General Business District to LC-C Lake Center Core District.

88. Parcel Number: 00340-058-O

Property Address: 9008 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 58 THRU 60

From B-3 General Business District to LC-C Lake Center Core District.

89. Parcel Number: 00340-061-O

Property Address: 8948 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOT 61

From B-3 General Business District to LC-C Lake Center Core District.

90. Parcel Number: 00340-062-O

Property Address: 8944 PORTAGE RD

Legal Description: AMES WEST LAKE PARK Lot 62, Lot 63, Lot 64, Lot 65

From B-3 General Business District to LC-C Lake Center Core District.

91. Parcel Number: 00340-066-O

Property Address: 8928 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 66-67-& S 12 FT LOT 68

From B-3 General Business District to LC-C Lake Center Core District.

92. Parcel Number: 00340-069-O

Property Address: 8910 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 69-70-71 & N 32 FT LOT 68

From B-3 General Business District to LC-C Lake Center Core District.

93. Parcel Number: 00340-087-A

Property Address: 8842 PORTAGE RD

Legal Description: AMES WEST LAKE PARK LOTS 87 & 88

From B-3 General Business District to LC-C Lake Center Core District.

94. Parcel Number: 02140-001-A

Property Address: 9110 PORTAGE RD

Legal Description: ASSESSORS PLAT OF DIXIE-MAC PARK LOTS 1-4 & N 10 FT OF LOT 5 ALSO AMES WEST LAKE PARK LOT 57 ALSO ASSESSORS PLAT OF DIXIE-MAC PARK LOT 89 EXC THAT PART BEG SW COR TH N 3 DEG 22 MIN W ALG WLY LI SD LOT 60 FT TH S 84 DEG 17 MIN E PAR S LI SD LOT 110.71 FT TH S 16 DEG 46 MIN W ALG WLY LI PORTAGE RD 60.37 FT TO SE COR SD LOT TH W ALG S LI SD LOT 89.67 FT TO PL OF BEG ALSO ASSESSORS PLAT OF DIXIE-MAC PARK THAT PART OF LOT 89 BEG SW COR TH N 3 DEG 22 MIN W ALG WLY LI SD LOT 60 FT TH S 84 DEG 17 MIN E PAR S LI SD LOT 110.71 FT TH S 16 DEG 46 MIN W ALG WLY LI PORTAGE RD 60.37 FT TO SE COR SD LOT TH W ALG S LI SD LOT 89.67 FT TO PL OF BEG

From B-3 General Business District to LC-C Lake Center Core District.

95. Parcel Number: 02140-005-O

Property Address: 9138 PORTAGE RD

Legal Description: ASSESSORS PLAT OF DIXIE-MAC PARK TH S 45 FT OF LOT 5, LOTS 6 & 7, ALSO N 40 FT OF LOT 8

From B-3 General Business District to LC-C Lake Center Core District.

96. Parcel Number: 02140-081-A

Property Address: 9113 PORTAGE RD

Legal Description: ASSESSORS PLAT OF DIXIE-MAC PARK LOTS 80-81-82-84-85-86-87-88 EXC COM N W COR SD LOT 88 TH S 81 DEG 19 MIN E ALG N LI 187.76 FT TO PL OF BEG TH S WLY 174 FT TO PT IN S LI LYING 20 FT WLY OF N W COR LOT 79 TH E ALG S LI LOT 88 TO S E COR TH NELY ALG E LI SD LOT TO NE COR SD LOT TH WLY ALG N LI TO P.O.B. ALSO EXC THE NLY 37 FT OF LOT 88.

From B-3 General Business District to LC-C Lake Center Core District.

97. Parcel Number: 02140-083-O

Property Address: 9125 PORTAGE RD

Legal Description: ASSESSORS PLAT OF DIXIE-MAC PARK LOT 83

From B-3 General Business District to LC-C Lake Center Core District.

98. Parcel Number: 00026-040-O

Property Address: 9848 PORTAGE RD

Legal Description: Section 26-3-11 Beginning at a point on the west line of Section 26 at a point 300.01 feet north of the SW corner of Section 26; thence North 340.19 feet; thence East

372.18 feet to the westerly right-of-way line of Porage Road; thence Southwesterly 225 feet along said westerly line; thence West 187.01 feet; thence South 115 feet; thence West 142.21 feet to the place of beginning.

From I-1 Light Industrial District to LC-B Lake Center Business District.

99. Parcel Number: 00026-041-O

Property Address: 9950 PORTAGE RD

Legal Description: SEC 26-3-11 BEG SW COR SEC 26 TH N ALG W LI SD SEC 300.01 FT, TH E 307.24 FT TO WLY ROW PORTAGE RD, TH S 10 DEG 32 MIN W ALG SD ROW 305.15 FT TO S LI SD SEC, TH W ALG S LI 249.93 FT TO PL OF BEG. RES S 33 FT FOR HWY. 1.92 A

From I-1 Light Industrial District to LC-B Lake Center Business District.

100. Parcel Number: 00026-045-O

Property Address: 9918 PORTAGE RD

Legal Description: SEC 26-3-11 COM AT SW COR SEC 26 TH E ALG S LI SEC 249.93 FT TO WLY LI OF PORTAGE RD TH N 10 DEG 32 MIN E ALG W LY LI SD RD 305.15 FT FOR POB TH W PAR S LI SD SEC 165.03 FT TH N 0 DEG 17 MIN 30 SEC W PAR W LI SEC 115 FT TH E PAR S LI SEC 187.01 FT TO WLY LI PORTAGE RD TH S 10 DEG 32 MIN W ALG WLY LI SD RD 116.97 FT TO PL OF BEG 0.46 A

From I-1 Light Industrial District to LC-B Lake Center Business District.

101. Parcel Number: 00026-050-O

Property Address: 9830 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 0 DEG 17 MIN 30 SEC W ALG W LI SD SEC 640.20 FT FOR PL OF BEG. TH CONT N 0 DEG 17 MIN 30 W 190 FT TO A PT TH S 89 DEG 54 MIN E PAR N LI S1/4 S1/2 SD SEC 408.46 FT TO W ROW LI PORTAGE RD TH S10 DEG 32 MIN W ALG SD ROW 193.19 FT TH N 89 DEG 54 MIN W PAR N LI S1/2 S1/2 SD SEC 372.18 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

102. Parcel Number: 00026-055-O

Property Address: 9820 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 0 DEG 17 MIN 30 SEC W ALG W LI SD SEC 830.20 FT FOR PL OF BEG TH CONT N ALG W LI 100 FT TH E 427.56 FT TO W ROW LI PORTAGE RD, TH S 10 DEG 32 MIN W ALG SD ROW TO A POINT 408.46 FT E OF PL OF BEG, TH W 408.46 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

103. Parcel Number: 00026-056-O

Property Address: 9810 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 930.20 FT FOR PL OF BEG, TH CONT N ALG W LI 100 FT, TH E 446.66 FT TO W ROW LI PORTAGE RD, TH S 10 DEG 32

MIN W ALG SD ROW 101.68 FT, TH W 427.56 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

104. Parcel Number: 00026-057-O

Property Address: 9782 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 1030.20 TO PL OF BEG, TH CONT N ALG W LI 110 FT, TH E 467.67 FT TO W ROW LI PORTAGE RD, TH S 10 DEG 32 MIN W ALG SD ROW 111.85 FT, TH W 446.66 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

105. Parcel Number: 00026-058-O

Property Address: 9764 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26 TH N 1140.20 FT FOR PL OF BEG TH CONT N 122.14 FT TH E 491 FT TO W R O W LI PORTAGE ROAD, TH S 10 DEG 32 MIN W ALG SD ROW LI TO A PT 467.67 FT E OF PL OF BEG, TH W 467.67 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

106. Parcel Number: 00026-060-O

Property Address: 9718 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT PT ON W LI PORTAGE RD 50.78 FT S OF CTR LI STANLEY AVE IN SEC 26, TH W 490.71 FT, TH N 0DEG 17'30"W 394.46 FT, TH E 331.61 FT, TH S 136.81 FT, TH E 206.47 FT TO W LI PORTAGE RD, TH S 9DEG 57'19" W 262.45' FT TO P.O.B.

From I-1 Light Industrial District to LC-B Lake Center Business District.

107. Parcel Number: 00026-065-O

Property Address: 9702 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT A PT ON W LI PORTAGE RD 201.22 FT N OF CTR LI STANLEY AVE IN SEC 26, TH NELY ALG SD W LI 167.68 FT, TH W 230.47 FT, TH SWLY PAR CL PORTAGE ROAD 28.9 FT, TH S 136.81 FT, TH E 206.47 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

108. Parcel Number: 00026-066-O

Property Address: 9650 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT A PT ON W LI PORTAGE ROAD 368.89 FT NELY ALG W LI SD ROAD FROM ITS INTERSECTION WITH CL STANLEY AVE TH NELY ALG SD W LI 132 FT, TH W PAR S LI SD SEC 302.44 FT, TH SWLY PAR PORTAGE ROAD 132 FT TH E 302.44 FT TO PL OF BEG

From I-1 Light Industrial District to LC-B Lake Center Business District.

109. Parcel Number: 00026-070-B

Property Address: 9616 PORTAGE RD

Legal Description: SECTION 26-3-11 BEG AT A PT 500.9 FT NELY OF INT OF STANLEY & PORTAGE RD, TH W 335.44 FT, TH SWLY PAR CL PORTAGE RD 132 FT, TH E 71.91 FT, TH SWLY 28.9 FT, TH W 331.61 FT TO W LI OF SEC 26, TH N ALG SD LI TO S LI MCCAMLEY GARDENS PLAT, TH E ALG SD LI TO NW COR OF LOT 24, TH S 70 FT, TH E TO CL OF PORTAGE RD, TH SWLY 290 FT TO P.O.B. ALSO THE FOLLOWING LOTS IN THE SUPERVISORS PLAT OF MCCAMLEYS GARDENS, THE SOUTH 198 FEET OF LOT 1, LOTS 12 - 20 AND LOT 24. Excluding from the rezoning that part of the above described parcel lying North of Fairlane Lane, an unimproved right-of-way.

From OS-1 Office Service District to LC-B Lake Center Business District.

110. Parcel Number: 00026-070-J

Property Address: 9617 PORTAGE RD

Legal Description: Rezoning only that area of the following description that is currently Zone B-3.

SECTION 26-3-11 BEG AT SW COR OF LOT 32 PLAT OF MCCAMLEY MANOR, TH S 10 DEG W 221.72 FT, TH W 165 FT, TH S 10 DEG W 67.13 FT, TH E 165 FT, TH S 10 DEG W 369.2 FT, TH W 165 FT, TH S 10 DEG W 67.13 FT, TH E 165 FT, TH S 10 DEG W 64.94 FT, TH E 165.15 FT, TH S 10 DEG W 134.13 FT, TH E 382.08 FT, TH N 200 FT, TH E 220 FT, TH N 712.60 FT, TH W TO P.O.B.

From B-3 General Business District to LC-B Lake Center Business District.

111. Parcel Number: 00026-080-O

Property Address: 9551 PORTAGE RD

Legal Description: SEC 26-3-11 N1/2 OF FLWG DESC PROP BEG AT INT OF ELY LI PORTAGE RD WITH N LI STANLEY DR TH NELY ALG ELY LI PORTAGE RD 701.72 FT FOR POB SD PT BEING 610.5 FT S OF E&W1/4 LI SEC 26 TH NELY ALG ELY LI OF SD RD 369.2 FT TO PT 247.5 FT S OF E&W1/4 LI TH E PAR SD E&W1/4 LI 165 FT TH SWLY PAR TO ELY LI PORTAGE RD 369.2 FT TH W 165 FT TO BEG

From B-3 General Business District to LC-B Lake Center Business District.

112. Parcel Number: 00026-085-A

Property Address: 9599 PORTAGE RD

Legal Description: SECTION 26-3-11 THE S 1/2 OF FOLLOWING, COM AT INT OF ELY LI OF PORTAGE RD WITH N LI OF STANLEY AVE, TH NLY ALG E LI OF PORTAGE RD 701.72 FT FOR P.O.B., TH CONT NLY ALG SD RD 369.2 FT, TH E 165 FT, TH SWLY PAR WITH E LI OF PORTAGE RD 369.2 FT, TH W 165 FT TO P.O.B.

From B-3 General Business District to LC-B Lake Center Business District.

113. Parcel Number: 00026-085-B

Property Address: 9651 PORTAGE RD

Legal Description: Section 26-3-11 COM AT INT OF ELY LI PORTAGE RD WITH N LI OF STANLEY AVE, TH NLY ALG E LI OF PORTAGE RD 265.39 FT FOR P.O.B., TH CONT ALG SD E LI 369.2 FT, TH E 165 FT, TH SWLY PAR WITH E LI OF PORTAGE RD 369.2 FT, TH W 165 FT TO P.O.B.

From B-3 General Business District to LC-B Lake Center Business District.

114. Parcel Number: 00026-090-O

Property Address: 9711 PORTAGE RD

Legal Description: Section 26-3-11 Commencing at the intersection of the easterly line of Portage Road with the north line of Stanley Avenue; thence Northeasterly 134.13 feet along the easterly line of Portage Road for the point of beginning; thence East 164.85 feet parallel to the north line of Stanley Avenue; thence Northeasterly 64.94 feet parallel with the easterly line of Portage Road to a point which is 1105.5 feet south of the E&W ¼ line of Section 26; thence West 165 feet parallel with said E&W ¼ line to the easterly line of Portage Road; thence Southwesterly 64.13 feet along the easterly line of Portage Road to the place of beginning.

From I-1 Light Industrial District to LC-B Lake Center Business District.

115. Parcel Number: 00026-095-O

Property Address: 9717 PORTAGE RD

Legal Description: SEC 26-3-11 BEG AT INT OF ELY LI PORTAGE RD WITH N LI STANLEY AVE IN SEC 26 TH NELY ALG ELY LI PORTAGE RD 134.13 FT TH E PAR TO N LI STANLEY AVE 330 FT TH SWLY PAR TO ELY LI PORTAGE RD 134.13 FT TO N LI STANLEY AVE TH W THEREON 330 FT TO PL OF BEG

From I-1 Light Industrial District to LC-B Lake Center Business District.

116. Parcel Number: 00026-155-T

Property Address: 2020 STANLEY AVE

Legal Description: That part of the SW ¼ of Section 26 T3S R11W, commencing at the south 1/4 post of Section 26; thence South 90 degrees 00' 00" West 1315.07 feet along the south line of Section 26; thence North 00 degrees 30' 00" West 82.50 feet to a point that is 1050.18 feet (recorded as 1050.11) east of the easterly line of Portage Road (66 feet wide); thence South 90 degrees 00' 00" West 250.11 feet to a point that is 800.07 feet (recorded as 800.00) east of the easterly line; thence North 10 degrees 32' 00" East 668.83 feet parallel with said easterly line; thence North 81 degrees 07' 12" West 297.88 feet to the point of beginning of this description; thence South 87 degrees 48' 35" West 57.66 feet; thence South 90 degrees 00' 00" West 225.00 feet; thence North 10 degrees 32' 00" East 326.54 feet; thence North 89 degrees 57' 30" West 82.97 feet; thence North 10 degrees 32' 00" East 175.53 feet to the south line of Stanley Avenue (66 feet wide); thence North 89 degrees 59' 00" East 365.21 feet along said south line; thence South 10 degrees 32' 00" West 500.00 feet to the point of beginning. Contains approximately 3.53 Acres

From I-1 Light Industrial District to LC-B Lake Center Business District.

117. Parcel Number: 00026-155-V

Property Address: 9945 PORTAGE RD

Legal Description: PHASE II - PART OF THE SW 1/4 OF SEC 26, TOWN 3 SOUTH, RANGE 11 WEST; COM AT THE S 1/4 POST OF SAID SEC 26; TH S 90 DEG 00'00" W ON THE S LI OF SAID SEC 1257.87 FT (RECORDED AS 1315.07 FT); TH N 00 DEG 30'00" W 82.50 FT TO A POINT THAT IS 1050.18 FT N 90 DEG 00'00"E OF THE EASTERLY RIGHT-OF-WAY LI OF PORTAGE RD (56 FT WIDE); TH S 90 DEG 00'00"W PARALLEL WITH SAID S SEC LI 638.66 FT TO THE POB OF THE LAND HEREIN DESCRIBED: TH CONTINUING S 90 DEG 00'00" W

167.38 FT; TH N 10 DEG 32'00"W 364.06 FT; TH S 79 DEG 28'00" E 134.00 FT; TH SOUTHEASTERLY 48.69 FT ON A 31.00 FOOT RADIUS CURVE TO THE RIGHT WHILE CHORD BEARS S 24 DEG 28'00" E 43.84 FT; TH S 10 DEG 32'00" W 302.38 FT TO THE POB. CONTAINING 1.32 ACRES MORE OR LESS. PHASE III - PART OF THE SW 1/4 OF SEC 26, TOWN 3 SOUTH, RANGE 11 WEST; COM AT THE S 1/4 POST OF SAID SEC 26; TH S 90 DEG 00'00" W ON THE S LI OF SAID SEC 1257.87 FT (RECORDED AS 1315.07 FT); TH N 00 DEG 30'00" W 82.50 FT TO A POINT THAT IS 1050.18 FT ; TH N 90 DEG 00'00" W OF THE EASTERLY RIGHT-OF-WAY LI OF PORTAGE RD (66 FT WIDE); TH S 90 DEG 00'00" W PARALLEL WITH SAID S SEC LINE 806.49 FT TO THE POB OF LAND HEREIN DESCRIBED; TH CON S 90 DEG 00'00" W 243.69 FT TO THE EASTERLY RIGHT-OF-WAY LI OF SAID PORTAGE RD; TH N 10 DEG 32'00"W ON SAID EASTERLY RIGHT-OF-WAY LI 321.09 FT; TH NORTHEASTERLY 19.34 FT ON A 34.00 FOOT RADIUS CURVE TO THE R WHOSE CHORD BEARS N 73 DEG 46'51" E 19.08 FT; TH S 89 DEG 55'27" E 23.66 FT; TH NORTHEASTERLY 15.24 FT ON A 26.09 FT RADIUS CURVE TO THE L WHOSE CHORD BEARS N 76 DEG 44'05" E 15.02 FT; TH N 54 DEG 42'39" E 82.97 FT; TH NORTHEASTERLY 24.34 FT ON A 31.00 FT RADIUS CURVE TO THE R WHOSE CHORD BEARS N 78 DEG 02'24" E 23.72 FT; TH S 79 DEG 28'00" E 105.81 FT; TH S 10 DEG 32'00" W 364.06 FT TO THE POB. CONTAINING 1.98 ACRES MORE OR LESS.

From I-1 Light Industrial District to LC-B Lake Center Business District.

118. Parcel Number: 00026-155-Y

Property Address: 9879 PORTAGE RD

Legal Description: COM IN THE SW CORNER OF SEC 26, TOWN 3 S, RANGE 11 W; TH E ALONG THE S LN OF SD SEC 316.98 FT; TH N 10 DEG 32 MIN E 497.27 FT FOR THE PLACE OF BEGINNING; TH E 440.0 FT; TH N 10 DEG 32 MIN E 300.0 FT; TH W 440.0 FT; TH S 10 DEG 32 MIN W 300.0 FT TO THE POB. ALSO INCLUDING THAT PART OF THE SW 1/4 OF SEC 26, TOWN 3 S, RANGE 11 W DESCRIBED AS: COMM AT THE S 1/4 CORNER OF SD SEC 26; TH S 90 DEG 00 MIN 00 SEC W ALONG THE S LN OF SD SEC 1315.07 FT; TH N 00 DEG 30 MIN 00 SEC W 82.50 FT TO A PT THAT IS 1050.18 (RECORDED AS 1050.11) FT E OF THE ELY LN OF PORTAGE ROAD (66 FT WIDE); TH S 90 DEG 00 MIN 00 SEC W 250.11 FT TO A PT THAT IS 800.07 (RECORDED AS 800.00) FT E OF SD ELY LN; TH N 10 DEG 32 MIN 00 SEC E PARALLEL WITH SD ELY LN 346.23 FT TO THE PT OF BEGINNING OF THIS DESCRIPTION; TH N 81 DEG 07 MIN 12 SEC W 427.56 FT; TH N 90 DEG 00 MIN 00 SEC E 74.63 FT; TH N 10 DEG 32 MIN 00 SEC E 300.00 FT; TH N 87 DEG 48 MIN 35 SEC E 57.66 FT; TH S 81 DEG 07 MIN 12 SEC E 297.88 FT; TH S 10 DEG 32 MIN 00 SEC W 322.60 FT TO THE POB.

From I-1 Light Industrial District to LC-B Lake Center Business District.

119. Parcel Number: 00026-156-O

Property Address: 9835 PORTAGE RD

Legal Description: SEC 26-3-11 COM SW COR SEC 26, TH E ALG S LI SD SEC 316.98 FT, TH N 10 DEG 32 MIN E 797.27 FT FOR PL OF BEG, TH E 215 FT, TH N 10 DEG 32 MIN E 140.3 FT TH W 215 FT, TH S 10 DEG 32 MIN W 140.3 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

120. Parcel Number: 00026-157-O

Property Address: 2050 STANLEY AVE

Legal Description: SEC 26-3-11 COM S 1/4 POST SECTION 26, TH W ALG S LI SD SEC 1315.07 FT, TH N 82.5 FT, TH W 250.11 FT, TH N 10 DEG 32 MIN E 968.83 FT TO PL OF BEG, TH N 10 DEG 32 MIN 33 SEC E 256.88 FT TO S LI STANLEY AVE, TH N 89 DEG 57 MIN 30 SEC W 302.88 FT, TH S 10 DEG 32 MIN W 200 FT, TH S 79 DEG 08 MIN E 297.78 FT TO PL OF BEG. 1.56 AC +/-

From I-1 Light Industrial District to LC-B Lake Center Business District.

121. Parcel Number: 00026-159-O

Property Address: 9801 PORTAGE RD

Legal Description: SEC 26-3-11 COM S 1/4 POST SECTION 26, TH W ALG S LI SD SEC 1315.07 FT, TH N 82.5 FT, TH W 1050.11 FT TO E LI PORTAGE RD, TH N 10 DEG 32 MIN E ALG SD E LI 853.66 FT TO PL OF BEG; TH S 89 DEG 57 MIN 30 SEC E 215 FT, TH N 10 DEG 32 MIN E 186.4 FT, TH N 89 DEG 57 MIN 30 SEC W 215 FT, TH S 10 DEG 32 MIN W 186.4 FT TO PL OF BEG.

From I-1 Light Industrial District to LC-B Lake Center Business District.

122. Parcel Number: 00026-160-O

Property Address: 9735 PORTAGE RD

Legal Description: SEC 26-3-11 COM AT INT OF S LI STANLEY AVE & E LI PORTAGE RD TH E ALG S LI STANLEY AVE 132 FT TH S 10 DEG 15 MIN W PAR TO E LI PORTAGE RD 99 FT TH W PAR TO S LI STANLEY AVE 132 FT TO E LI PORTAGE RD TH N ALG E LI PORTAGE RD 99 FT TO BEG

From B-2 Community Business District to LC-B Lake Center Business District.

123. Parcel Number: 00026-165-O

Property Address: 9741 PORTAGE RD

Legal Description: Section 26-3-11 Commencing at the intersection of the south line of Stanley Avenue with the east line of Portage Road; thence South 10 degrees 15 minutes West 99 feet along the easterly line of Portage Road for the place of beginning; thence South 10 degrees 15 minutes west 80 feet along the easterly line of Portage Road; thence East 132 feet parallel to the south line of Stanley Avenue; thence North 80 feet parallel to the easterly line of Portage Road; thence West 132 feet parallel to the south line of Stanley Avenue to the place of beginning.

From I-1 Light Industrial District to LC-B Lake Center Business District.

124. Parcel Number: 00035-010-H

Property Address: 10131 PORTAGE RD

Legal Description: Part of the northwest 1/4 of Section, T3S, T11W, described as: commencing at the northwest corner of Section 35; thence North 89 degrees 52 minutes 01 seconds East 317.57 feet (recorded as 322.53 feet and 317.07 feet) on the north line of Section 35 to the easterly right of way line of Portage Road; thence South 10 degrees 32 minutes 00 seconds West 454.24 feet (recorded 454.14 feet) on said easterly right of way line to the point of beginning of the land herein described; thence North 89 degrees 52 minutes 01 seconds East 302.55 feet; thence South 10 degrees 32 minutes 00 seconds West 110.60 feet; thence South 89 degrees 52 minutes 01 seconds West 302.55 feet to said easterly right of way line; thence North 10 degrees

32 minutes 00 seconds East 110.60 feet on said easterly right of way line to the point of beginning. Also part of the northwest 1/4 of Section 35, T3S, R11W, described as: commencing at the northwest corner of Section 35; thence North 89 degrees 52 minutes 01 seconds East 317.57 feet (recorded as 322.53 feet and 317.07 feet) on the north line of Section 35 to the easterly right of way line of Portage Road; thence South 10 degrees 32 minutes 00 seconds West 564.84 feet on said easterly right of way line to the point of beginning of the land herein described; thence North 89 degrees 52 minutes 01 seconds East 302.55 feet; thence South 10 degrees 32 minutes 00 seconds West 110.61 feet; thence South 89 degrees 52 minutes 01 seconds West 302.55 feet to said easterly right of way line; thence North 10 degrees 32 minutes 00 seconds East 110.61 feet on said easterly right of way line to the point of beginning. Also part of the northwest 1/4 of Section 35, T3S, R11W, described as: commencing at the northwest corner of Section 35; thence North 89 degrees 52 minutes 01 seconds East 317.57 feet (recorded as 322.53 feet and 317.07 feet) on the north line of Section 35 to the easterly right of way line of Portage Road; thence South 10 degrees 32 minutes 00 seconds West 675.45 feet on said easterly right of way line to the point of beginning of the land herein described; thence North 89 degrees 52 minutes 01 seconds East 302.55 feet; thence South 10 degrees 32 minutes 00 seconds West, 110.61 feet; thence South 89 degrees 52 minutes 01 seconds West 302.55 feet to said easterly right of way line; thence North 10 degrees 32 minutes 00 seconds East 110.61 feet on said easterly right of way line to the point of beginning. Also part of the northwest 1/4 of Section 35, T3S, R11W, described as: commencing at the northwest corner of Section 35; thence North 89 degrees 52 minutes 01 seconds East 317.57 feet (recorded as 322.53 feet and 317.07 feet) on the north line of Section 35 to the easterly right of way line of Portage Road; thence South 10 degrees 32 minutes 00 seconds West 786.06 feet on said easterly right of way line; thence North 89 degrees 52 minutes 01 seconds East 200.00 feet to the point of beginning of the land herein described; thence North 89 degrees 52 minutes 01 seconds East 102.55 feet; thence South 10 degrees 32 minutes 00 seconds West 229.61 feet to the north right-of-way line of Weatherbee Road; thence South 89 degrees 39 minutes 11 seconds West (recorded as South 89 degrees 44 minutes 03 seconds West) 102.62 feet (recorded as 100.00 feet) on said north right of way line; thence North 10 degrees 32 minutes 00 seconds East 230.00 feet to the point of beginning.

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

125. Parcel Number: 00035-011-O

Property Address: 10143 PORTAGE RD

Legal Description: SEC 35-3-11 BEG AT A PT 317.07 FT E AND S 10 DEG 32 MIN W 785.96 FT FROM NW COR SEC 35, TH E 200 FT, TH S 10 DEG 32 MIN W 110 FT, TH W 200 FT TO E LI PORTAGE ROAD, TH N 10 DEG 32 MIN E 110 FT TO PL OF BEG.

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

126. Parcel Number: 00035-012-O

Property Address: 10145 PORTAGE RD

Legal Description: SEC 35-3-11 BEG AT A PT 317.07 FT E AND S 10 DEG 32 MIN W 895.96 FT FROM NW COR SEC 35, TH E 200 FT, TH S 10 DEG 32 MIN W 120 FT TO N LI WEATHERBEE ROAD, TH W ALG N LI SD ROAD 200 FT TO E LI PORTAGE ROAD, TH N 10 DEG 32 MIN E 120 FT TO PL OF BEG.

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

127. Parcel Number: 00035-040-O

Property Address: 10331 PORTAGE RD

Legal Description: SEC 35-3-11 COM 950 FT N OF W1/4 POST SEC 35 TH N 50 FT, TH N 89 DEG 57 MIN E 165 FT, TH S 50 FT TH S 89 DEG 57 MIN W 165 FT TO BEG .15 A

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

128. Parcel Number: 00035-045-O

Property Address: 10341 PORTAGE RD

Legal Description: SEC 35-3-11 BEG AT PT IN W LI SEC 35 824 FT N OF W1/4 POST SD SEC TH N 126 FT TH N 89 DEG 57 MIN E 165 FT, TH S 126 FT, TH S 89 DEG 57 MIN W 165 FT TO P.O.B.

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

129. Parcel Number: 00035-050-O

Property Address: 10351 PORTAGE RD

Legal Description: SEC 35-3-11 BEG IN W LI SEC 35 748 FT N OF W1/4 POST, TH N 76 FT, TH S 89 DEG 57 MIN E 165 FT, TH N 176 FT, TH N 89 DEG 57 MIN E 99 FT, TH S 242 FT, TH S 89 DEG 57 MIN W 264 FT TO BEG ALSO N 10FT OF LOT 1 RECD PLAT OF AUSTIN GROVE.

From RM-1 Multi-Family Residential District and R-1B One-Family Residential District to LC-B Lake Center Business District.

130. Parcel Number: 00520-001-O

Property Address: 10371 PORTAGE RD

Legal Description: AUSTIN GROVE LOT 1 EXC N 10 FT. ALSO LOTS 2 TH 10 ALSO BEG SE COR LOT 10 TH ELY 27 FT TH N TO A PT ON A LINE THAT IS A CONTINUATION OF THE S LI OF N 10 FT OF LOT 1 TH W TO E LI SD LOT 1 TH S ALG E LI LOTS 1 THRU 10 SD PLAT TO PL OF BEG

From RM-1 Multi-Family Residential District to LC-B Lake Center Business District.

131. Parcel Number: 00520-011-O

Property Address: 10429 PORTAGE RD

Legal Description: AUSTIN GROVE LOTS 11 THRU 20 ALSO BEG AT NE COR LOT 11, TH S ALG W LINE OUT LOT A TO SE COR LOT 20, TH E 60 FT, TH N PAR W LINE OUT LOT A TO EXT E OF N LI LOT 11, TH W 60 FT TO PL OF BEG.

From RM-1 Multi-Family Residential District, R-1A One-Family Residential District, and R-1B One-Family Residential District to LC-B Lake Center Business District.

132. Parcel Number: 00605-130-R

Property Address: 9830 NAVY PIER ST

Legal Description: Commencing at the south 1/4 post of Section 26, thence North 90 degrees 00 minutes 00 seconds West 1315.07 feet along the south line of Section 26 to a point North 90 degrees 00 minutes 00 seconds West 517.63 feet from the southwest corner of AUSTIN VIEW NO 4; thence North 00 degrees 30 minutes 00 seconds West 82.50 feet; thence North 90 degrees 00 minutes 00 seconds West 250.11 feet parallel to said south line to a point which is South 90

degrees 00 minutes 00 seconds East 800.00 feet from the east line of Portage Road (66 feet wide); thence North 10 degrees 32 minutes 00 seconds East 668.83 feet parallel to the east line of Portage Road to the point of beginning of this description; thence North 10 degrees 32 minutes 00 seconds East 300.00 feet; thence North 81 degrees 07 minutes 12 seconds West 297.88 feet; thence South 10 degrees 32 minutes 00 seconds West 300.00 feet; thence South 81 degrees 07 minutes 12 seconds East 297.88 feet to the point of beginning

From I-1 Light Industrial District to LC-B Lake Center Business District.

133. Parcel Number: 01630-001-O

Property Address: 9917 PORTAGE RD UNIT 1

Legal Description: UNIT 1, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

134. Parcel Number: 01630-002-O

Property Address: 9917 PORTAGE RD UNIT 2

Legal Description: UNIT 2, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

135. Parcel Number: 01630-003-O

Property Address: 9917 PORTAGE RD UNIT 3

Legal Description: UNIT 3, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

136. Parcel Number: 01630-004-O

Property Address: 9917 PORTAGE RD UNIT 4

Legal Description: UNIT 4, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

137. Parcel Number: 01630-005-O

Property Address: 9917 PORTAGE RD UNIT 5

Legal Description: UNIT 5, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

138. Parcel Number: 01630-006-O

Property Address: 9917 PORTAGE RD UNIT 6

Legal Description: UNIT 6, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

139. Parcel Number: 01630-007-O

Property Address: 9917 PORTAGE RD UNIT 7
Legal Description: UNIT 7, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

140. Parcel Number: 01630-008-O

Property Address: 9917 PORTAGE RD UNIT 8
Legal Description: UNIT 8, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

141. Parcel Number: 01630-009-O

Property Address: 9917 PORTAGE RD UNIT 9
Legal Description: UNIT 9, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

142. Parcel Number: 01630-010-O

Property Address: 9917 PORTAGE RD UNIT 10
Legal Description: UNIT 10, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

143. Parcel Number: 01630-011-O

Property Address: 9917 PORTAGE RD UNIT 11
Legal Description: UNIT 11, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

144. Parcel Number: 01630-012-O

Property Address: 9917 PORTAGE RD UNIT 12
Legal Description: UNIT 12, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

145. Parcel Number: 01630-013-O

Property Address: 9917 PORTAGE RD UNIT 13
Legal Description: UNIT 13, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

146. Parcel Number: 01630-014-O

Property Address: 9917 PORTAGE RD UNIT 14
Legal Description: UNIT 14, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

147. Parcel Number: 01630-015-O

Property Address: 9917 PORTAGE RD UNIT 15
Legal Description: UNIT 15, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

148. Parcel Number: 01630-016-O

Property Address: 9917 PORTAGE RD UNIT 16
Legal Description: UNIT 16, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

149. Parcel Number: 01630-017-O

Property Address: 9917 PORTAGE RD UNIT 17
Legal Description: UNIT 17, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

150. Parcel Number: 01630-018-O

Property Address: 9917 PORTAGE RD UNIT 18
Legal Description: UNIT 18, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

151. Parcel Number: 01630-019-O

Property Address: 9917 PORTAGE RD UNIT 19
Legal Description: UNIT 19, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

152. Parcel Number: 01630-020-O

Property Address: 9917 PORTAGE RD UNIT 20
Legal Description: UNIT 20, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

153. Parcel Number: 01630-021-O

Property Address: 9917 PORTAGE RD UNIT 21
Legal Description: UNIT 21, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

154. Parcel Number: 01630-022-O

Property Address: 9917 PORTAGE RD UNIT 22
Legal Description: UNIT 22, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

155. Parcel Number: 01630-023-O

Property Address: 9917 PORTAGE RD UNIT 23

Legal Description: UNIT 23, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

156. Parcel Number: 01630-024-O

Property Address: 9917 PORTAGE RD UNIT 24

Legal Description: UNIT 24, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

157. Parcel Number: 01630-025-O

Property Address: 9917 PORTAGE RD UNIT 25

Legal Description: UNIT 25, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

158. Parcel Number: 01630-026-O

Property Address: 9917 PORTAGE RD UNIT 26

Legal Description: UNIT 26, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

159. Parcel Number: 01630-027-O

Property Address: 9917 PORTAGE RD UNIT 27

Legal Description: UNIT 27, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

160. Parcel Number: 01630-028-O

Property Address: 9917 PORTAGE RD UNIT 28

Legal Description: UNIT 28, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

161. Parcel Number: 01630-029-O

Property Address: 9917 PORTAGE RD UNIT 29

Legal Description: UNIT 29, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

162. Parcel Number: 01630-030-O

Property Address: 9917 PORTAGE RD UNIT 30

Legal Description: UNIT 30, CONDO BARN PORTAGE

From I-1 Light Industrial District to LC-B Lake Center Business District.

163. Parcel Number: 05760-006-A

Property Address: 10496 PORTAGE RD

Legal Description: NORTONS SUBDIVISION LOTS 6-7-8-9 & S 31.5 FT OF LOT 10, EXC THE S 7.35 FT OF THE E 169 FT OF LOT 10, ALSO EXC THE N 51.40 FT OF THE E 169 FT OF LOT 9.

From B-3 General Business District to LC-B Lake Center Business District.

164. Parcel Number: 05760-009-O

Property Address: 10420 PORTAGE RD

Legal Description: NORTONS SUBDIVISION THE S 7.35 FT OF E 169 FT OF LOT 10 & THE N 51.40 FT OF E 169 FT OF LOT 9

From B-3 General Business District to LC-B Lake Center Business District.

165. Parcel Number: 05760-010-O

Property Address: 10412 PORTAGE RD

Legal Description: NORTONS SUBDIVISION N 39.9 FT OF LOT 10 & S 40.1 FT OF LOT 11

From B-3 General Business District to LC-B Lake Center Business District.

166. Parcel Number: 05760-012-O

Property Address: 10406 PORTAGE RD

Legal Description: NORTONS SUBDIVISION N 31.3 FT LOT 11 & LOT 12

From B-3 General Business District to LC-B Lake Center Business District.

167. Parcel Number: 05760-013-O

Property Address: 10336 PORTAGE RD

Legal Description: NORTONS SUBDIVISION LOT 13

From B-3 General Business District to LC-B Lake Center Business District.

168. Parcel Number: 05760-014-O

Property Address: 10334 PORTAGE RD

Legal Description: NORTONS SUBDIVISION LOT 14

From B-3 General Business District to LC-B Lake Center Business District.

169. Parcel Number: 05760-015-A

Property Address: 10332 PORTAGE RD

Legal Description: NORTONS SUBDIVISION LOT 15

From B-3 General Business District to LC-B Lake Center Business District.

170. Parcel Number: 05760-019-O

Property Address: 10244 PORTAGE RD

Legal Description: NORTONS SUBDIVISION, OUTLOT A, 0.32 AC

From B-3 General Business District to LC-B Lake Center Business District.

171. Parcel Number: 05760-019-O

Property Address: 10244 PORTAGE RD

Legal Description: NORTONS SUBDIVISION, LOT 19, 0.33 AC

From R-1C One-Family Residential District to LC-B Lake Center Business District.

172. Parcel Number: Common area for Condo Barn Portage

Property Address:

Legal Description: Part of the SW 1/4 of Section 26 T3S R11W described as: commencing at the south 1/4 post of Section 26; thence South 90 degrees 00 minutes 00 seconds West 1257.87 feet (recorded as 1315.07 feet); thence North 00 degrees 30 minutes 00 seconds West 82.50 feet to a point that is 1050.18 feet North 90 degrees 00 minutes 00 seconds East of the easterly right-of-way line of Portage Road (66 feet wide); thence South 90 degrees 00 minutes 00 seconds West 250.11 feet parallel with the south line of Section 26 to the southwest corner of AUSTIN VIEW NO. 5, Liber 42 of Plats Page 04, and the point of beginning of the land herein described; thence South 90 degrees 00 minutes 00 seconds West 388.55 feet; thence North 10 degrees 32 minutes 00 seconds East 302.38 feet; thence Northwesterly 48.69 feet on a 31.00 foot radius curve to the left whose chord bears North 34 degrees 28 minutes 01 seconds West 43.84 feet; thence North 79 degrees 28 minutes 00 seconds West 239.81 feet; thence Southwesterly 24.34 feet on a 31.00 foot radius curve to the left whose chord bears South 78 degrees 02 minutes 24 seconds West 23.72 feet; thence South 54 degrees 42 minutes 39 seconds West 82.97 feet; thence Southwesterly 15.24 feet on a 26.09 foot radius curve to the right whose chord bears South 76 degrees 44 minutes 05 seconds West 15.02 feet; thence North 89 degrees 55 minutes 27 seconds West 23.66 feet; thence Southwesterly 19.34 feet on a 34.00 foot radius curve to the left whose chord bears South 73 degrees 46 minutes 51 seconds West 19.08 feet to the easterly right-of-way line of Portage Road; thence North 10 degrees 32 minutes 00 seconds East 92.27 feet along the easterly right-of-way line of Portage Road; thence South 90 degrees 00 minutes 00 seconds East 365.37 feet; thence South 81 degrees 07 minutes 12 seconds East 427.56 feet to the west line of AUSTIN VIEW NO. 5; thence South 10 degrees 32 minutes 00 seconds West 346.23 feet along the west line of said Plat to the point of beginning. Contains approximately 3.84 acres. Excluding from above description condominium units 1 through 30 of Condo Barn Portage.

From I-1 Light Industrial District to LC-B Lake Center Business District.

Severability

Should any section, clause or provision of this Ordinance be declared to be invalid by a court of competent jurisdiction, the same shall not affect the validity of the Ordinance as a whole or any other part thereof other than the parts so declared to be invalid.

Repeal of Conflicting Ordinances, Savings Clause

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed. Any proceedings pending, including prosecutions for violations, under any previous ordinance provision being repealed hereby shall not be affected by this Ordinance and may be continued pursuant to said previous Ordinance provisions.

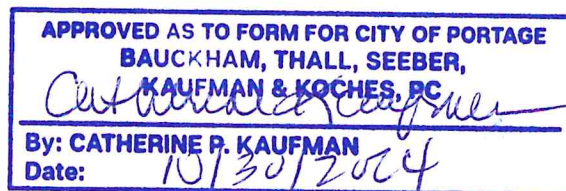
Effective Date

The zoning amendment shall become effective 15 days after publication of the notice of adoption unless a different effective date is approved by council.

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

Dated: _____

Erica Eklov, City Clerk



**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES
OF THE CITY OF PORTAGE, MICHIGAN BY AMENDING SUBDIVISION 16,
CCMU COMMERCIAL CORRIDOR MIXED USE FLOATING DISTRICT AND ADDING NEW
SUBDIVISION 17, LAKE CENTER (LC) CORRIDOR DISTRICT, ARTICLE 4 ZONING,
DIVISION 4, CHAPTER 42, LAND DEVELOPMENT REGULATIONS**

THE CITY OF PORTAGE ORDAINS:

That Chapter 42 shall be amended by amending Article 4, Division 4, Subdivision 16 CCMU Commercial Corridor Mixed Use Floating District, by deleting Sections 42-444 through 42-459 and relocating those sections to new (added) Subdivision 17, Lake Center (LC) Corridor District as follows:

ARTICLE 4. ZONING, DIVISION 4, SUBDIVISION 17 LAKE CENTER (LC) CORRIDOR DISTRICT.

Sec. 42-444. – Statement of purpose and instructions.

The purpose of the Lake Center (LC) District is to create clear and simple regulations on the design of new mixed-use development or redevelopment in the Lake Center District along Portage Road. Specifically, these regulations encourage a pedestrian friendly and walkable character; permit a mixture of land uses; encourage streets that serve the needs of pedestrians, bicycles, and motorized vehicle traffic equitably; encourage places for informal social activity and recreation in the corridor area; and encourage building frontages that define the public space of streets. With proper physical form, a building can accommodate a wide range of uses without generating undue impact on neighboring properties or the corridor as a whole.

The Lake Center (LC) District is commonly referred to as "LC" throughout this subdivision.

It is further the purpose of the LC district to:

1. Create a core corridor area that establishes the traditional physical form of a neighborhood commercial corridor.
2. Create a unique walkable mixed-use district including residential, retail, entertainment, office, and other compatible uses.
3. Promote the orderly development, redevelopment, and continued maintenance of Portage's Lake Center business district.
4. Encourage shared parking areas throughout the corridor rather than requiring each individual property owner to provide physical parking space on their property.
5. Create quantitative and qualitative building design guidelines that ensure new development is compatible with the recommended building quality standards in this section.
6. Ensure buildings create a solid street wall that helps to define streets as public spaces.
7. Ensure that permitted uses complement each other in terms of character and location, and to ensure that uses in the LC district do not have an adverse impact on the overall economic and social vitality of the corridor area, street capacity, public utilities or services, or the overall image and function of the district.
8. Lessen automobile-oriented development to achieve a more walkable, character of the corridor area.
9. Encourage harmonious residential infill and adaptive reuse of noteworthy buildings to provide a mix of housing types, unit sizes, and compatible uses within walking distance of Portage's Lake Center area.
10. Encourage a variety of housing options in the corridor area.
11. Create a new zoning district to guide development that achieves the purpose of this district.

Sec. 42-445. Instructions.

1. **Application of requirements.** The provisions of this article are activated by "shall" or "must" when required, "should" or "encouraged" when recommended, and "may" when optional.

2. **Applicability to sub-areas.** The regulations herein shall apply to both the corridor core, and the corridor edge, and the corridor business sub-areas of the LC district unless specifically noted otherwise herein.
3. **Conflict.** Wherever there is, or appears to be, a conflict between the regulations of this article and other sections of this chapter (as applied to a particular development), the requirements specifically set forth in this article shall prevail. For development standards not addressed in this article, the other applicable sections of this chapter shall be used as the requirement.

Sec. 42-446. Lake Center (LC) district sub-areas.

The Lake Center (LC) district is comprised of three subareas: Core, Edge, and Business as shown on the City of Portage Zoning Map. The Core is the smallest subarea, is located in the 'isthmus' between Austin and West Lakes, and consists of the most specific site and building standards as being the center of the Portage Road corridor. The Edge is the northern subarea, establishes the north point of entry into the corridor, is the largest subarea, and generally allows larger buildings. Lastly, the Business subarea is the southern subarea, is mostly commercial/industrial in nature, and has three separated areas. Although, each subarea consists of unique site and building standards, they collectively help achieve the purpose of the LC district.

Sec. 42-447. Approval process.

1. **Site plan approval.** Site plan approval shall be required in accordance with the requirements of Article 4, Division 5 Subdivision 2 of this chapter, and shall follow the procedures established therein and submit elevation designs of the building with material list/samples and exterior color template (architectural renderings may also be needed).
2. **Special land use approval.** Any development that contains a use requiring special land use approval shall be reviewed following the procedures and review criteria of Article 4, Division 5, Subdivision 1.

Sec. 42-448. Existing development in the LC district.

1. **Expansions of developed sites.**
 - a. Whenever a building expansion of greater than 50% of the floor area is proposed, the improved area shall comply with the requirements of this section. However, any new building area or site improvements should result in the site being more compliant and shall not result in the site being less compliant with the requirement of this Subdivision.
 - b. More than 50 percent of existing condition: Whenever a building or site improvement expansion of greater than 50 percent of the existing condition is proposed, measured by square footage, or other relevant measure, the improved area shall comply with the requirements of this article.
 - c. Expansions measured cumulatively: For the purposes of determining compliance with this section, expansions shall be measured cumulatively, with the baseline being the building area and improved site area that existed at the date of adoption of this chapter.
2. **Redevelopment.** Redevelopment of existing buildings shall comply with the following requirements, in addition to the requirements of subsection 42-448.1, above.
 - a. Whenever 50 percent or less of the existing building will be demolished or replaced, measured by square footage, the development activity need not comply with the requirements of this article. However, any site layout or building design changes that may occur as a result of the development activity should result in the site being more compliant with the requirements of this article.
 - b. Whenever more than 50 percent of an existing building will be demolished or replaced, measured by square footage, the development activity shall comply with all of the requirements of this article.
 - c. Renovated areas measured cumulatively: For the purposes of determining compliance with this section, renovations shall be measured cumulatively, with the baseline being the building area and improved site area that existed at the date of adoption of this chapter. For acts of god Section 42-133, D. 2. shall apply.
3. **Change in Use.** Change in use of the existing building and/or site shall comply with the following requirement, in addition to the requirements of the sections listed within this Article.
 - a. For the purpose of determining compliance with this section, a change in use that is **more**

intensive than the previous lawful existing use shall render the need to conform to this Article.

Sec. 42-449. Waiver of requirements.

1. **Purpose and limitations.** The Planning Commission may grant a waiver from certain dimensional requirements contained in this article. Regulations that may be altered through the waiver process are described in the various sections of this article, along with the specific parameters by which the regulation may be altered.
 - a. Waivers are separate and distinct from dimensional variances in that they are limited in their bounds and are intended to permit reasonable use of property where the strict application of the requirements of this article would not further the public purpose, and a relaxed or altered dimensional standard will still meet the intent and purpose of the LC district.
 - b. Whenever a regulation may be altered through the waiver process, specific bounds are listed within which the waiver must be maintained. If an alteration to a dimensional requirement is requested that is greater than that listed in this article, the applicant must obtain a variance following the procedures and review standards [Sec. 42-622.B.](#)
2. **Application and review procedures.** The applicant shall clearly identify all requested waivers on the application and site plan. The reviewing authority shall evaluate the requested waivers and approve, approve with conditions, or deny the waiver request. In evaluating a waiver request, the reviewing authority shall take into account the following considerations:
 - a. Approval of the waiver will not result in development that is incompatible with, or will negatively impact, existing or potential future development in the vicinity of the property to be developed.
 - b. The requested waiver is consistent with the intent and purpose of this article.
 - c. The waiver will result in a superior development when compared with what could be achieved through the strict application of the requirements of this article.
 - d. A lesser waiver will not accomplish the same purpose as the requested waiver.
 - e. The waiver will not negatively impact the potential of adjacent parcels to develop according to the requirements of this article.

Sec. 42-450. Permitted use table.

The following uses are or may be permitted in the LC district. For uses that are similar to those uses listed below as permitted, but are not expressly identified, the Director of Community Development (or their designee) may permit such use.

Key:	Principal Permitted Use: P	Special Land Use: S	[—] Use Not Permitted
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USE	SUB AREA			DESIGN STANDARD
	CORE	EDGE	BUSINESS	
RESIDENTIAL USES:				
Multi-Family Residential	—	P	S	Section 42.455.A
Assisted Living Facility	—	S	P	Section 42.455.A or Section 42.455.B
Attached Single-Family Dwelling Unit	—	P	S	Section 42.455.D
Bed and Breakfast	—	—	S	Section 42.455.A or Section 42.455.B Section 42.451.7

Housing for the Elderly (55 years or older and independent)	—	S	P	Section 42.455.A or Section 42.455.B
Nursing/Convalescent Home	—	S	P	Section 42.455.A or Section 42.455.B
Upper Story Dwelling Unit / Mixed Used Building	P	P	P	Section 42.455.B

COMMUNITY AND INSTITUTIONAL USES:				
	CORE	EDGE	BUSINESS	
Municipal and Government Buildings and Uses	P	P	P	
Private Clubs and Lodge Halls	—	S	S	Section 42.451.6
Public Parks and Rec Facilities	P	P	P	
Religious Institutions	S	—	P	Section 42.451.3 Not permitted on the ground floor in the Core area
COMMERCIAL, OFFICE AND RETAIL USES:				
Bakeries, Coffee shops, ice cream parlors and other similar establishments	P	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Bank/Credit Union	P	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Banquet Hall/Conference Center	—	S	S	Single Story Commercial see Section 42.454.C Multi Story Mixed Use see Section 42.455.B xxxx
Commercial Recreation - indoor	—	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Day Care Centers	—	P	P	Single Story Commercial see section 42.455.C Multi Story Mixed Use see Section 42.455.B Section 42.451.5
Drive-in or Drive-through facility such as banks, pharmacies	—	P	—	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Gallery (art, photography, etc.)	P	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Hotel	—	S	S	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Micro-Brewery/ Brewpub / Winery/ Distillery	P	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B Section 42.451.2

	CORE	EDGE	BUSINESS	
				Multi Story Mixed Use see Section 42.455.B
Office, medical or professional (ground floor)	P	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Office medical or professional (upper story or rear ground floor)	P	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Personal Service Establishment	P	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Restaurant: carry out	P	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Restaurant: drive-in or drive-through	—	S	—	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Restaurant: sit down	P	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Restaurant having sidewalk café or outdoor patio	P	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Retail Sales <15,000 sq. ft. gross area	P	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
≥15,000 sq. ft. gross area	—	S	S	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Outdoor Retail	S	S	S	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Studio (dance, martial arts, music, etc.)	P	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B

Theatre, live performance	S	P	P	Single Story Commercial see Section 42.455.C
	CORE	EDGE	BUSINESS	
Trades Showroom	—	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B
Veterinary Clinic	P	P	P	Single Story Commercial see Section 42.455.C Multi Story Mixed Use see Section 42.455.B Section 42.451.1
INDUSTRIAL, TRANSPORTATION AND UTILITY USES:				
Utility and Public Service Buildings	S	S	S	No outdoor storage permitted Section 42.458
Warehouse Light Manufacturing and Wholesale/Retail Outlets; Under 20,000 Sq. Ft.	—	—	S	No outdoor storage permitted. Section 42.458
Wireless Communication Facilities	—	—	P	Section 42.135

Section 42.451 Supplementary Design and Land Use Standards

1. Veterinary clinics, subject to the following:

- Buildings housing this use shall be freestanding and not connected to any other building containing any other use.
- The part of the lot shall not abut a residential district or use lot line.
- No boarding of animals for reasons other than medical procedures or recovery shall be permitted.
- No services shall be provided to large animals, such as horses, cows, and other similar size animals.
- No cremations or crematory facilities shall be operated on the premises.

2. Microbrewers, Brewpubs, Wineries, and Distilleries, subject to the following requirements,

- Brewery production shall not exceed 18,000 barrels per year.
- No outdoor storage of any kind shall be permitted.
- The use shall also include a seating or tasting area having a minimum seating occupancy of 25 persons serving food for consumption on premises. These uses do not include those for the exclusive production and/or service of alcoholic beverages.
- An off-street loading space shall be required in the rear yard, as approved by the director.
- Temporary food vendors and food trucks are permitted, with City approval, within 150 feet of the property line provided parking requirements are met. Vehicles shall not be parked in one place for a period of more than 24-hours.

3. Religious institutions.

- The main building of a religious institution, not including the height exceptions of section 42-123.C may exceed the maximum height allowed in this district, provided that the front, side and rear yard setbacks are increased above the minimum required setback by one foot for each one foot of building height over the maximum height allowed.
- The site shall be located to have at least one property line abutting a major thoroughfare, as designated on the major thoroughfare plan. All ingress to and egress from the site shall be directly onto such major thoroughfare or a marginal access service drive thereof.
- Existing religious institutions and religious institution lands purchased before December 14, 1965, and not meeting the requirements of this subsection shall not be prevented from constructing

and/or expanding their facilities and, for the purposes of this article, shall be considered a conforming use or building.

4. Utility and public service buildings. without storage yards, when operating requirements necessitate the locating of the building within the district in order to serve the immediate vicinity.

5. Day care centers, not including dormitories.

- a. A minimum of 150 square feet of outdoor play area for each child cared for shall be provided and maintained, except in no case shall the play area shall have less than 5,000 square feet. The play area shall be screened from any adjoining residential district lot.
- b. Lots containing these uses must be located adjacent to an R-1T, RM-1, RM-2 district or OS-1, OTR, LC, B-1, B-2, B-3, or CPD district and not located in the interior part of any one-family residential district.

6. Private Clubs and Lodge Halls.

- a. The proposed site shall have one property line abutting a major thoroughfare as designated on the major thoroughfare plan, and the site shall be so planned as to provide ingress and egress directly onto or from such major thoroughfare. The planning commission may allow access from any other public street provided that a majority of the members live within one mile of the facility.
- b. Front, side and rear setbacks shall be at least 80 feet, except on those sides adjacent to nonresidential districts, and shall be landscaped in trees, shrubs, grass and terrace areas. Sufficient off-street parking shall be provided to accommodate not less than one-half of the member families and/or individuals. Bylaws of the organization shall be provided with the application for the special land use to compute off-street parking requirements.
- c. When the planning commission finds that travel to the facility would be safe and convenient, the requirement for frontage on a major thoroughfare may be waived and the off-street parking requirements reduced to a number the commission deemed sufficient.

7. Bed and breakfast establishments.

- a. Bed and breakfast establishments shall be located in a one-family residence existing at the date of the adoption of this article.
- b. The property on which the use is located shall be at least 500 feet from the property line of any other bed and breakfast establishment.
- c. The site shall be so located as to have one property line abutting a major or collector thoroughfare as designated on the major thoroughfare plan. All ingress to and egress from the site shall be directly on to such major thoroughfare or marginal access service drive thereof. The planning commission may allow access from a local street when it finds that no adverse effects on the surrounding area would result.
- d. No exterior alterations to the main building are permitted for additional sleeping accommodations and all accommodations must be within the main building.
- e. There shall be no more than one kitchen or other similar area in the main building and all cooking appliances must be located in the allowable cooking area.
- f. All food shall be served on the premises and be for the consumption of the innkeeper and guests only.
- g. The bed and breakfast establishment must be the innkeeper's principal residence.
- h. The maximum stay of any guest is 14 days on any single occasion. A guest register is required to be maintained showing the arrival and departure dates of guests and must be made available for inspection by the director or his representative.
- i. One wall sign and one freestanding sign are permitted. No sign shall be illuminated or animated, or exceed 16 square feet in area. The freestanding sign shall be no more than ten feet in height and placed at least ten feet from any property line.

8. Warehouses, Wholesale/Retail Outlets under 20,000 Sq. Ft.

- a. Due to the nature of their operations, the size of their buildings, or some other peculiarity, warehouses and wholesale/retail outlets are equally or better suited to be located in an I-1 district with access to a major thoroughfare. Planning Commission shall find that the thoroughfare is sufficient for the amount of traffic volume generated by the wholesale retail outlet and not disturb other developments in the district.

Sec. 42-452. Dimension and Design Standards.

The following dimensional and design standards regulate the physical characteristics of development in the LC district. The standards are broken into sections addressing a specific development characteristic: Blocks and streets, lot requirements, and building requirements.

Sec. 42-452.A. Purpose of Dimension and Design Standards.

The purpose of the development design standards in this article is to establish design standards applicable to new commercial and office development located inside the Lake Center district to improve and enhance the visual and functional impact of new development in the City of Portage, and therefore, to enhance the public health, safety, and welfare. The intent of these regulations is to provide specific design guidelines that achieve the following:

1. Encourage development and redevelopment that protects and enhances the traditional small-town character, fits within the traditional urban form and creates a character that reinforces a sense of community identity.
2. Encourage a form of development that will achieve the physical qualities necessary to maintain and enhance the economic vitality of the various business districts, maintain the desired character of the city, prevent the creation of blight and protect property values.
3. Promote the preservation and renovation of structures, and ensure new buildings are compatible with, and enhance the character of, the City's cultural, social, economic, and architectural heritage.
4. Establish an integrated pedestrian system to encourage a walkable pedestrian environment.
5. Encourage quality development to provide employment and diversify the tax base.
6. Ensure that new development services the anticipated increased population and is designed to complement the community character.
7. Encourage new development of existing areas.
8. Implement recommendations of the City of Portage's current and future plans. For example, city's master plan, parks and recreation plan, et al.

Section 42.452.B. Site Layout.

1. **Physical features and site relationships.** All development in the LC district shall minimize its impact on the natural environment and adjacent properties. Site design should preserve and incorporate any natural features unique to the site. Specifically.
 - a. Topography and grading. Site improvements should be designed to minimize changes to existing topography. Topography and existing vegetation should be utilized for screening, buffering, and transition of uses and developments. Grading should be blended with the contours of adjacent properties.
 - b. Existing site features. The design should retain and incorporate existing natural site amenities such as, creeks, wetlands, views, trees, natural ground forms, and similar features into the overall site design.
 - c. Building orientation. The design should be sensitive to the existing terrain, existing buildings in the surrounding area in terms of size, design, and orientation of buildings. Outdoor spaces should be sensitive to views, climate, and the nature of outdoor activities that could occur in association with the project.
 - d. Building design. The design of buildings should neither impair nor interfere with the development or enjoyment of other properties in the area. Through site planning and design, projects proposed near dissimilar land uses should carefully address potential negative impacts on existing uses. These impacts may include, but are not limited to, traffic, parking, circulation and safety issues, light and glare, noise, odors, dust control, and security concerns.
 - e. Distance between buildings. In a development in which there is more than one building, the distance between buildings should be limited. Covered walks, arcades, landscaping and/or special paving should be provided to connect buildings with each other and with the street. A variety in building size and massing should be encouraged provided that architectural and spatial consistency can be maintained through the use of proportion, height, materials and design.
2. **Streetscape and pedestrian orientation.** Developments shall create a walkable, pedestrian scale. Site

and building design shall address pedestrian needs and include creative approaches to improving pedestrian interest, access, and enjoyment.

- a. Spatial gaps and interruptions caused by parking or other non-pedestrian elements, such as building gaps, driveways, and service entries shall be avoided. Continuous pedestrian activity is strongly encouraged.
- b. Pedestrian spaces, such as covered walkways, courtyards, and plazas are encouraged to be provided and are accessible and visible from the street. The design shall encourage the development of open and attractive passageways between buildings and adjoining developments.
- c. Solid, blank walls and other "dead" or dull spaces at street level are to be avoided. Visually interesting building facades should be maintained and/or established to engage pedestrian interest. Outdoor seating and dining areas are encouraged.
- d. Decorative outdoor lighting and sidewalk design shall be consistent and uniform.
- e. Intersections, crosswalks, and main building entries should be emphasized by a change in sidewalk color, texture, or material. The use of paint striping to accentuate these areas is discouraged.
- f. Rear façades of both new and existing buildings must be designed to permit public access from parking lots whenever appropriate.
- g. Vehicular cross-access between properties shall be provided to minimize the number of curbs cut openings onto public streets. Generally, vehicular access shall be limited, with no more than one access per street frontage.

3. **Pedestrian and vehicular circulation.** Developments shall be conveniently accessible to both pedestrians and automobiles. On-site circulation patterns shall be designed to adequately accommodate all types of traffic. Potential negative impacts of pedestrian and vehicular circulation on adjacent property must be minimized and mitigated.

- a. Pedestrian circulation patterns shall be safe, clearly defined, and direct. Unintentional pedestrian routes, which provide unsafe "shortcuts" and tend to damage landscape areas, shall be discouraged by providing appropriately located pedestrian routes along with pedestrian friendly barriers such as decorative fencing, feature walls, or landscaping to protect appropriate pedestrian routes.
- b. Pedestrian access routes shall be buffered from the street, vehicular traffic, and parking areas through the use of greenspace and landscaping where possible. Pedestrian amenities such as benches, pergolas, gazebos, and water features along pedestrian access routes are strongly encouraged.
- c. Pedestrian access to building entrances from public sidewalks and parking areas shall be provided. The pedestrian access routes shall be designed to separate pedestrian and vehicular traffic, and shall not detract from the design of the building and adjacent properties. Pedestrian circulations shall take precedence over vehicular circulation.
- d. Pedestrian linkages between adjacent uses shall be provided and emphasized. Distinct pedestrian access routes leading to primary buildings or structures from parking areas in large commercial developments, such as shopping centers or multi-use developments are encouraged.
- e. Bicycle parking shall be located in highly visible areas and be designed to permit users to lock bicycles to the parking rack. An internal bike circulation system is encouraged for large developments and shopping centers.
- f. Developments should consolidate access driveways to lessen walking distances between buildings and conflicts with vehicles. Alleys should also be used to achieve this.

Sec. 42-452.C. Building scale and relationships.

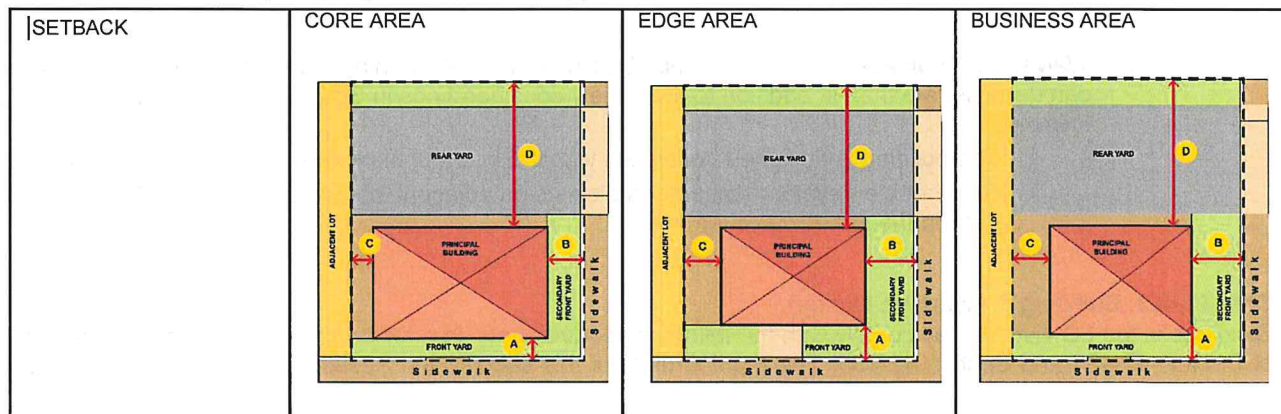
The following building design standards are applicable to all buildings. Refer also to [Section 42-455.B](#) and [Section 42-455.C](#) for design standards applicable to mixed use and single story retail buildings:

1. **Scale.** Building and site design shall be compatible with the architecture, mixture of uses, and compact layout of a traditional small town.
 - a. Scale. Buildings should be designed with a walkable village setting. When building transitions are deemed necessary and architecturally appropriate, such transitions shall be well articulated and defined.
 - b. Human scale design. All building designs should be based on a human scale instead of incorporating overly large or exaggerated design elements oriented towards high-speed vehicular traffic. Wall insets, offsets, balconies, entries, and window projections are examples of building elements that shall be used.
 - c. Mass and proportion. The mass and proportion of structures should be similar to structures on adjacent lots and on the opposite side of the street as long as those buildings comply with design standards identified in this ordinance. Larger buildings may be broken up with varying building lines and rooflines to provide a series of smaller scale sections, which are individually similar in mass and proportion to surrounding structures.
 - d. Residential density. Residential density in the LC district shall be determined by building height, setbacks and parking requirements. There is no minimum dwelling unit size provided units are consistent with Michigan Building Code.
2. **Relationships to neighboring development.** The site design and building features of the proposed development shall be consistent with the design standards set forth in [Section 42-455](#)
 - a. Compatibility with the area. Architectural design shall be compatible with the developing character of the area. Design compatibility shall include complementary building style, form, size, color and materials.
 - b. Compatibility within the site. Multiple buildings on the same site shall be designed to create a cohesive visual relationship between the buildings.
 - c. Public spaces. Buildings shall be located to provide functional outdoor and public spaces that enhance the use of the building and the neighboring buildings or properties.

Sec. 42-452.D. Lot requirements.

The following requirements apply to the development of lots in the LC district. For the purposes of determining compliance with these regulations, lots that are assembled under one ownership may be considered a single lot.

1. **Lot width and area.** The minimum lot width in the LC district is 50 feet, and the minimum lot area is 5,000 square feet.
2. **Setbacks.** Buildings in the LC district shall comply with the following minimum and maximum setback requirements. When there is a minimum and a maximum requirement for a setback, the building must be located in the build-to area that is created by the minimum and maximum setback requirement.



	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
Primary Front Yard- A	0 ft.	5 ft.	5 ft.	10 ft.	5 ft.	10 ft.
Secondary Front Yard- B	0 ft.	10 ft.	5 ft.	15 ft.	5 ft.	15 ft.
Side Yard- C						
adjacent to LC zoning district	0 ft.	—	0 ft.	—	0 ft.	—
adjacent to any non-LC zoning district	5 ft.	—	10 ft.	—	10 ft.	—
Rear Yard- D						
adjacent to LC zoning district	5 ft.	—	5 ft.	—	5 ft.	—
adjacent to any non-LC zoning district	10 ft.	—	10 ft.	—	10 ft.	—

- a. Primary vs. secondary front yards. When a lot is located on a corner lot, the primary front yard setback shall be measured from the right-of-way line of the street having higher pedestrian importance or intensity (e.g. traffic volume, number of lanes, etc.). Any lot line that borders on a street shall be considered a front yard.
 - i. The applicant shall identify primary and secondary front yards on any site plan for approval by the reviewing authority. In reviewing an applicant's designation of primary and secondary front yards, the reviewing authority shall consider the following:
 1. Every lot shall have at least one primary front yard.
 2. A lot may have more than one primary or secondary front yard.
 3. Yards along Portage Road shall always be designated a primary front yard whenever a lot has sufficient developable frontage on Portage Road.
 4. The yard facing a minor street may be considered a primary or a secondary front yard.
 - b. Waiver. The maximum setback requirements may be increased by up to 50 percent following the waiver procedures in [Sec. 42-449](#).
3. **Required Building Frontage.** In order to maintain a pedestrian scale environment, it is important that buildings maintain a minimum frontage within the front setback area. This prevents buildings from being spaced too far apart, which creates gaps in the street wall. Building frontage is defined as the width of the building in the build-to area divided by the lot width at the front property line. By way of example, a building that is 70 feet wide in the build-to area located on a lot that is 100 feet wide would have a building frontage of 70 percent ($70/100 = 70\%$).

STREET TYPE	BUILDING FRONTAGE REQUIREMENT		
	CORE AREA	EDGE AREA	BUSINESS AREA
Portage Road	90%	70%	60%
Cross Streets	70%	60%	50%

- a. Waiver. The frontage requirements may be altered by the Planning Commission if the applicant can demonstrate that, in addition to the review considerations in [Sec. 42-449](#) if meets the following:
 - i. The building is designed consistent with the intent of the frontage requirements; and that
 - ii. Reasonable development potential exists on adjacent lots or on the same lot in the future to fill in the street wall over time.

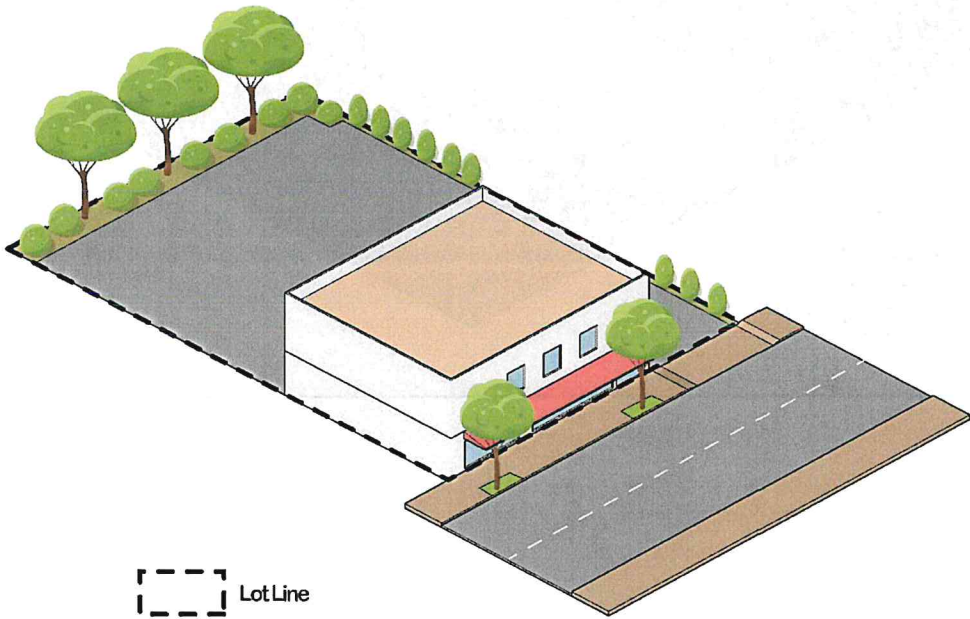
Sec. 42-453. Building & Frontage Design.

Buildings in the LC district shall comply with the following requirements, in addition to any applicable requirements of [Section 42-451](#) and [Section 42-455](#). The requirements of this section and [Section 42-455](#) are intended to be

complimentary; however, in any instance where there is an apparent conflict, the provisions of this section shall prevail.

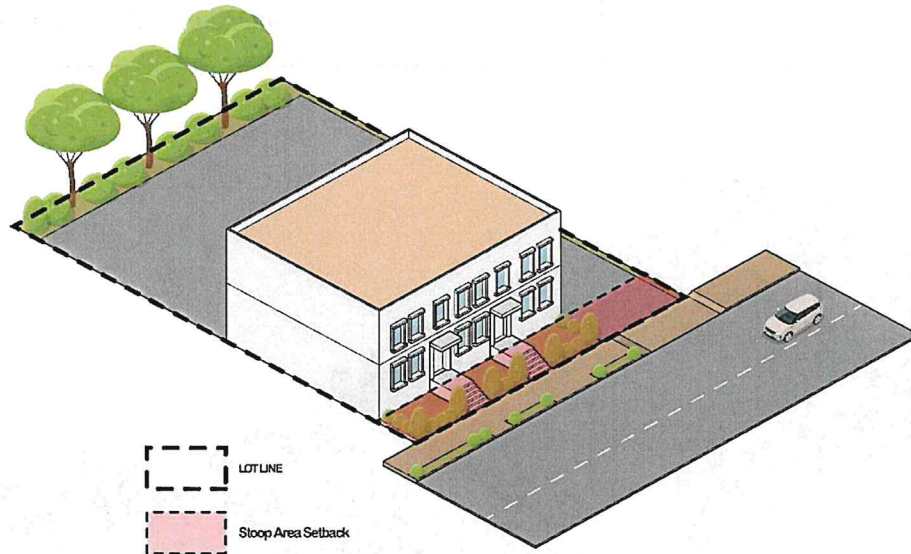
1. **Private frontage.** The private frontage is the area between the right-of-way and the principal building façade and must contain architectural elements consistent with one of the following four Frontages Types. Each frontage is designed to be consistent with some or all of the uses permitted in the LC district.

Note that the following table includes specific dimensional requirements for each of the frontages. Unless otherwise noted, the dimensional requirements are in addition to any other dimensional requirement of this article.

FRONTAGE TYPE	WHERE PERMITTED	DIMENSIONAL REQUIREMENTS
Shopfront. A frontage where the building facade is located close to the front lot line with the building entrance at sidewalk grade. This frontage type is suitable for nonresidential uses on the first floor.	Core area Edge area Business area	The build to line shall comply with minimum setback for the Core, Edge, and Business Areas.
Shopfront Illustration:   LotLine		

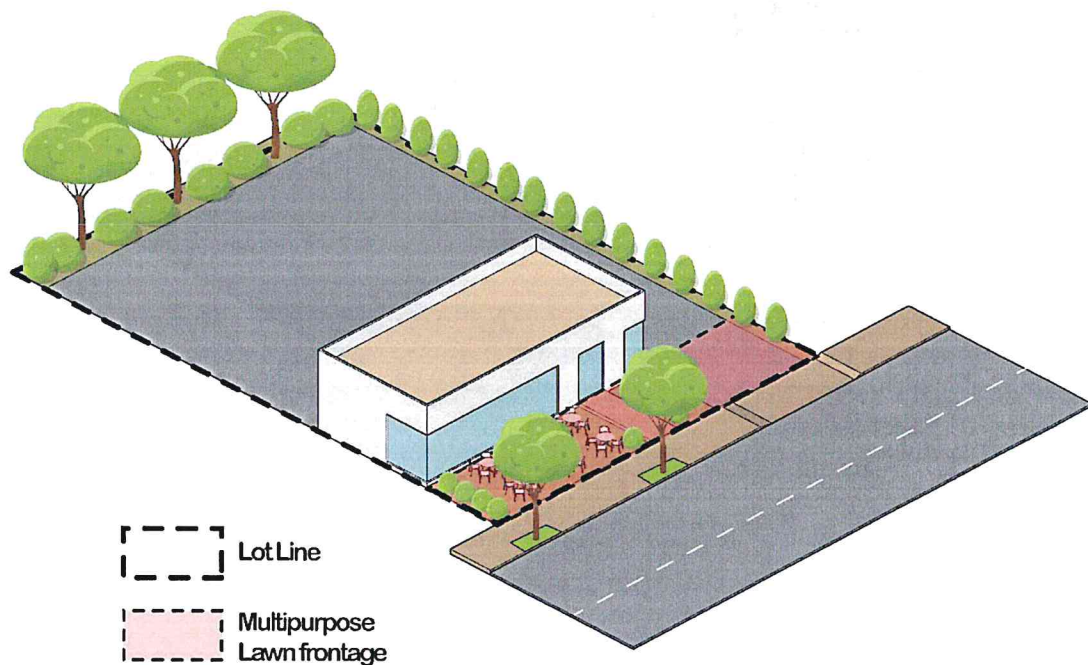
Stoop. A frontage where the first floor is elevated from the sidewalk to provide privacy for first floor windows. The entrance is usually from an exterior stair and landing. This frontage is suitable for ground-floor residential use.	Edge area Business area	The build to line shall comply with minimum setback for the Edge, and Business Areas from the front lot line. The stoop or porch area shall be set back a minimum of 2 feet from the front lot line. Items within this private space may include lawn, landscaping and furniture, and others approved by the Director.
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Stoop Illustration:



Lawn. A frontage where the building is set back from the street with a landscaped front yard area. This frontage is suitable for any building use.	Edge area Business area	The build to line shall comply with maximum setback for the Edge and Business Areas. Unenclosed front porches shall be set back a minimum of 5 feet from the front lot line. Items within this private space may include lawn, landscaping, outdoor dining and furniture, and others approved by the Director.
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Lawn Illustration:



Section 42-454. Building Design. Building design shall complement the intended small-town character and architectural heritage of the community. The design shall consider the adaptive reuse of the building. Building design shall incorporate a clear and well-articulated design concept, and architectural detailing that creates a positive and visually consistent image shall be encouraged.

1. Building height.

	Edge	Core	Business
Maximum Height	50	30	40

- a. See Section 42-123 for height exceptions.

2. Base, middle, and cap. All buildings shall incorporate a base, middle, and cap, as is applicable.

- a. **Base.** The base shall include an entryway with transparent windows and a horizontal molding or reveal placed between the first and second stories or over the second story.
- b. **Middle.** The middle shall include windows having a symmetrical, matching, or pattern design and

may include balconies.

- c. Cap. The cap includes the area from the top floor to the roof of the building and shall include a cornice or roof overhang. Changes in roof height between facades or bays shall be required to include a terminating vertical break.



Figure 1 : A-Cap of the building. B-Middle includes the windows and balconies of this second floor units. C- The base encompasses the first floor and the street-front of this buildings with primary entrances to units above and or units on the first floor. E- Deep protruding cornice and molding. D- Horizontal molding to separate the base and the middle.

Figure 1: A regular 2 story building with a base, middle and a cap. The horizontal molding or reveal (1) can be considered as base with entrances located in between and the windows of the first floor sitting between the horizontal band and the "middle (2)" which visually separates the first floor and the second floor. The Cap (3) is the thick molding on the roof running along the perimeter of the building.

3. **Alignment.** Windowsills, moldings, and cornices shall align with those of adjacent buildings. The bottom and top line defining the edge of the windows (the "windowsill alignment") shall not vary more than two feet from the alignment of surrounding buildings as long as the surrounding buildings comply with design standards identified in his ordinance. If the adjoining buildings have windowsill alignments that vary by more than two feet from one another, the proposed building shall align with one of the adjoining buildings. This requirement may be waived per [Sec. 42-449](#)
4. **Ground floor design.**
 - a. Building entrance(s). All buildings shall have their principal entrance or entrances open onto a street, sidewalk, or public space. The principal building entrance shall not open onto a parking lot, although a secondary or subordinate entrance may be provided to a parking lot.
 - b. Entryway alignment.
 - i. Nonresidential Ground-floor Uses. First floor of building shall have the principal entrance grade align with the elevation of the adjacent sidewalk. Sunken terraces or stairways to a basement shall not constitute principal entrances for the purposes of this section. It is not the intent of this section to preclude the use of below or above grade entryways, provided that such entryways are not principal entrances. Main entrances to buildings shall incorporate features such as canopies, roof overhangs, recessed entranceways, or other similar features to provide protection from the elements. In addition, long blank walls along the sidewalk leading to the entrance should be avoided.

- ii. Residential Ground-floor Uses. First-floor of building (including principal entrance) in the Edge and Business areas may be raised up to three feet above the grade of the adjacent sidewalk. This is intended to create greater privacy for first floor residential uses by elevating windows above the view of passing pedestrians.

5. Encroachments. The following building elements may encroach into a public right-of-way or setback area:

- a. Balconies. Balconies on upper stories may encroach up to eight feet into any required setback area and up to four feet into any right-of-way area.
- b. Stoops. Unenclosed and uncovered front stoops may encroach up to five feet into a front yard setback area, provided that the stoop maintains a minimum setback of five feet from any right-of-way line.
- c. Awnings.
 - i. Ground-story awnings may encroach up to six feet from the face of the building into the setback or right-of-way area, but may not interfere with street lighting or trees.
 - ii. Awnings shall have at least eight feet above grade of sidewalk from the bottom of the awning or any support structure, and no higher than 12 feet to the highest point of the canopy.
 - iii. Awnings shall be constructed out of fabric, and may not be internally illuminated. Metal or other materials may be used for awnings if a waiver is approved per [Sec. 42-449](#).
- d. Bay windows. Bay windows on the ground story may encroach up to three feet into any setback area, but shall not encroach into the right-of-way. On upper floors, they may encroach up to three feet into any setback or right-of-way.
- e. Eaves. Roof eaves may encroach up to three feet into any setback or right-of-way area.

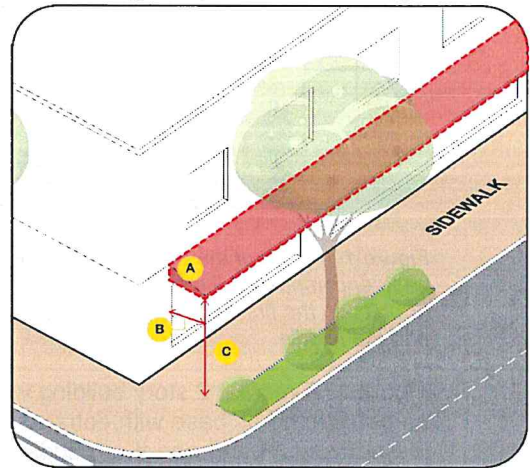


Figure 2. A. Awning projection to be reduced to accommodate streetlights and street trees., 12 Ft. B. Maximum Encroachment 8 Ft. C. Minimum clear Height, 8 FT.

6. Service areas. All service areas, including utility access, above ground equipment shall be screened from any public view per Section 42-575. Dumpsters shall be located in the rear or non-required side yards and shall be screened from view of any public right-of-way with a solid wall, fence or live landscape material of at least six feet high per Section 42-574.

7. Mechanical and utility equipment. Mechanical equipment, electrical and gas meter and service components, and similar utility devices (whether ground level, wall mounted, or roof mounted) shall be screened from view of any public right-of-way or adjacent residential district or use by a wall, fence, or live landscape material and not face primary street. Exterior screening materials shall be the same as the predominant exterior materials of the principal building.

8. Front façade design. All building façade that are visible from a public street or public space such as a plaza or square shall conform to the following design criteria:

- a. Blank walls are prohibited on the front façade.
- b. Encourage architectural features, details and ornaments such as archways, colonnades, cornices, contrasting bases, contrasting masonry courses, water tables, molding pilasters, columns, and corbelling, contrasting bands of color, stone or accent features.
- c. Windows. Large window openings shall be provided at ground level with transparent, nonreflective, minimally tinted glass. Window shapes should be rectangular, square or Palladian (mostly rectangular with a semi-circular top). Circular, octagonal, or diamond shaped windows may be allowed as accent

features or when part of a specific architectural style. Windows above the ground floor should have a height to width ratio of at least 2:1, or have a ratio that complements the architectural style.

- d. Ground floor facade transparency.
 - i. All buildings with first floor nonresidential uses shall maintain transparency for at least 70 percent of the first-floor facade area between two and eight feet above grade level. Doors and windows may be included.
 - ii. All windows shall use transparent, non-reflective glass.
 - iii. Areas of solid wall shall not exceed a length of 20 feet.
- e. Recessed entrances encouraged. Doors are encouraged to be recessed into the face of the building to create a sense of entry and to add variety to the streetscape.

9. Rear or side wall design. All sides of a building shall be similar in detail and material to present a cohesive appearance to the front façade.

10. Building materials. The selection of materials shall enhance the architectural ambiance of the area and shall reinforce the permanency of the structure and the development as set forth herein.

a. Materials visible from the street. Permitted Primary Materials (≥ 60% of building façade)	CORE	EDGE / BUSINESS
Brick, cut stone, field stone, cast stone, manufactured stone, or burnished concrete masonry	•	•
Timber or dimensional wood	•	•
Fiber cement siding or panels	•	•
Engineered equivalent of any material listed above ^a	NP	•

^a Engineered building materials should convincingly match the appearance of natural building materials.

Permitted Accent Materials	CORE	EDGE / BUSINESS
Clear or lightly tinted glass	•	•
Metal and metal paneling	•	•
Decorative masonry veneer	NP	•
Timber or dimensional wood	•	•
Polymer plastic (e.g., Fypon, Azek)	•	•
Stucco, not to exceed 10% of building façade	•	•
Pre-cast concrete	•	•
Split-face masonry (not to exceed 5% of total wall area)	•	•
Permitted Roofing Materials	CORE	EDGE / BUSINESS
Architectural shingles (e.g., cedar, asphalt, and fiberglass)	•	•
Standing metal seam	•	•
Natural or artificial slate	•	•
Copper	•	•
Clay tile	•	•
EPDM, rubber sheet, or other layered roofing system	•	•

1. Prohibited Materials. Prohibited materials include, but are not limited to: vinyl, Exterior Insulation and Finishing Systems (EIFS), painted or scored concrete masonry units (CMU), dark-tinted, reflective, or mirrored glass, and exposed neon, except as permitted with a waiver by the Planning Commission who shall determine consistency with the intent of Building Design standards.

c. Material or color changes. Material or color changes shall only occur at a change of plane. Material changes at the outside corners of buildings shall be integrated into the overall architectural design of the building as a corner treatment. Inconsistent adornment and frequent changes in material or color shall be avoided.

- i. *Building material colors.* The Community Development Director, or designee, shall review building colors as a part of site plan approval.

1. For new construction, a color palette showing primary and accent colors of exterior finish materials shall be provided.
2. For building additions or renovations, exterior finish materials and colors shall be consistent or compatible with existing finish materials/colors.
3. As part of review, samples of building materials may be required.

d. Soffits and other architectural elements. Soffits and other architectural elements visible to the public shall utilize materials compatible with other exterior materials on the building.

e. Accessory buildings. Accessory buildings that are part of a new development shall incorporate the same materials and colors as are utilized in the primary structure. Accessory buildings that are connected to an existing site should incorporate a unifying element(s) with the existing principal building. The structure should meet the requirements listed in Section 42-121.

f. Stylized or prototype buildings. Building design such that the building itself is an advertisement shall not be permitted. Building architecture shall not be of a design which intends to advertise a particular corporate or franchise style.

Sec. 42-455. Design Standards for Specific Uses and Buildings

A: Multi-Family Residential.



Building Form and Massing Standards

Main Body	Min.	Max.	Massing and Composition	Min.	Maxi.
A Minimum building height	2 stories	Varies	G Bay Width	20'	40'
B Ground floor height	12'	15'	H Blank wall length	--	20'
C Upper floor height	10'	15'	I Flat (low-slope) roof	Permitted	
D Finished floor elevation	0'	3'	J Pitched roof	Permitted	
E Building separation	0' /15'*		K Terminating vertical break	Required	
F Pedestrian pass-through	Not Required		L Roof pitch (rise: run)	4":12"	12":12"

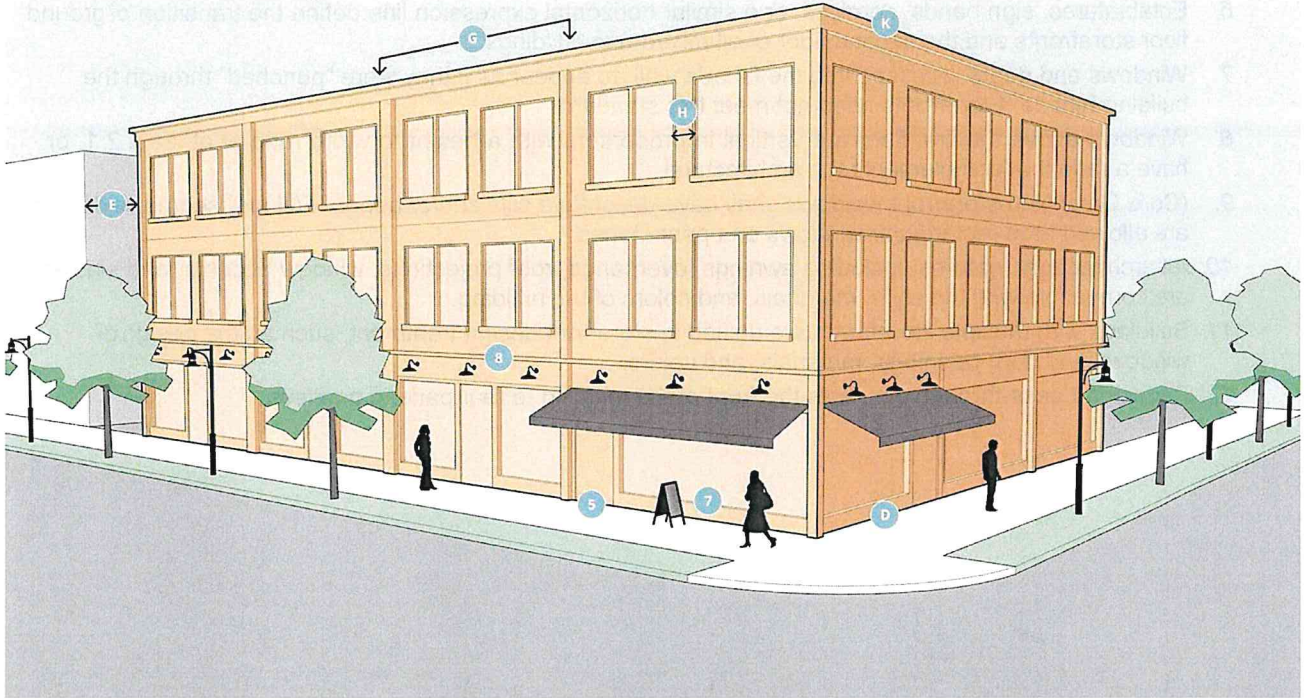
*0 feet where connected to adjacent building or 15 feet where separation between buildings is provided.

General Design Notes:

1. All exterior building walls are designed with attention to detail and quality of material especially when facing streets and public accesses. There are no blank or unarticulated façades.
2. Pattern of solids and voids generated by the vertical and horizontal alignment of similarly-sized windows and doors. Distance between façade breaks, bay widths, and spacing of windows and doors consistent with scale and rhythm of adjacent buildings.
3. Primary building entrances open onto a street, sidewalk, or public space. Secondary entrances may be provided from a parking lot. Corner buildings have at least one entrance addressing each streetfrontage.
4. Primary building entrances at grade for accessibility.
5. Building entrances clearly defined by recessing the entrance, or utilizing elements such as lintels, pediments, pilasters, columns, awnings, overhangs, or solar shades.

6. Windows and doors shall be into the facade wall, to appear as if they were "punched" through the building façade.
7. All architectural features, including awnings, overhangs, roof projections, window accents, and the like are compatible with the style, materials, and colors of the building.
8. Ground floor may contain interior lobby, vestibule, and similar areas and, amenities, such as mail rooms, fitness centers, and community rooms. Ground floor apartments are allowed in the Edge and Business areas only.
9. In larger developments with more than one multifamily building, buildings shall be arranged and clustered to maximize opportunities for shared circulation and parking. The location and design of buildings and uses (including community amenities and open space) shall be designed for pedestrian access. Internal setbacks between all buildings shall be based on the provision of adequate light, ventilation, parking, and all other applicable building codes.

B. Mixed-Use Building.



Building Form and Massing Standards

Main Body	Min.	Max.	Massing and Composition	Min.	Max.
A Minimum building height	2 stories	Varies	G Bay Width	16'	40'
B Ground floor height	12'	15'	H Blank wall length	--	16'
C Upper floor height	10'	15'	I Flat (low-slope) roof	Required	
D Finished floor elevation	0'	3'	J Pitched roof	Not Permitted	
E Building separation	0' / 15'*		K Terminating vertical break	Required	
F Pedestrian pass-through	P (Min. 15')		L Roof pitch (rise: run)	4":12"	12":12"

*0 feet where connected to adjacent building or 15 feet where separation between buildings is provided.

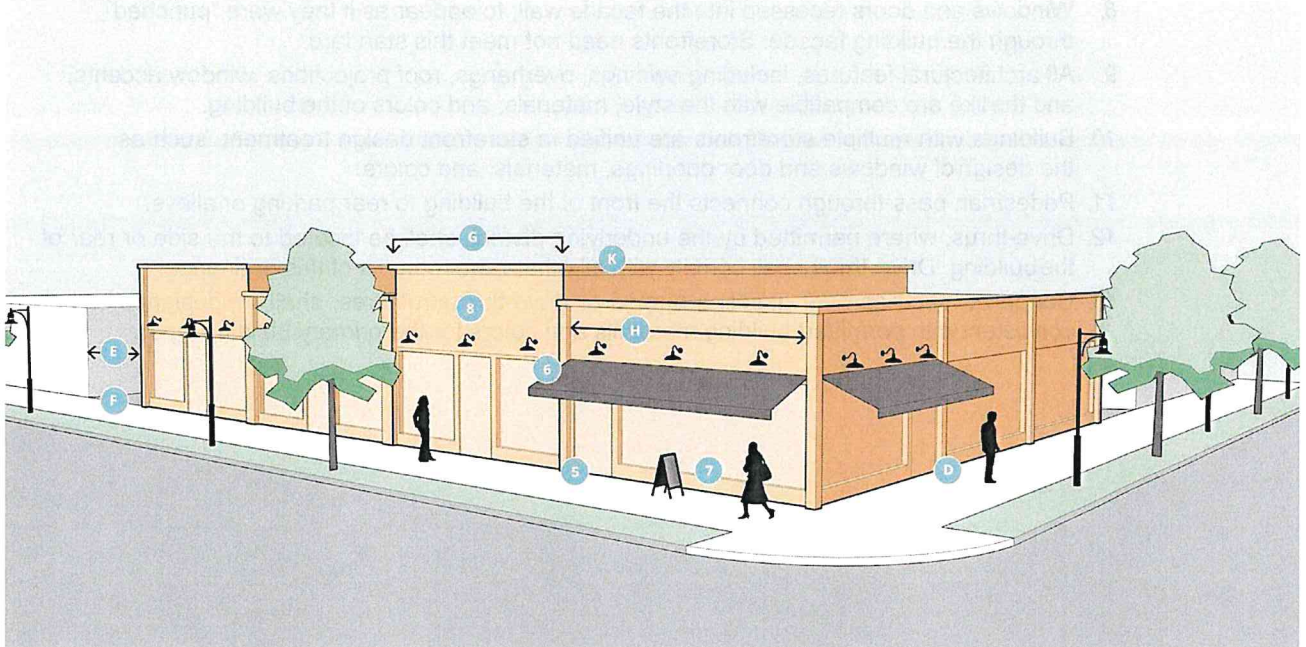
*Maximum of two-stories in LC Core area.

General Design Notes:

1. All exterior building walls are of equal importance. All visible façades designed with attention to detail and quality of material. There are no blank or unarticulated façades, unless façade is not visible from public right-of-way, residential zoning district, or parking lot.
2. Pattern of solids and voids generated by the vertical and horizontal alignment of similarly-sized windows and doors. Distance between façade breaks, bay widths, and spacing of windows and doors consistent with scale and rhythm of adjacent buildings.
3. Primary building entrances open onto a street, sidewalk, or public space. Secondary entrances may be provided from a parking lot. Corner buildings should have at least one entrance addressing each street frontage.
4. Primary building entrances at grade for accessibility.
5. Building entrances clearly defined by recessing the entrance, or utilizing elements such as lintels,

- pediments, pilasters, columns, awnings, overhangs, or solar shades.
6. Entablatures, sign bands, cornices, or a similar horizontal expression line define the transition of ground floor storefronts and the second floor of all mixed-use buildings.
 7. Windows and doors recessed into the facade wall, to appear as if they were "punched" through the building façade. Storefronts need not meet this standard.
 8. Windows above the first floor are vertical in proportion, with a height to width ratio of at least 2:1, or have a ratio that complements the architectural.
 9. (Core Only) Non-storefront windows shall have decorative sills and/or hoods. Full and segmented arches are allowed atop rectangular windows on upper stories.
 10. All architectural features, including awnings, overhangs, roof projections, window accents, and similar are compatible with the style, materials, and colors of the building.
 11. Buildings with multiple storefronts are unified in storefront design treatment, such as the design of windows and door openings, materials, and colors.
 12. Pedestrian pass-through connects the front of the building to rear parking or alleys.

C. Single Story Commercial Building



Building Form and Massing Standards

Main Body	Min.	Max.	Massing and Composition	Min.	Max.
A Minimum building height	1 story	NA	G Bay Width	16'	40'
B Ground floor height	12'	24'	H Blank wall length	--	16'
C Upper floor height	NA	NA	I Flat (low-slope) roof	Permitted	
D Finished floor elevation	0'	3'	J Pitched roof	Permitted	
E Building separation	0' / 15'*		K Terminating vertical break	Required	
F Pedestrian pass-through	1 per 200 feet (Min. 15')		L Roof pitch (rise: run)	4":12"	12":12"

*0 feet where connected to adjacent building or 15 feet where separation between buildings is provided.

General Design Notes:

1. All four facades are of equal importance. There are no blank or unarticulated façades unless façade is not visible from public right-of-way, residential district, or parking lot.
2. Pattern of solids and voids generated by the vertical and horizontal alignment of similarly-sized windows and doors. Distance between façade breaks, bay widths, and spacing of windows and doors consistent with scale and rhythm of adjacent buildings.
3. Primary building entrances open onto a street, sidewalk, or public space. Secondary entrances may be provided from a parking lot and must be ADA compliant. Corner buildings have at least one entrance addressing each streetfrontage.
4. Primary building entrances at grade for accessibility.
5. Building entrances clearly defined by recessing the entrance, or utilizing elements such as lintels, pediments, pilasters, columns, awnings, overhangs, or solar shades.
6. (Core Only) Building storefronts have open, plate-glass storefronts located above a plinth measuring 18 to 24 inches in height above grade.
7. Sign band and/or secondary cornice integral to the storefront located above plate-glass

storefronts or transom windows.

8. Windows and doors recessed into the facade wall, to appear as if they were "punched" through the building façade. Storefronts need not meet this standard.
9. All architectural features, including awnings, overhangs, roof projections, window accents, and the like are compatible with the style, materials, and colors of the building.
10. Buildings with multiple storefronts are unified in storefront design treatment, such as the design of windows and door openings, materials, and colors.
11. Pedestrian pass-through connects the front of the building to rear parking or alleys.
12. Drive-thrus, where permitted by the underlying district, shall be located to the side or rear of the building. Drive-thrus shall comply with all other requirements of this ordinance.
13. Canopies, such as over gasoline pumps or drive-thru structures, shall be designed to be consistent with permitted building materials and colors for the primary building type.

D. Attached Single-Family.



Building Form and Massing Standards

Main Body	Min.	Max.	Massing and Composition	Min.	Max.
A Minimum building height	2 stories		G Bay Width	16'	25'
B Ground floor height	10'	14'	H Blank wall length	--	15'
C Upper floor height	10'	14'	I Flat (low-slope) roof	Permitted	
D Finished floor elevation	0'	3'	J Pitched roof	Permitted	
E Building separation	0 / 10'*		K Terminating vertical break	Required	
F Pedestrian pass-through	P (15' min.)		L Roof pitch (rise: run)	4":12"	12":12"

*0 feet where connected to adjacent building or 10 feet where separation between buildings is provided.

General Design Notes:

1. All four facades are of equal importance. All visible façades designed with attention to detail and quality of material. There are no blank or unarticulated façades.
2. Pattern of solids and voids generated by the vertical and horizontal alignment of similarly-sized windows and doors.
3. Distance between façade breaks, bay widths, and spacing of windows and doors consistent with scale and rhythm of adjacent buildings.
4. Windows and doors recessed into the facade wall, to appear as if they were "punched" through the building façade. Exceptions shall be approved by the Community Development Director, or designee, where integrated into architectural design.
5. Primary building entrances open onto a street, sidewalk, or public space. Secondary entrances may be provided from a garage or parking lot.
6. All architectural features, including decorative railings and posts, overhangs, roof

projections, window accents, and the like, are compatible in style, materials, and colors to the primary building.

7. Each entrance to a unit shall consist of a porch, stoop, or similar and designed with railings, spindles, columns, etc. Entrances may be shared between units when stacked or horizontally attached.
8. Garages are permitted in only the rear of the ground floor of individual units. No garage or individual unit driveway shall front onto a public street, except alleys.
9. Shared parking lots may be located in a side or rear yard.

Sec. 42-456.A. Signs.

All signs shall be architecturally integrated and complement their surroundings in terms of size, shape, color, texture, and lighting. Signs shall complement the overall design of the building and shall not be designed to be in visual competition with other signs in the area.

1. **Materials and Color.** Signs should incorporate the same building materials and color used in the primary structure and should be in scale and style with the architecture of the principal building. Lettering should be selected that is consistent with the building.
2. **Overall sign plan.** All development shall have a sign plan which anticipates future development. New building design shall provide logical sign areas, allowing flexibility for new and additional users. Design shall provide for convenient and attractive replacement of signs. Buildings with multiple tenants shall include all tenants in the sign plan.
3. **Neon Lettering and Outlines.** Neon, and similar outlines lights signs are prohibited, with the exception of open and closed signs that are included in a site plan approval.
4. For each zoning lot, there is permitted one freestanding accessory sign, up to 50 square feet in area per side, for lots 125 feet or less in width, to be increased at a ratio of one square foot per each 2½ feet of lot frontage in excess of the initial 125 feet, up to a lot 300 feet wide. A zoning lot having in excess of 320 feet of frontage may have one additional sign based upon the same ratio of one square foot of sign area for each 2½ feet of lot frontage over the initial 320 feet of frontage. The maximum size for any one sign is 120 square feet.
5. When multiple-use zoning lots are involved, for each additional use on the zoning lot beyond the initial use, 15 square feet of sign area is permitted, the total area of freestanding signs not to exceed 50 percent over the sign size originally permitted for the lot.
6. For a lot with frontages on more than one street, each frontage may be treated as a separate frontage for the purpose of establishing permitted freestanding sign area and number.
7. **Freestanding Signs.** For a corner lot, the distance between permitted freestanding signs shall be not less than 100 feet, as measured along the property lines, but in no case shall there be a distance of less than 70 feet between such signs. Each such sign shall be oriented to the street frontage it serves. If one freestanding sign is used, then the percentage of freestanding sign area permitted on one street frontage may be increased 100 percent to a maximum of 120 square feet in area per side, provided that such sign is located not more than 25 feet from both street frontages.
8. Where a zoning lot is permitted to have more than one freestanding accessory sign under this section, the distance between such freestanding signs shall not be less than 300 feet.
9. Signs may not exceed 15 feet in height.
10. Signs must be at least ten feet from any property line.
11. **Wall Signs:** For each use on a zoning lot, there are permitted wall signs, the combined area of which shall not exceed 15 percent of the total area of the wall to which the signs are attached. The total shall not exceed 100 square feet per street frontage. If no freestanding sign is used, the percentage of total wall area for wall signs may be increased by 33 percent per street frontage. Lots with dual frontages may not combine permissible signs for one frontage with another frontage for the purpose of placing a combined area of sign area on one frontage.
12. **Additional Area for Wall Signs:** In addition to the wall signage permitted in subsection 11

above, the permitted wall sign area may be increased if the criteria listed below is satisfied:

- For buildings with wall frontage at the main building entrance that exceeds 99 lineal feet:

Wall (in lineal feet)	Additional Sign Area Permitted (in square feet)
100-199	25
200—299	50
300—399	75
400—499	100
Greater than 500	125

- For buildings with wall frontage at the main building entrance that exceeds 99 lineal feet and with a setback greater than 299 feet from a public or private street:

Building Setback (in feet)	Additional Sign Area(in square feet)
300—399	50
400—499	75
500—599	100
Greater than 600	125

13. **Canopy or Awning Signs.** Sign copy may comprise up to 35 percent of the total exterior surface of a canopy or awning. Canopies or awnings with back-lit graphics or other kinds of internal illumination are prohibited.

Sec. 42-456.B. Screening (fences and walls).

The impact of those elements of a site, which have an adverse effect on the subject site and surrounding sites, should be minimized.

1. The intent of this section is to protect neighboring residential and park properties from any adverse external effects and negative impacts of nonresidential development. A screen and buffer required by this section is intended to limit visual contact between uses and to create a strong impression of spatial separation.
2. Screening materials.
 - a. Screening materials shall consist of evergreen trees and shrubs, walls, fences and berms or a combination thereof and be opaque in all seasons of the year from the ground to a height of at least six feet.
 - b. Screening fences shall not be constructed of corrugated metal, corrugated fiberglass, sheet metal, chain link or wire mesh. If a long stretch of screening is required, options should be combined or alternated, or plant materials should be varied.
 - c. Other creative options, such as changes in elevation, existing vegetation, or plant materials within a buffer area, are encouraged, but the applicant must demonstrate that comparable or superior screening will be provided.
3. Except as provided in subsection 7, below, a zoning lot that contains a parking lot, office, commercial, industrial use or any combination thereof which abuts a public park facility or a residential district or use shall be separated by screening as specified in subsection 2, above, between it and all abutting areas of such park or residential district or use. In addition to the above screening, there shall be required a landscaped green strip of at least ten feet in width and one tree for each 30 feet or fraction thereof of land adjacent to the parking lot and use.
4. An industrial or research park development, or combination thereof abutting a public park facility or a residential district or use must have as separation screening an earth berm with a minimum height of eight feet. The berm shall meet the requirements of section 42-576.I in regards to slope and erosion control. The berm shall also be landscaped with at least one tree and five shrubs per 30 lineal feet.

5. Non-residential uses with a minimum zoning lot area of three acres abutting a public park or land principally used or zoned for residential purposes shall have a separation screening and earth berm with a minimum height of six feet. The berm shall meet the requirements of section 42-576(l) material standards in regards to slope and erosion control. The berm shall also be landscaped with at least one tree and five shrubs per 30 lineal feet.
6. **Existing screening.**
 - a. For the purposes of 2 3, and 4, above, the planning commission may approve screening consisting of existing vegetation, planted vegetation and topographic characteristics of the land or a combination thereof if it satisfies the intent and purpose of this subdivision concerning opaque screening.
 - b. The planning commission shall consider the characteristics of the land and vegetation present, the adequacy of the screening proposed, and other factors which impact upon adjoining residential and park uses.
 - c. The planning commission on approving the use of existing topographical characteristics of the land or existing and/or planted vegetation may condition such approval on the planting of new vegetation in the number, size and type to satisfy the intent and purpose of this section.
7. **Additional landscaping.**
 - a. The planning commission may increase the height of the separation screening and/or require additional landscaping as part of the site plan review under division 5, subdivision 2 if the minimum requirements of subsection 2 would not adequately protect existing or future abutting residential uses.
 - b. In deciding whether the requirements of subsection 2 protect abutting residential uses, the planning commission may consider factors which include, but are not limited to, the topography of the land, the type(s) of use(s) involved, the materials and vegetation to be utilized and the distance between structures and uses.

Sec. 42-457.A. Street design.

1. Street design guidelines.

- a. Travel. Two-way streets are encouraged in the LC district. One-way streets are not permitted, excepting alleys.
- b. Curb radius. The curb radius at the intersection of two streets should be the minimum necessary to permit vehicle circulation. A smaller curb radius shortens the distance that pedestrians must travel to cross the street, and leads to a safer pedestrian environment by reducing the speed at which cars can travel around corners. It is recommended that the curb radius not exceed 30 feet at the intersection of any two streets.
- c. Sidewalks at driveway crossings. When a sidewalk crosses a vehicle driveway, the driveway shall retain the elevation of the sidewalk. The appearance of the sidewalk shall be maintained across the driveway to indicate that the sidewalk is a part of the pedestrian zone and that pedestrians have the right-of-way.
- d. Pedestrian zone. The pedestrian zone is considered to be the area in between the curb and the edge of the right-of-way, frontage, or building facade, and includes area for sidewalks, landscape plantings, street furniture, public transit facility, and other pedestrian-scale uses and amenities. The treatment of the pedestrian zone determines the character of the street, and the quality of the public realm within the right-of-way. Streets are the most common public space in the city, and must be designed to be welcoming and accommodating for pedestrians as well as motorized traffic.

As shown in Figure 1 below, the pedestrian zone in the LC district should contain four distinct areas:

- 1) Edge area that allows car doors to open freely and accommodates parking meters, streetlights;

- 2) Furnishings area that accommodates amenities such as landscaping, planters, and sidewalk furniture;
- 3) Walkway area where pedestrians walk;
- 4) Frontage area adjacent to the building.

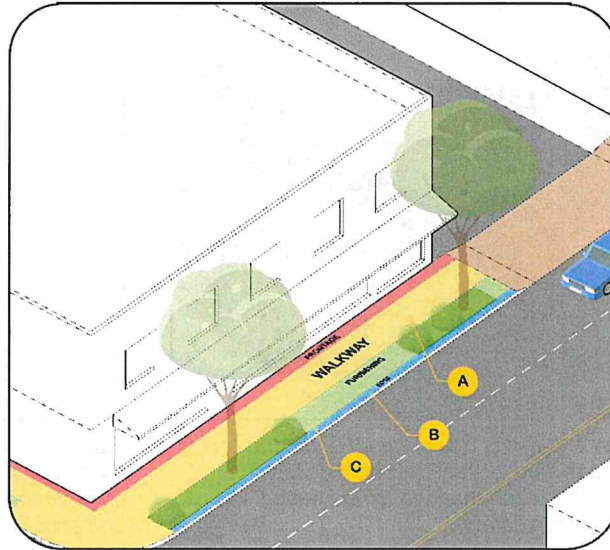


Figure 3. : A- min 5 -feet. B-min 1.5 feet. C- min 5 feet

The following design requirements and recommendations are intended to create an inviting public space alongside city streets:

- i. Pedestrian zone width. The pedestrian zone should have a minimum width of 10 feet. A lesser width may be appropriate in constrained areas.
- ii. Edge/Curb area. The edge/curb area should have a minimum width of 1.5 feet, normally contained within the right-of-way, and should remain clear of obstructions to permit the doors of parked cars to open freely. Streetscape elements such as parking meters, streetlights, traffic control signs, and tree grates may be located in the edge area. The edge area may be paved, or if a tree lawn is combined, it may be combined with the furnishings area and landscaped.
- iii. Furnishings area. The furnishings area accommodates amenities such as street trees, planters, public transit facilities, and sidewalk furniture. The furnishings area can be paved (with street trees located in tree grates), or it may be landscaped with a street lawn. Outdoor eating areas, sidewalk cafes, or other similar uses associated with a use in a directly adjacent building may be located in the furnishings area. The furnishings area should have a minimum width of 5 feet.
- iv. Walkway area. The walkway area is the basic sidewalk area where pedestrians walk. The walkway area must maintain a 5-foot-wide clear path free of obstructions at all times to permit free pedestrian travel. No permanent structures or uses may be located in the walkway area.
- v. Frontage area. The frontage area is the portion of the pedestrian zone adjacent to the edge of the right-of-way. The frontage area is an optional area and may be used for street furniture or other uses accessory to the use in the adjacent building. When a building is constructed at the lot line, the frontage area should have a minimum width of two feet to accommodate opening doors and window shopping; in the LC-Edge and LC- Business

area, the frontage area can be in the required setback.

- vi. **Access Management and Driveways.** Driveway consolidation is required when feasible to share access between properties. Additionally, driveways providing access to parcels and parking lots are encouraged to be accessed from minor streets.

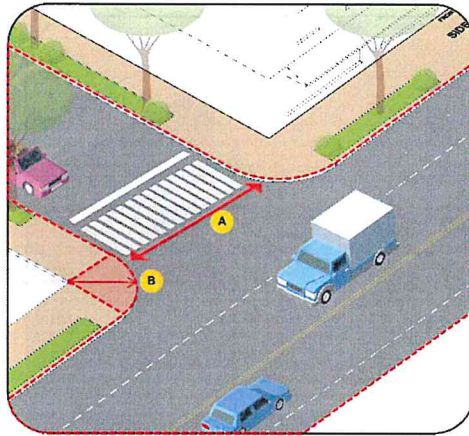


Figure 4. B-It is recommended that the radius be less than 30-feet. A- Least possible distance recommended for increased pedestrian safety.

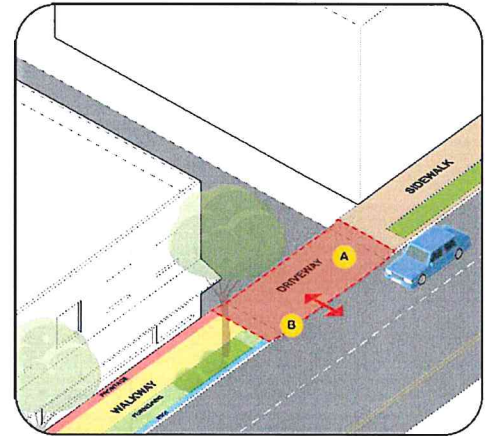


Figure 5. A-Shared driveway access between properties is encouraged. B-Driveways should emulate the material of sidewalk for continuity and should be at the same level as the travel lanes.

Sec. 42-457.B. Parking.

The following parking requirements are applicable in the LC, and replace any similar requirements set forth in Division 6, Subdivision 1, Off Street Parking:

1. **Minimum parking required.** All new development or expansions of existing sites shall provide off-street parking spaces for the use according to the following requirements. The parking spaces shall be provided within 500 feet of the building.
 - a. Residential uses. One parking spaces per residential dwelling unit.
 - b. Nonresidential uses. One parking space per 500 square feet of nonresidential building space.
 - c. Waiver. The minimum parking requirements may be reduced by the Planning Commission per [Section 42-520](#).
3. **Parking lot layout.** Off-street parking lot layout, maintenance, and construction shall comply with all of the requirements of [Article 4, Division 6, Subdivision 1](#).
4. **Parking lot access.** Multiple entrances to parking lots must be consolidated in the Core area of the LC district. Where feasible, shared cross access between parcels shall be provided.
 - a. Setback Portage Road: All parking spaces shall comply with the maximum setback of the Core, Edge and Business areas.
 - b. Setback from cross streets: All parking spaces shall be set back a minimum of 5 feet from any cross street.
 - c. Loading space must be consistent with Section 42.522.

Sec. 42-458.A. Outdoor amenity space.

Any development or redevelopment of a building with more than 20,000 square feet of floor area, or 1 acre in total lot size, in the LC district shall provide outdoor amenity space. The outdoor amenity space shall have a minimum area of two percent of the gross floor area of the building. The size and disposition of the amenity space shall be proportionate to the size and scale of the development, and any amenity

space used to satisfy this requirement shall be adjacent to or visible and accessible from a public right-of-way. The emphasis of the amenity space requirement is on the quality rather than the quantity of the space.

Sec. 42-458.B. Temporary Outdoor Retail Sales.

Outdoor retail sales are permitted in the Core and Edge subareas subject to the following requirements:

1. **No permit required.** Temporary or moveable outdoor retail sales activity or displays accessory to a principal use in the LC district are permitted, subject to the following requirements:
 - a. **Area.** The total of all outdoor sales display areas on the site shall not exceed 0.75 square feet per linear foot of building frontage in the build-to zone.
 - b. **Location.** Outdoor sales areas may be located in the build-to zone, in an area adjacent to and not extending farther than 20 feet from the rear of the building, and/or in the right-of-way. Outdoor sales in the right-of-way shall be located in the frontage or furnishings area of the pedestrian zone directly adjacent to the building containing the use to which it is accessory. A minimum six-foot wide clear pedestrian pathway on the sidewalk shall be maintained at all times.
 - c. **Time.** The outdoor sales display shall only be set out during business hours.
2. **Permit required.** A permit from Community Development Director or his/her designee is required for outdoor sales that exceed the area limitations in subsection (a), above; for special outdoor sales events that will be located anywhere besides the frontage or furnishings area of the pedestrian zone; or for times outside of normal business hours. The permit will specify the permitted size and duration for the outdoor sales event.

Sec. 42-458.C. Outdoor storage.

In the Core and Edge subareas, limited outdoor storage of merchandise, materials, or equipment is permitted in the rear yard if it is not visible from public ROW. In no case shall materials or merchandise being stored outdoors exceed a height of six feet.

Sec. 42-459. Definitions used in this article.

This division provides definitions for terms that are used in this article that are technical in nature or that might not otherwise reflect a common usage of the term. Where a definition in this section conflicts with a definition provided in [Section 42-112](#), the definition presented in this section shall prevail for the purposes of administering the LC district requirements. If a term is not defined in this section, the planning and development director shall determine the correct definition of the term.

Balcony: An open portion of an upper floor that extends beyond or indents into a building's exterior wall.

Block: The aggregate of private lots, pedestrian pass-throughs, rear lanes and alleys, the perimeter of which abuts perimeter or internal streets.

Block perimeter: The linear distance around a block measured along the right-of-way line or road easement.

Buffer: An area of land, including landscaping, walls, and fences located between land uses of different characters and which is intended to mitigate negative impacts of the more intense land use on the less intense land use.

Build-to area: An area at the front of the lot in which a front building facade must be located.

Floorplate: The total indoor floor area of any given story of a building, measured to the exterior of the wall or balcony.

Frontage lot line: The lot line that coincides with the public right-of-way or edge of a space dedicated for public use. Building facades parallel to frontage lines define public space and are therefore subject to a higher level of regulation than the elevations that face other lot lines.

Habitable space: Building space that involves human presence with direct view of the enfronting streets or public or private open space. Habitable space does not include parking garages, storage facilities, warehouses, and display windows separated from retail activity.

Liner shop or Liner building: A building or part of a building with habitable space specifically designed to enfront a public space while masking a function without the capacity to monitor public space such as a parking garage, storage facility, or large building exceeding the building width limitations of this article.

Tree lawn: A grassed or landscaped area located between the sidewalk and the curb of the street intended to accommodate street tree plantings.

Severability

Should any section, clause or provision of this Ordinance be declared to be invalid by a court of competent jurisdiction, the same shall not affect the validity of the Ordinance as a whole or any other part thereof other than the parts so declared to be invalid.

Repeal of Conflicting Ordinances, Savings Clause

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed. Any proceedings pending, including prosecutions for violations, under any previous ordinance provision being repealed hereby shall not be affected by this Ordinance and may be continued pursuant to said previous Ordinance provisions.

Effective Date

The zoning amendment shall become effective 15 days after publication of the notice of adoption unless a different effective date is approved by council.

COUNCIL SETS PUBLIC HEARING:

PUBLIC HEARING:

EFFECTIVE DATE:

Patricia M. Randall, Mayor

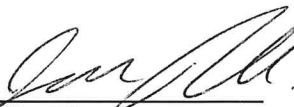
STATE OF MICHIGAN)
) SS
COUNTY OF KALAMAZOO)

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 _____, 2024.

Erica Eklov, City Clerk

Approved as to Form:

Date: 10/31/2024

By: 
City Attorney

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: 2025 City Council Meeting Schedule

SUPPORTING PERSONNEL: Erica Eklov, City Clerk

ACTION RECOMMENDED: Approve the 2025 schedule of regular City Council meetings.

Historically, the City Council has met on the 2nd and the 4th Tuesday of the month, apart from holidays, Portage Public Schools Breaks, etc. Proposed City Council meeting dates for 2025 are recommended as noted below.

Tuesday, January 7	Tuesday, July 8
Tuesday, January 21	Tuesday, July 22
Tuesday, February 11	Tuesday, August 12
Tuesday, February 25	Tuesday, August 26
Tuesday, March 11	Tuesday, September 9
Tuesday, March 25	Tuesday, September 23
Tuesday, April 15	Tuesday, October 7
Tuesday, April 29	Tuesday, October 21
Tuesday, May 13	Wednesday, November 5*
Tuesday, May 27	Tuesday, November 18
Tuesday, June 10	Tuesday, December 2
Tuesday, June 24	Tuesday, December 16

*Notably, the proposed meeting dates for November 2025 are Wednesday, November 5, and Tuesday, November 18. These dates for November are suggested to accommodate the election of Tuesday, November 4, and the week of Thanksgiving. The proposed dates also permit the ability to avoid a meeting during the week of December 22nd.

FUNDING: N/A

Attachments: 1. Proposed 2025 City Council Meeting Dates

Proposed 2025 City Council Meeting Dates

January						
Su	M	T	W	Th	F	Sa
			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	

February						
Su	M	T	W	Th	F	Sa
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March						
Su	M	T	W	Th	F	Sa
						1
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April						
Su	M	T	W	Th	F	Sa
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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			

May						
Su	M	T	W	Th	F	Sa
				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

June						
Su	M	T	W	Th	F	Sa
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					

May 23 – All Staff Training

June 6 – Last Day of School

July						
Su	M	T	W	Th	F	Sa
		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		

August						
Su	M	T	W	Th	F	Sa
					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						

August 29 – All Staff Training

September						
Su	M	T	W	Th	F	Sa
	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				

October						
Su	M	T	W	Th	F	Sa
			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	

November						
Su	M	T	W	Th	F	Sa
						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						

November 4 – Election Day

December						
Su	M	T	W	Th	F	Sa
	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			

1 Council Meeting Date

 US holiday (City Hall closed)

 Portage Public Schools break

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Resolution to Correct the Austin Lake Invasive Weed Management Program Special Assessment District.

SUPPORTING PERSONNEL: Kendra Gwin, Director of Transportation & Utilities
Lauren VanderVeen, Finance Director

ACTION RECOMMENDED: Adopt the Resolution to correct the Austin Lake Invasive Weed Management Program Special Assessment District.

While reviewing the Austin Lake special assessment bills, the Treasury Office discovered a property with both the Long Lake and Austin Lake assessments placed on the parcel. After further investigation, staff found that the parcel was mistakenly placed in the Austin Lake roll during adoption in 2023. The parcel is 8767 Waruf Avenue (00024-182-O).

The parcel should be removed from the Austin Lake special assessment roll, as it does not benefit from or have direct proximity to the lake. While the City Attorney has assisted other municipalities in vacating an assessment from a roll if mistakenly included, the municipalities have been townships covered under PA 188 - the Township Improvement Act. This statute has no applicability to city special assessment districts. Conversely, the City Attorney reviewed Chapter 62 of the Portage Code of Ordinances, the City Charter, and the Home Rule City Act. As the city maintains the general authority regarding special assessment districts, it is left to its governing body to make corrections.

To date, Treasury staff have withheld any special assessment billing for 8767 Waruf pertaining to Austin Lake. The property has only received billings under the relevant Long Lake special assessment. As such, it is recommended that the City Council adopt the attached resolution drafted by the City Attorney to correct the Austin Lake Invasive Weed Management Program Special Assessment District.

FUNDING: The cost of the project was estimated at \$450,000, with the share of the Special Assessment District at \$427,500, and the share of the City at \$22,500. With removal of this parcel from the roll, the assessment of the remaining individual properties will remain the same. The Austin Lake roll will be short \$197.92 in its total collection; however, staff have determined that this amount will be realized through anticipated delinquency and late payments, with the total collection anticipated to meet (or even exceed) the actual assessed annual amount.

Attachments: 1. Resolution to vacate 8767 Waruf SAD

CITY OF PORTAGE
COUNTY OF KALAMAZOO, MICHIGAN

Minutes of a regular meeting of the City Council of the City of Portage, Kalamazoo County, Michigan, held in the City Hall, in said city, on the 10th day of September 2024, at 6:00 p.m., local time.

PRESENT: Members: _____

ABSENT: Members: _____

The following was offered by Councilmember _____ and supported by Councilmember _____:

RESOLUTION

**RESOLUTION TO VACATE CERTAIN SPECIAL ASSESSMENTS
INCLUDED ON THE SPECIAL ASSESSMENT ROLL FOR THE
AUSTIN LAKE INVASIVE WEED MANAGEMENT PROGRAM SPECIAL
ASSESSMENT DISTRICT #023-A AND OTHER MATTERS RELATED THERETO**

WHEREAS, by resolution adopted January 10, 2023, the City Council of the City of Portage (the “City”) established a special assessment district known as the “Austin Lake Invasive Weed Management Program Special Assessment District #023-A” (the “District”) to establish funding to provide for the management of Austin Lake via weed improvements (the “Improvements”); and

WHEREAS, by resolution adopted March 7, 2023, the City Council confirmed the Special Assessment Roll (the “Confirmation Resolution”) in the amount of \$427,500.00 for the District (the “Roll”) to defray part of the cost of the Improvements; and

WHEREAS, the Roll provided for an assessment on each parcel (excepting that owned by the City of Portage) a total amount of \$989.60 but was to exclude parcels landlocked and exempt by law; and

WHEREAS, a certain parcel (8767 Waruf) was mistakenly included on the assessment roll, is not benefitted by the Improvements in the Austin Lake Invasive Weed Management Program approved for Special Assessment District #023-A and is therefore exempt; and

WHEREAS, Chapter 9, Special Assessments, of the City Charter authorizes the City Council to review and approve special assessments, including properties benefitted by the proposed Improvements; and

WHEREAS, Chapter 62, Special Assessments of the City Code of Ordinances, implements the City's authority regarding approving and levying special assessments on properties benefitted by the proposed Improvements; and

WHEREAS, the proposed vacation of certain special assessments included on the Roll for 8767 Waruf have been determined by the City as necessary to correct said errors.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. In accordance with the City Charter and Chapter 62, Special Assessments, of the City Code of Ordinances, the City deems it necessary and in the best interest of the City, its residents, and the property owners within the District to correct the errors on the Roll for the inclusion of an exempt parcel through the vacation of such special assessments on the Roll.

2. Effective immediately, the special assessment on parcel number 00024-182-O (addressed as 8767 Waruf Avenue) located within the District and identified on the Roll, as confirmed, shall be vacated.

3. The Clerk shall deliver a Revised Warrant in the form attached hereto as Exhibit A to the Treasurer commanding that the Treasurer collect the special assessments on the Roll, in accordance with this Resolution and the Confirmation Resolution.

4. The Treasurer shall proceed to collect the amounts assessed on the Roll, as partially vacated in accordance with this Resolution and the Revised Warrant, as the same shall become due.

5. All other terms and conditions included within the Confirmation Resolution to confirm the Roll for the District shall remain in full force and effect.

6. This Resolution does not amend, revise or reconfirm the Roll, nor does this Resolution adopt a new or additional special assessment roll for the District. It is the express intent of the Portage City Council to vacate the special assessment on the Roll as set forth herein so that the amounts to be collected by the City on the Roll will correspond to the benefit conferred on the properties named herein by the Improvements.

YEAS: Members: _____

NAYS: Members: _____

RESOLUTION DECLARED ADOPTED.

Erica Eklov, City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF KALAMAZOO)

I, the undersigned, the duly qualified and acting Clerk of the City of Portage, Kalamazoo County, Michigan (the “City”), do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City of Portage City Council at a regular meeting held on the 10th day of September, 2024, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 10th day of September, 2024.

Erica Eklov, City Clerk

EXHIBIT A

REVISED WARRANT OF CITY CLERK

I, Erica Eklov, the City Clerk of the City of Portage, Kalamazoo County, Michigan, hereby direct and command you, Lauren VanderVeen, City Treasurer, to collect the assessments set forth on the Austin Lake Invasive Weed Management Program Special Assessment District #023-A, Special Assessment Roll, in accordance with the directions of the City Council in respect thereto set forth in a Resolution adopted by the City Council on March 7, 2023, confirming such special assessment roll of the City, as subsequently partially vacated by the City Council regarding certain assessments. The collection shall include such interest and penalties as set forth in said Resolution and prescribed by statute.

Dated: September 10, 2024

Erica Eklov, City Clerk

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: Committee of the Whole Meeting - Legal Services

SUPPORTING PERSONNEL: Adam Herringa, Chief Operating Officer

ACTION RECOMMENDED: Set a Committee of Whole Meeting on November 19, 2024, at 4:30 p.m. to review and discuss options related to the provision of legal services.

The current legal services contract with the firm Bauckham, Thall, Seeber, Kaufman & Koches, P.C., expires on August 31, 2025. Per the City Charter, the City Attorney acts as the legal advisor of and is responsible to the Council in all respects concerning the performance of its official duties. The City Administration is requesting that a Committee of the Whole meeting be held in order to obtain clarity and direction as to the City Council's preference regarding the provision of legal services following the expiration of the contract.

It is recommended that City Council set a Committee of Whole Meeting on November 19, 2024, at 4:30 p.m., to review and discuss options related to the provision of legal services.

FUNDING: N/A

Attachments: None

Minutes of Boards & Commissions

CITY OF PORTAGE ZONING BOARD OF APPEALS

Minutes of Meeting – September 9, 2024

The City of Portage Zoning Board of Appeals meeting was called to order by Chair Eichstaedt at 7:00 p.m. two people were in the audience.

MEMBERS PRESENT: Jay Eichstaedt, Michael Reedy, Linda Fry, Aimee Potts, John Sloan, Michael Stempihar, Ken Seybold.

MEMBERS ABSENT: Lena Jomaa

MEMBERS EXCUSED: David Bergher

A motion was made by Seybold, and seconded by Reedy, to excuse Mr. Bergher. Upon voice vote, the motion passed 7-0.

IN ATTENDANCE: Jeff Mais, Zoning & Codes Administrator.

APPROVAL OF THE MINUTES:

A motion was made by Reedy, and seconded by Fry, to approve the August 12, 2024 minutes as submitted. Upon voice vote, motion passed 7-0.

NEW BUSINESS:

ZBA #24-04; 224 South Shore Drive: Mais summarized the request for: a) a variance to retain an existing 1,200 square-foot accessory building that exceeds the living area of the dwelling by 363 square feet; and b) a variance to construct a 384 square-foot attached garage, which would result in 1,563 square feet of accessory building where a maximum 837 square feet of accessory building is permitted. The applicant, Larry Pierce, stated last year they found that some trees in their yard were in danger of falling potentially on neighboring property and consequently were cut down. When the stumps were removed in the spring, they found the roots were intertwined with the old retaining wall and stairs making the ground near the southeast of the dwelling less stable. The applicant also noted the street was at a higher elevation than his property after road construction a few years ago and storm water tended to run down his driveway contributing to washouts. He spoke to several builders and one solution they suggested was to construct an attached garage with a shared roofline to help ensure the ground remains stabilized. The applicant stated he was aware of staff's suggestion to construct a retaining wall and repair the stairs in the rear but felt that solution was a temporary fix and would probably have to be redone in a few years. The Board briefly discussed what structures were considered living areas versus accessory building areas. Seybold observed he could find no practical difficulty, as the applicant had conforming alternatives available at a lower cost, such as constructing a retaining wall and to change grading to redirect stormwater runoff, which would not result in increasing the degree of nonconformity as an attached garage would.

A public hearing was opened. A letter of support from John Kasiorek, 304 South Shore Drive was read into the record. The public hearing was closed.

After additional discussion by the Board, a motion was made by Reedy, seconded by Potts to grant: a) a variance to retain an existing 1,200 square-foot accessory building that exceeds the living area of the dwelling by 363 square feet for the following reasons: There are exceptional circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning district, which include the erroneous issuance of a building permit without a variance in 1977. The variance is necessary for the preservation and enjoyment of a substantial property right, the right to have an accessory building which is similar to that possessed by other properties in the vicinity; the immediate practical difficulty causing the need for the variance request was not created by the applicant; the variance will not be detrimental to adjacent property and the surrounding neighborhood. In addition, the application and supporting materials, staff report, and all comments, discussion and materials presented at this hearing be incorporated in the record of this hearing and the findings of the Board, and that action of the Board be final and effective immediately. Upon roll call vote: Eichstaedt-Yes, Reedy-Yes, Seybold-Yes, Fry-Yes, Sloan-Yes, Stempihar-Yes, Potts-Yes. The motion passed 7-0.

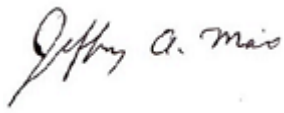
A motion was made by Seybold, seconded by Fry to deny b) a variance to construct a 384 square-foot attached garage, which would result in 1,563 square feet of accessory building where a maximum 837 square feet of accessory building is permitted for the following reasons: the variance is not necessary for the preservation of a substantial property right similar to that possessed by other properties in the same zoning district in the vicinity because there are conforming alternatives available such as constructing a retaining wall and regrading; and the immediate practical difficulty causing the need for the variance request was created by the applicant. In addition, the application and supporting materials, staff report, and all comments, discussion and materials presented at this hearing be incorporated in the record of this hearing and the findings of the Board, and that the action of the Board be final and effective immediately. Upon roll call vote: Eichstaedt-Yes, Reedy-Yes, Seybold-Yes, Fry-Yes, Sloan-Yes, Stempihar-Yes, Potts-Yes. The motion passed 7-0.

OTHER BUSINESS: None

STATEMENT OF CITIZENS: None.

ADJOURNMENT: Motion by Potts, seconded by Reedy to close the meeting The meeting was adjourned at 7:38 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jeff Mais".

Jeff Mais
Zoning & Codes Administrator

Attendance: David M., Jamie (Liaison), Jason, Mike S. (Liaison), Marty, Wendy, Deirdre

Excused: Joe, Lauren, David L., Jerry

Unexcused: None

Guests: None

7:00 PM Welcome and introduction of guests

- Motion to start (JB), seconded (DM) – moved forward unanimously

7:00 PM Public Comment Period

- No guests

7:01 PM Approval of August Minutes

- Discussion of future members
- Two minor changes
 - o Update the spelling of Deirdre
 - o Update second on minutes approval to WP
- Motion to approve (WP); seconded (DM) – so moved

7:04 PM Subcommittee Meetings

- Bee City – No updates as of this meeting
 - o Can we create a habitat or infrastructure for bees? Board to review potential options
- Green Week
 - o DM – Emailed ideas amongst potential subcommittee members (JC; DM; WP)
 - Portage Parks Foundation is planting 400 trees – Invite to board meeting to discuss plans (Leaf a Legacy Tree Planting – October 27th; Interested in pursuing a future partnership or asking them to perform similar event); maybe bring in Garden Club or similar group to talk at Farmer's Market and provide saplings (or similar 'gift')
 - o WP – Entire week of events proposed, but without additional support, not possible. Recommend to focus on a singular activity
 - Jamie – Look at opportunities to partner with other boards to increase numbers
 - Ideas: Earth Day Kick-off (Information booth, alternative energy, seed back, student tree planting/shrubs, homesteading); Library event (education, native pollinator discussion, dragonfly promotion); Creek-side cleanup (potential collaboration with DNR); Composting workshop; Renewable energy/energy conservation; Arbor Day Tree Planting; Concert; Food Truck Rally
 - Limited resources in partnering boards, and they will need advance notice.

- Opportunities to collaborate?
 - Boards to Interact: Parks Board | Department; Youth Advisory Committee; Historical District; Planning Commission (Jamie to provide list of chairs of other boards for contacting)
 - Overlap with the city of Kalamazoo boards
 - Does Park land have open space available for planting?
 - Is there one specific event to focus on: A kick-off event may be favored
 - Meet with the Parks Board to review planned events

7:29 PM Review comments to Special Rules and Procedures

- Postpone for next month
- Jamie to re-send email
- All members are to review before the next meeting
 - Reword to allow any board member to execute a meeting if the Chair and Vice-Chair are absent.
 - Should we allow more than eight agenda items? An option to postpone if time does not allow.
 - Clean up the language around voting for absent board members to ensure that the non-present board member has expressed interest.
- Process—Once the board approves the document, the City Manager’s Office will review it and then submit it to the City Council for a vote. Then, new changes to the document must go through the approval process.
- Voting – Tallies need to be listed (Yay/Nay) by name per the Open Meetings Act

7:46 PM Open discussion, establish items for the October Meeting

- JB – Secretary will be needed for the minutes in the remaining period (WP)
- JB – Sustainability survey for Kalamazoo has time for updates
- JH – Parking lot construction completed in November; city hall new solar roof; sidewalk infrastructure investments in area;
- DC – Items for October agenda
 - Bee City
 - Subcommittee Report
 - Green Week
 - Special Rules and Procedures
 - Annual calendar (DM) – events with dates for planning
 - Goal setting for next year
 - Follow-up/update on electrification of landscaping / vehicles

8:00 PM Motion to adjourn (WP); seconded (DM) – so moved

CITY OF PORTAGE PLANNING COMMISSION

**Thursday, September 19, 2024
7:00 PM Portage
Portage City Hall Council Chamber**

The City of Portage Planning Commission Workshop meeting of September 19, 2024, was called to order by Chair Corradini at 6:00 p.m. The meeting notes of the workshop are provided below under New Business.

The City of Portage Regular Planning Commission meeting of September 19, 2024, was called to order by Chair Corradini at 7:00 p.m.

IN ATTENDANCE

- Peter Dame, Chief Development Officer
- Biqi Zhao, Deputy Director of Planning and Zoning
- Eric Feldt, Senior City Planner
- Alex Johnson, City Planner
- Catherine Kaufman, City Attorney

ROLL CALL

Staff called the roll: Chairman Corradini (yes); Vice Chair Baldwin (yes); Secretary Freiman (yes), Adams (yes); Copp (yes); Joshi (arrived 7pm); Fries (yes); Youngs (yes); and Longjohn (arrived 6:30pm).
9-Present; 0-Absent.

APPROVAL OF MINUTES

1. Minutes dated September 5, 2024

Motion by Vice Chair Baldwin, seconded by Commissioner Copp to approve the September 5, 2024, as submitted. Upon a voice vote, motion carried 9-0.

PUBLIC HEARINGS

1. A PD Tentative Plan Amendment and Preliminary Condominium Plan request for McConley Cove Planned Development at 1075 Bacon Avenue:

Mr. Feldt provided a presentation outlining project details and review process, showed various site pictures and project images, compared previous approved planned development vs. new proposal elements, explained applicable zoning and Master Plan elements, and shared public comments.

He concluded the presentation by providing two separate voting recommendations:

1. Planning Commission recommend to City Council the approval of the proposed Tentative Plan Amendment for McConley Cove residential development at 1075 Bacon Road.
2. Planning Commission recommend to City Council the approval of the Preliminary Condominium Plan for McConley Cove residential development at 1075 Bacon Road.

Some commissioners were concerned about impacts to neighborhood harmony due to the proposed street design of curb/ gutter and sidewalks, smaller lot sizes and houses, and general appearance. However, Mr.

Feldt clarified that the proposed houses are larger than what the applicant previously stated in the packet.

Commissioner Copp was concerned with construction traffic nuisance to the surrounding neighborhoods. Mr. Feldt stated that the City will have a pre-construction meeting with the applicant to discuss construction access and the need for possibly temporarily closing roads.

Vice Chair Baldwin questioned the side setback being only five feet due to the worry of fires spreading and wondered if the Fire Marshal had been consulted.

Mr. Feldt stated that there is a higher degree of fire material required for buildings that are in close proximity, and the building department ensures compliance with code, including fire, during the permitting process. And that the Fire Department did review the project.

Chair Corradini raised concerns about the transition from public to private stormwater in the planned development, including potential issues with a neighboring retention pond. He also inquired about the maintenance of roads, if they are public, and if this development will have a looped water main.

Mr. Feldt stated that the stormwater is private due to the development being a site condo, citing successful private stormwater developments like Oakland Farms and The Oaks. The roads will be City maintained. Further details on the water main will be reviewed at a later date by the City Transportation and Utilities Department.

Commissioner Copp wondered if it was possible to eliminate the cul-de-sac islands so kids can play sports in road.

Mr. Feldt indicated that they are proposed by the developer and will be maintained by the future Homeowners Association.

Commissioners Youngs and Fries stated that the Commission's support of smaller lots, houses, setbacks, and resulting less maintenance for future homeowners. This idea is similar to the proposal.

Commissioner Longjohn wondered if there's a formal assessment for the water table and flow for this planned development available now.

Mr. Feldt stated that it will be addressed in next phase, and the developer must submit a Soil Erosion permit during the permitting phase.

Jack Gesmundo, applicant and representative from AVB, highlighted the importance of an increase and balance of housing in the market, which allows room for first-time buyers and allows current homeowners to move within the housing market. He described the previous McConley Cove planned development designs, described the project's harmony with adjacent neighborhoods, and described the project's overall design, unique street and cul-de-sac landscape, and layouts. He stated the street and cul-de-sac sizes cannot be changed due to fire department regulations. He also summarized the neighborhood meeting, where he addressed a single complaint and resolved it with the citizen, who was present at the Planning Commission meeting.

Chair Corradini inquired as to why this development consist of public street and utility infrastructure when many nearby are private.

Mr. Gesmundo specified the reasons of higher cost to maintain private roads, the lack of common elements/areas, and that it's a way to be more cost sensitive without cutting development.

Commissioner Fries asked about basement height for future houses.
Mr. Gesmundo stated eight or nine feet, as preferred by the homeowner.

Commissioner Longjohn inquired about engineering studies addressing ponding, flooding, or stormwater impacts affecting adjacent property.
Mr. Gesmundo stated that McConley Cove will have a leeching system, and the lots/houses will direct water toward the streets. He emphasized stormwater is always a big concern of his company.

Chair Corradini opened the public hearing.

No one spoke for or against the request, motion by Commissioner Joshi, seconded by Vice Chair Baldwin to close the public hearing. Upon a voice vote, motion carried 9-0.

Commissioner Joshi expressed her support and asked if the increase in density was due to the type of homes or resulting COVID impacts to the housing/ construction industry.
Mr. Gesmundo stated it was a little of both.

Motion by Commissioner Copp, supported by Commissioner Youngs, to recommend to City Council the approval of the proposed Tentative Plan Amendment for McConley Cove residential development at 1075 Bacon Road. Upon roll call vote, motion carried 9-0.

Motion by Commissioner Copp, supported by Vice Chair Baldwin, to recommend to City Council the approval of the Preliminary Condominium Plan for McConley Cove residential development at 1075 Bacon Road. Upon roll call vote, motion carried 9-0.

SITE/FINAL PLANS

None.

OLD BUSINESS

None.

NEW BUSINESS

6pm Workshop: Lake Center/Portage Road Commercial Corridor Rezoning

Mr. Feldt presented the proposed zoning standards for the Lake Center/ Portage Road Commercial Corridor rezoning by prefacing its support from the 2021 Lake Center District Corridor and Placemaking Plan ('Lake Center Plan'). He showed various images and maps from the Lake Center Plan envisioning a future walkable, mixed use village corridor. He showed a proposed map of three zoning districts (Edge, Core, and Business) along Portage Road stretching from the intersection of E. Centre Avenue & Portage Road to the intersection of E. Osterhout Avenue and Portage Road. Mr. Feldt indicated that future development and redevelopment would need to meet various building and site standards to achieve the vision of the future of the corridor. Mr. Feldt underlined the importance of building design standards by showing various Google views of downtown Marshall, Midland, Chelsea and other areas. He concluded his presentation by stating the next steps of this rezone process to continue with either another workshop or a future public hearing back in front of the Commission.

Overall, the Commission was supportive of the zoning standards.

Mr. Feldt indicated that these standards will be presented at the next meeting as a public hearing item.

Planning Commission FY23-24 Work Program Report and Proposed FY24-25 Work Program

Mr. Feldt summarized the work program report indicating the Council's FY 24-25 goals, highlighted FY23-24 projects such as Rezones and Special Land Use Permits voted on by the Planning Commission, mentioned future Commission training opportunities, and summarized some new Planning Commission work program items for FY 24-25.

Commissioner Fries inquired about the number of accessory dwelling units (ADU) built, and if any previously-existing ADU owners came forward to get theirs approved and legal.

Mr. Feldt stated that there has been one issued, one in the permitting process now, and one inquiry. No one has come forward with a previously built ADU.

Motion by Commissioner Adams, supported by Vice Chair Baldwin, to accept the FY 23/24 work program report and approve the proposed FY24/25 work program. Upon voice vote, motion carried 9-0.

STATEMENT OF CITIZENS

None.

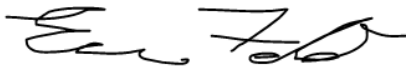
STATEMENT OF COMMISSIONERS/ STAFF

None.

ADJOURNMENT

There being no further business to come before the Commission, Chair Corradini adjourned the meeting at 8:38 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Eric Feldt", written in a cursive style.

Eric Feldt
Senior City Planner

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT:

SUPPORTING PERSONNEL:

ACTION RECOMMENDED:

FUNDING:

Attachments: 1. 2024 09 19 Approved BRA Meeting Minutes

CITY OF PORTAGE BROWNFIELD REDEVELOPMENT AUTHORITY

Thursday, September 19, 2024

8:00 AM

**Portage City Hall, Conference Room 1
7900 S. Westnedge Ave, Portage MI 49002**

The City of Portage Brownfield Redevelopment Authority meeting of September 19, 2024, was called to order by Chair Lewandowski at 8:05 am.

In Attendance

Board: Vice Chair Eric Alburtus (no), Todd Campbell (yes), Bradley Galin (yes), Karen Gallagher (yes), John Herberg (yes), Michelle Karpinski (yes), Secretary/Treasurer William Lenehan (yes), Chair Keith Lewandowski (yes), Jeff Monroe (no).

Staff: Jonathon Hallberg, Deputy Director of Economic Development; Grant Taylor, Deputy Director of Revenue & Treasury; Andrew Falkenberg, Deputy City Assessor

Guests: Rick Freiman, Planning Commissioner

Introductions

Introduction of Authority members, staff, and guests was conducted. The board also reviewed the agenda.

Approval of Minutes

Motion by Campbell, seconded by Herberg, to approve the BRA Meeting Minutes of August 1, 2024, as submitted. Motion carried, 7-0.

Staff Report

1. Project DePatie

Hallberg informed the board that the Project DePatie Act 381 Brownfield Plan was approved by the Michigan Strategic Fund in August.

2. Education Session

Hallberg shared a presentation on updates to Public Act 381 (the Brownfield Act) based on amendments established through the passage of Public Act 90 of 2023. He reviewed the definition of a brownfield, the basics of how Tax Increment Financing works, the statutory powers of the Portage Brownfield Redevelopment Authority, the various components of a Brownfield Plan, the types of eligible activities reimbursable under the Act and how this has changed to encompass a broad range of housing related development activities. Discussion ensued.

Chair Lewandowski asked if board members wanted to have another session in October and the board stated they would be in favor of doing so. Staff will schedule a meeting for late October.

Old Business - none

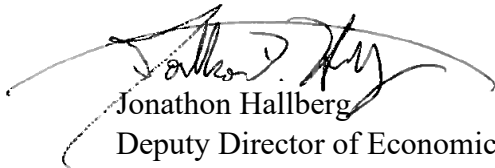
New Business - none

Statements of Citizens: none

Adjournment:

Motion by Gallagher, seconded by Campbell, to adjourn. Motion carried, 7-0. The meeting was adjourned at 9:05 am.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jonathon Hallberg", is written over a horizontal line.

Jonathon Hallberg
Deputy Director of Economic Development

TO: Honorable Mayor and City Council

FROM: Pat McGinnis, City Manager

SUBJECT: PD Tentative Plan Amendment and Preliminary Condominium Plan for McConley Cove Planned Development at 1075 Bacon Avenue

SUPPORTING PERSONNEL: Peter Dame, Chief Development Officer

ACTION RECOMMENDED: Subsequent to the public hearing, consider approving the PD Tentative Plan Amendment and Preliminary Condominium Plan for McConley Cove Planned Development at 1075 Bacon Avenue.

INTRODUCTION

The developer (American Village Development II, LLC, a.k.a. "AVB") has submitted an amendment to change the previously approved PD Tentative Plan and Preliminary Condominium Plan for the development of McConley Cove Planned Development located at 1075 Bacon Avenue. The amendment consists of increasing the total housing units from 40 to 54 lots (35% increase), resulting in a density increase from 2.46 to 3.32 units/acre (34% increase) on the existing 16.25-acre site. This increase is achieved by designing smaller lots and homes and reducing side yard setbacks. All other previously approved development elements remain unchanged. Table 1 shows the approved and proposed project elements:

	Approved	Proposed
Lot Size Range	9,600-17,435 sq ft	5,938-14,045 sq ft
Ave. Lot Size	11,586 sq ft	8,616 sq ft
Yard Setbacks		
Front	25	25
Sides	10	5
Rear	10-30'	10-30'
House Size Range	1,300-3,000 sq ft	1,200-2,400 sq ft

Table 1. Showing smaller proposed lots, side yard setbacks, and home sizes.

Approved, Unchanged Project Elements

- Future homes will be a mix of single- and two-story single-family detached homes.
- Each house will be designed with a patio, a two or three-car garage, and a paved driveway.
- Homes will also have standard basements or walkouts.
- Perimeter 20-foot tree clearing limit around the exterior property line to provide additional natural aesthetic features and buffering elements. This is within the 30' rear yard setback.
- All lots and future homes will connect to city water and sewer.

- Stormwater will be privately managed by the HOA and contained within two retention basins.
- All proposed streets will be public, consisting of paved surfaces, curbs and gutters, streetlights, and sidewalks along both sides, and a planned future connection to the west will be provided. This aligns with the City of Portage [Complete Streets policy](#).
 - McConley Cove Way will be designed as a ‘parkway street’ by providing additional landscaping (maintained by the HOA) and a winding sidewalk (public) flanking each side of the ROW.
 - All dead-end streets will have landscaped islands (maintained by the HOA).
- Common open space will include the general areas around the stormwater basins and additional open space (both maintained by the HOA) along McConley Cove Way.
- Future home prices will be between \$400,000 - \$600,000.

The development is expected to be under construction starting in spring 2025 with new infrastructure followed by future homes.

BACKGROUND INFORMATION

The proposed site was planned as Phase III of the Pines by Anthony & Ing-Britt Argondelis when a preliminary plat for Phase I of the Pines was approved by the Planning Commission in 1997. However, the developer did not pursue Phase III. The current owner and applicant, AVB, acquired the subject site from Wolverine Holding Co, LLC in 2021 to pursue the proposed project ‘McConley Cove’.

Past Approvals

On November 14, 2023, AVB received final engineering approval to proceed with construction on this project by the City Council after going through a Planned Development rezoning with a tentative plan and Condominium Plan approvals previously.

The current proposal generally matches the previously approved plan with the overall street network: a ‘parkway’ entrance, stub road to the west, sidewalks and landscaping, etc.

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

Existing Land Use/ Zoning	• The subject site is vacant and zoned Planning Development (PD). • <u>North</u>: Sterling Oaks West Condominium - single-family detached condominiums; 1020 Gulfport Trail single-family house. Zoned Planned Development. • <u>South</u>: ‘The Pines’ Single Family Detached homes subdivision; 9850 Hillberry Dr., 1015 Chaucer Rd., 1037 Chaucer Rd., 1101 Chaucer Rd., 1135 Chaucer Rd., 1167 Chaucer Rd., and 1189 Chaucer Rd. Zoned R-1C Single-family residential • <u>West</u>: Single-family residential neighborhood; 9689 Corduroy St., 9729 Corduroy St., 9749 Corduroy St., and 835 Bacon Ave.; Zoned R-1C Single-family residential • <u>East</u>: City of Portage Water Tower; Zoned R-1C Single Family Residential.
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Public Streets	The surrounding roadway network: Gulfport Trail and Gulf Breeze to the north; Chaucer Avenue to the south; and Corduroy Street to the west are local residential streets where traffic counts are not available.
Public Utilities	Sanitary sewer and municipal water are available from the south (The Pines) and from the north (Sterling Oaks West Condominium).
Environment	The subject site is undeveloped, having a forested area with a mix of trees, bushes, grassy areas. Most of the site has little topographic changes; two small hills exist in the southwest corner.
Unique Conditions	No mapped wetlands or flood hazards exist on the site. No mapped or identified historical structures or buildings exist.

APPLICABLE ZONING REGULATIONS

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

- [Subdivision 11](#) – Planned Development (PD) District (for Amended Tentative Plan)

Article 6. Condominium Projects

- [Division 2](#) - Review Process (for Preliminary, Final Condominium Plans)
- [Division 3](#) - Required Improvements and Design Standards

Proposed Amended Tentative Plan ‘Planned Development’ (PD) – Sec 42-375

The overall Planned Development review process involves 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 neighborhood, streets, utilities, and the natural environment; and determines consistency with adopted local plans. The filed Amendment PD 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 PD Plan review will not apply to this case. However, the applicable criteria under this step will be addressed in the subsequent Final Preliminary Condominium Plan (which is addressed in the next section).

The project is on Step 1. The Planning Commission recommended it to the City Council for approval at the September 19, 2024, Planning Commission meeting, and the City Council received the request and set up a public hearing at the October 8, 2024 City Council meeting. It is recommended that after the public hearing, the City Council approve the request. Required submittals are listed under Sec 42-375 PD Tentative Plan items A-E including a general site layout showing existing and proposed conditions. The attached documents provide a development layout, project narrative, and fees addressing the above code sections.

The Planned Development (PD) zoning district is a unique residential district allowing the most flexible

development standards not offered in any other residential zoning district. The applicant may propose unique project-specific building yard setbacks, lot sizes and widths, and housing types, and may provide some nonresidential uses. These elements are reviewed for overall neighborhood harmony impact and consistency with the Master Plan by the Planning Commission and City Council.

Proposed Preliminary Condominium Plan - Sec 42-883 through -884

In addition to the Tentative PD Plan, a proposed Preliminary Condominium Plan was submitted to establish a form of condominium ownership structure to address common elements such as the McConley Way parkway, stormwater basins, and landscaped street islands. Due to the similarities in process and required documentation, the proposed Preliminary Condominium Plan has been filed concurrently with the Tentative PD Plan amendment. The overall Condominium Plan review process involves the following two steps per Sec 42-882 *General Procedure*:

Step 1) Preliminary Condominium Plan (Sec 42-883 through 884) identifies part(s) or whole project features; analyzes the impact on neighborhood, streets, utilities, and the natural environment; and determines consistency with adopted local plans. The filed Preliminary Condo Plan is on this step.

Step 2) Final Preliminary Condominium Plan (Sec 42-885) identifies and analyzes detailed drawings of project improvements (streets, utilities, lot dimensions, etc.). A Final Preliminary Condominium Plan application has been submitted for review and approval contingent on the Preliminary Condominium Plan approval.

The project is on Step 1. The Planning Commission recommended it to the City Council for approval at the September 19, 2024, Planning Commission meeting and requested City Council approval. Required submittals are listed under Sec 42-883 *Filing of condominium subdivision* including a general site layout showing existing and proposed conditions. The attached documents provide a development layout, project narrative, and fees addressing the above code sections.

Pursuant to the above Tentative PD Plan and Preliminary Condominium Plan requirements, the applicant has submitted drawings containing an overall map showing all streets and lot locations, sidewalks, and two stormwater retention areas. The plan also provides a narrative indicating that all lots will be connected to city water, sewer, and private stormwater retention. Sidewalks and landscaping will be provided along both sides of all proposed streets. Also, the applicant has indicated the proposed McConley Cove Way will be designed at a unique 100-foot width (including two, 20' additional spaces flanking the standard 60' ROW) to accommodate a wide landscape strip and meandering sidewalk. All open space areas such as the parkway, landscaped street islands, and stormwater retention areas will be maintained by the condominium association. As additionally required, the applicant has submitted a letter to the Portage Public School Superintendent informing them of the proposal. The school provided a letter confirming receipt of the applicant's notification letter.

For the subject PD Tentative Plan Amendment and Preliminary Condominium Plan review step, detailed engineering drawings are not required but will be submitted under the subsequently required Final Preliminary Condominium Plan review step (Sec 42-885).

City of Portage Forward Together 2045 Master Plan

As required for the filed applications, the overall project was reviewed for consistency with the city's new 'Forward Together 2045 Master Plan' which establishes long-term land use goals and provides a

Future Land Use Map. The following elements of the plan are relevant to the proposal:

Ch. 6: Housing & Neighborhoods

- Goal: Foster reinvestment and rehabilitation in the city's established neighborhoods, provide for a range of housing options, and support a high-quality neighborhood for all residents, regardless of age or background.
- Framework - New Growth: Supports new growth in areas continuing the residential fabric of the city; allows for flexible lot sizes; and prioritizes affordability.
- Action items:
 - Utilize Planned Development (PD) opportunities where amenities exist to provide neighborhood/community benefits.
 - Encourage a variety of housing types that anticipate future market demand and seniors to age in place. The variety of housing types should not be isolated, but rather integrated into the fabric of the neighborhood.
- Future Land Use Map: Designates the subject property and neighborhood as 'Single-Family Residential' intended for single-family detached homes with a possibility of duplex and attached homes in select areas.

ANALYSIS

Staff finds the submitted PD Tentative Plan Amendment and Preliminary Condominium Plan project consistent with the city's Master Plan and meets PD Tentative Plan items A-G of Sec 42-375 and Preliminary Condominium Plan items under Sec 42-883 through 884. The staff's analysis is provided below.

Master Plan

The staff finds the proposed changes are consistent with the Single-Family Residential classification of the neighborhood, meet the goals of the Plan, and allow future housing growth similar to the existing residential fabric of the greater neighborhood area.

Neighborhood Impacts

The staff finds the proposed changes will not negatively impact the neighborhood, for the following reasons:

- The proposal of one and two-story single-family detached homes is similar to the use and built environment of the existing homes in the neighborhood.
- Future traffic is expected to be typical of a single-family residential neighborhood and offers multiple access routes which lessen traffic congestion.
- The proposed parkway street design and perimeter tree clearing limits will increase overall development esthetics and buffers towards adjacent properties.

Preliminary Evaluations from Development Review Team (DRT)

The Development Review Team includes 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. The DRT's preliminary review ensures that the proposed development is consistent with the city's infrastructure, engineering, and other requirements including streets, sewers, water mains, stormwater, parking, landscaping, and others. DRT has determined the amended Tentative Plan meets tentative plan requirements. As the project continues to move forward, the DRT recommends the developer submit detailed utility and stormwater information to ensure compliance with applicable codes, which will be required from the developer for the Final Preliminary Condominium Plan.

PLANNING COMMISSION PUBLIC HEARING

At its September 19, 2024, meeting, the Planning Commission reviewed and discussed the Tentative Plan Amendment Application and Preliminary Condominium Subdivision Application for McConley Cove Planned Development at 1075 Bacon Avenue. The applicant representative, Jack Gesmundo, Principal at AVB, was present to support the proposed application and explain the project details. No public comments were received at the meeting. One public comment was received prior to the meeting and was acknowledged/addressed during the meeting.

After careful consideration, the Planning Commission voted the following for the project:

1. The Planning Commission voted unanimously (9-0) to recommend to City Council the approval of the Tentative Plan Amendment for McConley Cove Planned Development at 1075 Bacon Avenue.
2. The Planning Commission voted unanimously (9-0) to recommend to City Council the approval of the Preliminary Condominium Subdivision Plan for McConley Cove Planned Development at 1075 Bacon Avenue.

RECOMMENDATION

It is therefore recommended that, subsequent to the public hearing, City Council consider approving the PD Tentative Plan Amendment and Preliminary Condominium Plan for McConley Cove Planned Development at 1075 Bacon Avenue.

FUNDING: Not Applicable

- Attachments:**
1. Project Narrative
 2. Ownership Affidavit
 3. PPS Acknowledgement Letter
 4. Previously-Approved Tentative Plan
 5. Proposed Tentative Plan Amendment
 6. Proposed Preliminary Condo Plan
 7. Staff's Site Pictures
 8. 2024 09 19 Public Comment
 9. Draft Planning Commission Minutes 9.19.2024
 10. Planning Commission Submittal

avd II construction | development

August 6, 2024

Mr. Peter Dame
Chief Development Officer
City of Portage
2900 S. Westnedge Ave.
Portage, MI 49002

RE: Amended PD request for McConley Cove Step #1, single-family site condominium located at 1075 Bacon Avenue.

Please accept the following overview for the proposed amended McConley Cove Planned Development single-family home neighborhood. McConley Cove is located at 1075 Bacon Avenue in south Portage. McConley Cove is nestled between the Sterling Oaks West condominium community and The Pines single-family home neighborhood.

This parcel of land was recently approved for rezoning from R1-C to Planned Development by the City Portage Planning Commission and City Council. The attached street layout is consistent with those submitted and approved during the rezoning process and the plans approved by staff and City Council for construction.

Due to the significant increases in site development and construction costs, our proposal is to increase the number of homesites from 40 to 54 single-family detached condominiums while still meeting the lot size requirements for planned development. With costs exceeding market acceptance, we had several options for consideration; 1. Substantially reduce all the design and landscape elements of the community, along with substantially reducing the architectural design of the homes. 2. Maintain all the landscape and architectural elements but increase the number of homesites. 3. To put the project on hold for 10+ years until the market catches up with all the increases in development and home construction costs.

Our goal with redesigning the community was to keep all the design and landscape elements including the 100' wide beautiful rolling parkway, curvilinear roads, naturally designed and landscaped storm water areas that are aesthetically pleasing, and landscaped cul-de-sacs. In addition, maintaining the architectural integrity of the homes.

This parcel is 16.25 acres, and with 54 homes is only 2.5 homes to the acre. We plan to develop the community in one or two phases.

The information below and on the attached documents are per the requirements found in Section 42-883 of the city of Portage zoning ordinance.

1. **Developer:** American Village Development II, LLC
4200 W Centre Ave.
Portage, MI 49002

Engineer / Surveyor: Gary Hahn
433 E. Ransom Street, Kalamazoo, MI 49007
ghahn@gowightman.com, 269.207.2700
License No. 4001038116, Expiration date 10/31/2023

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2. **Existing conditions:** The property is currently vacant. We intend to preserve the woodland around the perimeter removing only those trees that are diseased, structurally unsound, posing potential hazard and within grading areas. The parcel has 24' of topography elevation variation throughout the site. This parcel is located adjacent to the City of Portage parcel of land that includes a water tower.
3. **Access:** The plan includes the development of a 100' wide Parkway (inclusive of the 60' right of way) named McConley Cove Way, connecting to both Chaucer Avenue to the south and Gull Port Trail to the north. We have included an access point to the west for future development.
4. **Master Deed:** McConley Cove is proposed as a site condominium with freestanding unattached homes. A Master Deed will be recorded to create this community and will include the requirements to maintain the common elements including the parkway and cul-de-sac islands. The Master Deed will be like other AVB communities with protective covenants that are key in keeping our communities in first-class condition long after construction of the homes is completed.

The common areas which are inclusive of the storm water retention areas and cul-de-sacs will be owned and managed by McConley Cove Condominium Association. The retention areas have been designed in a creative way so that they become a landscape enhancement to the overall community design. Easements will be provided for utilities as required by the utility companies for gas, water, electricity, streetlights, sanitary sewer, cable television and other communication services.

5. **Wetlands and Flood Elevation:** The property is in Zone X – area of minimal flood hazard, according to the flood insurance rate map no. 2677C0315D Effective February 17, 2010.
6. **Manmade Features:** We will be adding landscaped features along the Parkway and four cul-de-sacs.
7. **Roadways:** It is our intent to develop this community with public streets. We are proposing 24' wide parkway pavement and 32' wide side streets. Additionally, the 32' wide streets will be posted for parking on one side of the street excluding the cul-de-sacs, the 24' wide streets will be posted with no parking on either side of the street. Parking will also be provided in the two-car attached garages and will be allowed in the driveways of each home. We are hopeful that the City will reduce the street width requirements similar to what is allowed in private road communities. If approved, we will be looking to adjust our road widths at that time.

The street names McConley Cove Way, Teeling Trail and Aberlour Court and been submitted and approved by the Kalamazoo County Planning and Development department.

8. Community features:

- a. **Parkway / Entry Statement** - The parkway will create a beautiful sense of arrival to McConley Cove and create a greenbelt with sidewalks linking the adjoining neighborhoods of Sterling Oaks West and The Pines. The Parkway is planned to be a 60' wide right of way with an additional 20' of open space flanking both sides of the parkway. The parkway will be a common element of the community and maintained by the association. Our plan is to develop the parkway with gently rolling topography, curvilinear sidewalks, extensive landscaping including irrigation that would be maintained by the Association. We have designed the community so all individual driveways access will be from the side streets, with no driveways on the parkway.

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- b. **Sidewalk** - We are proposing to extend the public sidewalk throughout the community. Additionally, we plan to develop the internal sidewalk system as we construct each home.
 - c. **Common Areas** -The common areas including the parkway, retention areas and cul-de-sacs will be owned and maintained by the McConley Cove Condominium Association.
9. **Utilities** - All homes will be served by municipal sanitary sewer and water, underground gas, electric and communication lines.
10. **Building Requirements** – The proposed setbacks, minimum square footage and home style are consistent with other similar neighborhoods with Planned Development zoning:
- a. Front yard – 25’
 - b. Side yard
 - i. Measured to foundations at 5’ with a minimum distance between foundations at 10’.
 - ii. Parkway / open space 5’
 - c. Rear yard
 - i. Internal homesites that are adjacent to open space areas – 10’.
 - ii. Homesites that back up to the perimeter of the project - 30’.
 - d. Minimum Square footage - 1,200
 - e. Style – one and two-story homes with a variety of basement configurations including patio, garden level and walkout.
11. **Storm Water** - The storm water system within the roadways will be constructed in accordance with City of Portage standards and dedicated to the City. All storm water will be directed to leaching area(s) that will be private and maintained by the association. Overflow of the storm water system will feed into the water tower basin.
12. **Tentative time schedule**
- a. Summer / Fall 2024
 - a. Step #1 & Step #2 site condominium approval
 - b. Spring 2025
 - a. Construction of infrastructure
 - b. Start construction of homes
 - c. Summer 2025
 - a. Step #3 site condominium approval
13. **Portage Public School Notification** – we have notified the Portage Public Schools of this project and they have acknowledged receipt of the notification.

It is our intention, as in all our communities, to provide the best possible combination of colors, materials, architecture, and landscaping. Our homes will take advantage of our in-house design and interior selection teams and their ability to assist our clients with the selection of floor plan, colors, and materials to make every home feel great. We are anticipating investments will start in the mid to upper \$400,000’s to over \$600,000.

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We look forward to the opportunity to discuss this plan with City Staff, Planning Commission and City Council. We feel this can be another first-class development for both the City of Portage and American Village Builders.

Sincerely,

Jack Gesmundo – Principal

Cc: Joe Gesmundo, Daryl Rynd & Greg Dobson

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Elevations from our Designer Series plans
Renderings of one and two-story homes



AFFIDAVIT of OWNERSHIP

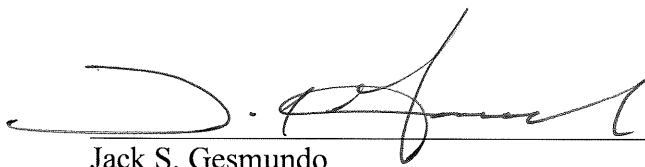
STATE OF MICHIGAN)
) ss.
COUNTY OF KALAMAZOO)

Jacqueline Swan, being first duly sworn, does depose and say that:

1. American Village Development II, L.L.C. acquired 1075 Bacon Ave, Portage MI 49002 on September 1st, 2021 as evident by the attached property tax information.
2. Jack S. Gesmundo is a Principal of American Village Development II, L.L.C., a Michigan limited liability company and is charged with the primary responsibility for the development of 1075 Bacon Avenue.
3. Joseph L. Gesmundo, Daryl C. Rynd, Gregory A. Dobson and Jack S. Gesmundo are the Principals of American Village Development II, L.L.C.

Further deponent saith not.

Dated: September 16, 2022



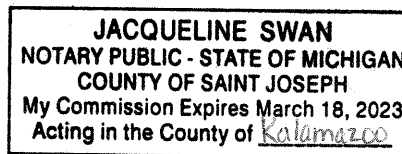
Jack S. Gesmundo

Subscribed and sworn to before me this 22nd day of September, 2022.



Jacqueline Swan, Notary Public
State of Michigan, County of St. Joseph
Acting in County of Kalamazoo,
My commission expires: March 18, 2023

DRAFTED BY AND IF RECORDED RETURN TO:
Jack S. Gesmundo
4200 West Centre Ave,
Portage, MI 49024





Treasury Office

7900 S. Westnedge Ave., Portage, MI 49002-5117
269-329-4455 treasury@portagemi.gov



TEMP - RETURN SERVICE REQUESTED

19 - 6742

AMERICAN VILLAGE DEVELOPMENT II, LL
4200 W CENTRE AVE
PORTAGE MI 49024-4640

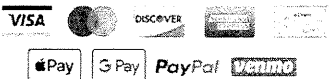
Taxable Value:	142,700
State Equalized Value (SEV):	142,700
% Declared as Principal Residence/MBT Exempt:	0
School District:	PORTAGE PUBLIC SCHOOLS
School District Code:	39140

LEGAL DESCRIPTION

SEC 27 T3S R11W PART SE1/4 COM 660 FT N OF SW COR THEREOF
N 1023 FT E 993.67 FT S 643 FT E 338 FT S 120 FT S89DEG 47'00"W
356.14 FT S62DEG 14'56"W 312.26 FT S74DEG 38'51"W 84.99 FT
S15DEG 21'09"E 127.89 FT S89DEG 47'00"W 120 FT S00DEG 16'50"E
120 FT S89DEG 47'00"W 41 FT S00DEG 16'50"E 180 FT S89DEG
47'00"W 279 FT M/L TO PT 209.67 FT E OF N & S 1/4 LINE N 330 FT W
209.67 FT TO BEG EXC THAT...

City Hall is open Monday through Friday, 8:00am to 5:00pm except legal holidays. CITY HALL WILL BE CLOSED 9/2/22 AND 9/5/22.

To pay by credit/debit card/E-check via phone call 1-844-943-3997
or via internet www.portagemi.gov and click on



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3% via online or in person - credit/debit cards (min. fee of \$1.95)
(maximum payment per transaction amount \$125,000)
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\$2.50 via online - E-check / \$3.25 via phone - E-check

DO NOT USE WWW.DOXXO.COM TO MAKE PAYMENTS

City of Portage

Treasury Office
7900 S. Westnedge Ave.
Portage, MI 49002-5117
269-329-4455
treasury@portagemi.gov



OWNER'S NAME & ADDRESS:

AMERICAN VILLAGE DEVELOPMENT II, LL
4200 W CENTRE AVE
PORTAGE, MI 49024-4640

CORRECTED

2022 SUMMER PROPERTY TAX STATEMENT

Acct Type: REAL ESTATE

Parcel Number: 00027-150-B

Property Address: 1075 BACON AVE

TAXING AUTHORITY	RATE	AMOUNT
CITY OF PORTAGE	10.64000	1,518.32
KVCC	2.78020	396.73
K/RESA - ISD	6.98530	996.80
STATE ED TAX	6.00000	856.20
SCHOOL OPERATING	17.56950	2,507.16
SCHOOL BLDG/DEBT	6.85000	977.49
SCHOOL SITE SF	.49880	71.17
COUNTY OPERATING	4.63180	660.95
CCTA TRANSPORT	.89780	128.11
KCTA TRANSPORT	.31100	44.37
SUMMER ADMIN FEE		81.57

To avoid late charges, payment must be received in the
Treasury Office by the close of business on 09/14/2022.

Postmarks not accepted for mail received after 09/21/2022.

Pay by 09/14/2022

8,238.87

*The print/mail service that processed the City of
Portage Tax Bills used the incorrect data. This is
a corrected tax statement. Please destroy the
yellow 2022 tax bill you received about a week ago.



Scan me to make
payment online

2022 SUMMER TAX REMITTANCE

Please return this voucher with payment.
Please bring entire bill when paying at City Hall.
Please do not staple or paper clip your check to this stub.

Make checks payable to: City of Portage

CREDIT/DEBIT CARDS ACCEPTED AT CITY HALL

To pay by credit/debit card/E-check via phone call
1-844-943-3997
or via internet www.portagemi.gov and click on



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(maximum payment per transaction amount \$125,000)
3% fee + \$.75 via phone - credit/debit cards (min. fee of \$1.95)
\$2.50 via online - E-check / \$3.25 via phone - E-check

Parcel Number: 00027-150-B

2022 SUMMER TAX
PAY BY 09-14-2022

\$8,238.87

To avoid late charges, payment must be received in the
Treasury Office by the close of business on 09/14/2022.
Postmarks not accepted for mail received after 09/21/2022.



Mark T. Bielang
Superintendent
Phone: 269.323.5147
Fax: 269.323.5149
mbielang@portageps.org

July 22, 2024

Mr. Jack Gesmundo, Principal
AVB
4200 W. Centre
Portage, MI 49024

Re: Proposed McConley Cove

Dear Jack:

This letter will confirm receipt of your July 17, 2024 letter updating us on the proposed new residential community at 1075 Bacon Avenue in South Portage, which adjoins to the residential developments of Steeple Chase, Sterling Oaks, and The Pines. We understand that you now anticipate this new community will consist of approximately 55 new single family homes (previously 40).

Thank you for sharing this information with us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark T. Bielang". The signature is fluid and cursive, with the first name "Mark" and last name "Bielang" clearly distinguishable.

Mark T. Bielang
Superintendent

Cc Johnny Edwards, Assistant Superintendent of Operations
Paula Johnson, Director of Finance
Peter Dame, Chief Development Officer, City of Portage

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE,
KALAMAZOO COUNTY, MICHIGAN

(13)



LEGAL DESCRIPTION AS SURVEYED:

[illegible]

35.

BEARINGS ARE RELATED TO "THE PINES NO. 2" AS RECORDED IN LIBER 41 OF PLATS, PAGE 1, KALAMAZOO COUNTY RECORDS.

THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING IN MICHIGAN.

THIS SURVEY COMPLETES WITH THE REQUIREMENTS OF SECTION 3, P.A. 132 OF 1970, AS AMENDED, EXCEPT FOR PAPER SIZE.

JOB No. 214110
214110-01
OF 1

MCCONLEY COVE

A SITE CONDOMINIUM

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE,
KALAMAZOO COUNTY, MICHIGAN

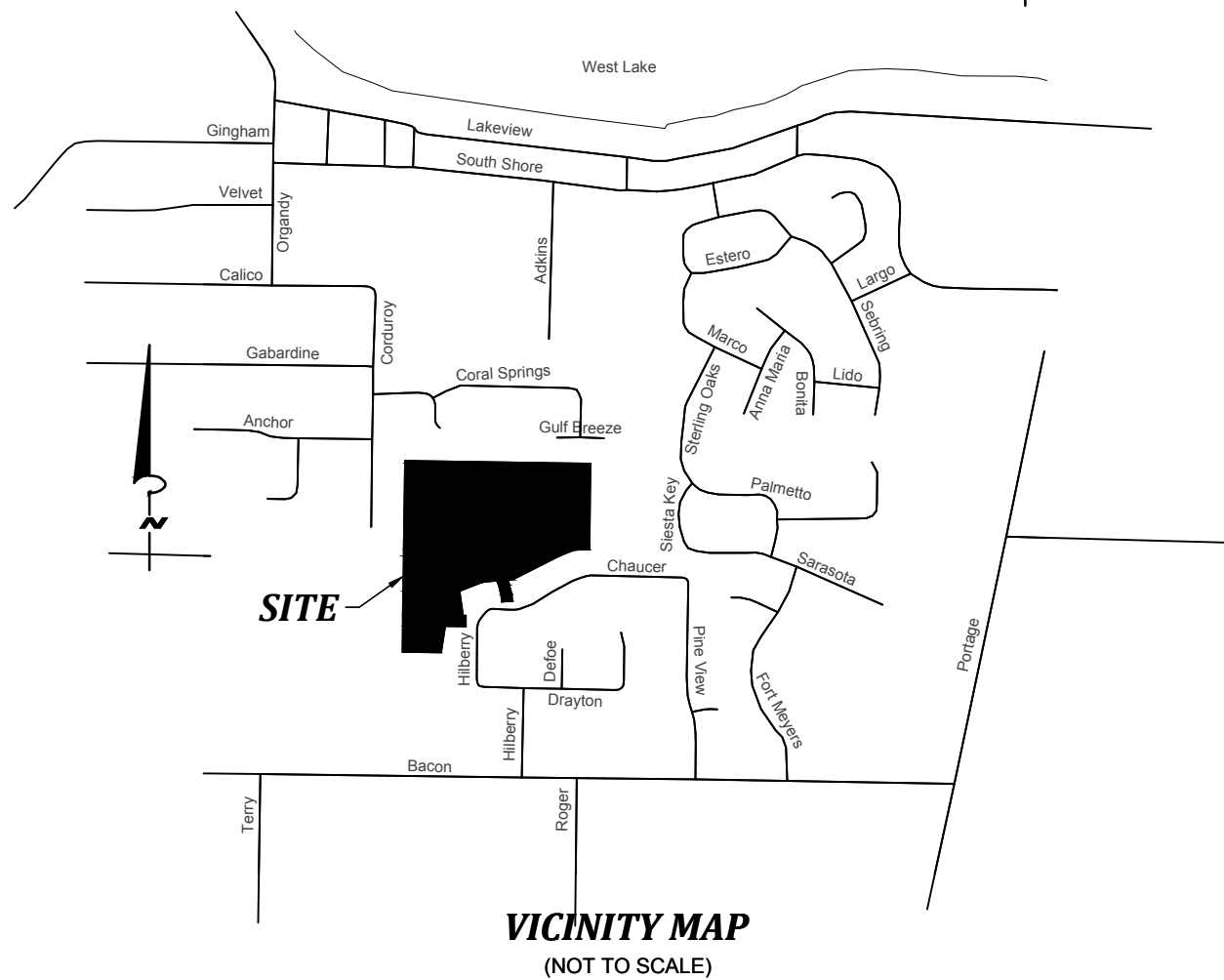
W+
WIGHTMAN
433 E. RANSOM ST.
KALAMAZOO, MI. 49007
269.327.3532

www.gowightman.com

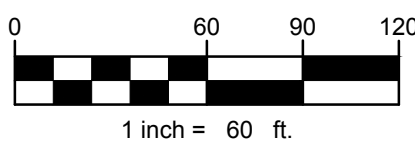


PROJECT NAME:
MCCONLEY COVE
1075 BACON AVENUE
PORTAGE, MI 49024

AMERICAN VILLAGE DEVELOPMENT II
4200 WEST CENTRE AVENUE
PORTAGE, MI 49024



VICINITY MAP
(NOT TO SCALE)



1 inch = 60 ft.

EXISTING DEPRESSION - CITY WATER TOWER

CHORD LENGTH MEASUREMENT AT SETBACK (LOT WIDTH), TYP

PROPOSED 20' WIDE STORM SEWER EASEMENT

LANDSCAPE ISLANDS TO BE MAINTAINED BY THE ASSOCIATION
UNDER A STREETScape ENHANCEMENT AGREEMENT

LANDSCAPE ISLANDS SHALL PERMIT THE PASSAGE OF THE
CITY'S MOST RESTRICTIVE EMERGENCY SERVICES VEHICLE

PROPOSED 20' WIDE OPEN SPACE FOR PUBLIC UTILITY ROUTING
AND SIDEWALK EASEMENT. PEDESTRIAN CONNECTION TO BE
CONSTRUCTED DURING HOME CONSTRUCTION.

9700 PINE VIEW DRIVE

50' R/W CUL-DE-SAC RADIUS, TYP

PROPOSED TREE CLEARING LIMITS (20' BUFFER)

PROPOSED 10' WIDE PRIVATE UTILITY EASEMENT, TYP

5 FT WIDE SIDEWALK EASEMENT FOR ALL
SIDEWALK OUTSIDE PUBLIC RIGHT OF WAY

PROPOSED SETBACK LINE, TYP

PROPOSED 4' WIDE SIDEWALKS, OPTION BY THE DEVELOPER
TO INCREASE TO 5' WIDE

PROPOSED TREE, TYP

NOTES:

UNIT COUNT (SECTION 42-374 B)
54 UNITS
3.32 UNITS/ACRE

PROPOSED ZONING/SETBACKS

ZONING - PD
SETBACKS:
PROPOSED = 25' FRONT
PROPOSED = 10'-30' REAR
PROPOSED = 5' +/- SIDE (10' BETWEEN FOUNDATIONS)

PROPOSED UNIT WIDTH (SECTION 42-350(42-112))
MINIMUM UNIT WIDTH AT BUILDING SETBACK
PROPOSED = 60'
PROPOSED = 50' ON CUL-DE-SACS

PROPOSED UNIT AREA (SECTION 42-374 D)
MINIMUM UNIT AREA
PROPOSED = 5,938 SQUARE FEET
AVERAGE UNIT AREA = 5,616 SQUARE FEET

PAVEMENT WIDTH (EXCLUDING CURB) (SECTION 42-803)
PROPOSED = 24' THOROUGHFARE (NO DRIVEWAYS)
PROPOSED = 32' SIDE STREETS (DRIVEWAYS PRESENT, 60' - 79' AVERAGE UNIT
FRONTAGE)

SANITARY SEWER
PROPOSED CONDOMINIUM WILL BE SERVED BY PUBLIC SANITARY SEWER.

WATER
THE PROPOSED CONDOMINIUM WILL BE SERVED BY PUBLIC WATER MAIN, TO BE
CONNECTED TO THE EXISTING WATER MAIN AT THE ENDS OF GULFPORT TRAIL AND
HILBERRY DRIVE. ANY WATER MAIN NOT LOCATED IN PUBLIC RIGHT OF WAY SHALL LIE
WITHIN A PERMANENT PUBLIC WATER MAIN EASEMENT. HYDRANTS SHALL BE LOCATED
NOT MORE THAN 500' APART AND SITUATED SUCH THAT ALL PORTIONS OF BUILDINGS
ARE WITHIN 250' OF A HYDRANT.

STORM SEWER
THE STORM SEWER SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF
PORTAGE STANDARDS AND DEDICATED TO THE CITY. STORM WATER RETENTION WILL
BE PROVIDED BY SEVERAL PRIVATE PONDS. SHOULD THE DESIGN CAPACITY OF THE
PRIMARY STORM WATER BASIN NETWORK BE EXCEEDED, OVERFLOW WILL BE
DIRECTED TO THE EXISTING DEPRESSION USED FOR THE CITY WATER TOWER. STORM
WATER RETENTION VOLUME WILL BE PROVIDED IN ACCORDANCE WITH THE CITY'S
DESIGN CRITERIA MANUAL AND ITS ADDENDUM.

STREETS
TEELING TRAIL WILL BE PUBLIC WITH CONCRETE CURB AND GUTTER AND ASPHALT
SURFACE. WIDTH TO BE 36' AT BACK OF CURB IN A 60' RIGHT-OF-WAY. ABERLOUR
COURT WILL BE PUBLIC WITH CONCRETE CURB AND GUTTER AND ASPHALT SURFACE.
WIDTH TO BE 36' AT BACK OF CURB IN A 60' RIGHT-OF-WAY. MCCONLEY COVE WAY WILL
BE PUBLIC WITH CONCRETE CURB AND GUTTER AND ASPHALT SURFACE. WIDTH TO BE
28' AT BACK OF CURB IN A 60' RIGHT-OF-WAY. ALL CURB RADI AT INTERSECTIONS TO BE
25' MEASURED TO THE FACE OF THE CURB. FIRE LANE NO PARKING SIGNS SHALL BE
POSTED ON ONE SIDE OF THE ROAD AND IN CUL-DE-SACS. THE SCOPE OF STUB ROAD
CONSTRUCTION TO BE DETERMINED AT TIME OF APPROVAL. ONE STREET TREE WILL BE
PROVIDED FOR EACH LOT, INSTALLED WITH THE UNITS.

SIDEWALKS
SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTAGE
STANDARDS. ANY SIDEWALKS OUTSIDE RIGHT-OF-WAY WILL BE LOCATED WITHIN A
SIDEWALK EASEMENT.

STREET LIGHTING
STREET LIGHTING WILL BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH THE
CITY OF PORTAGE STREET LIGHTING POLICY.

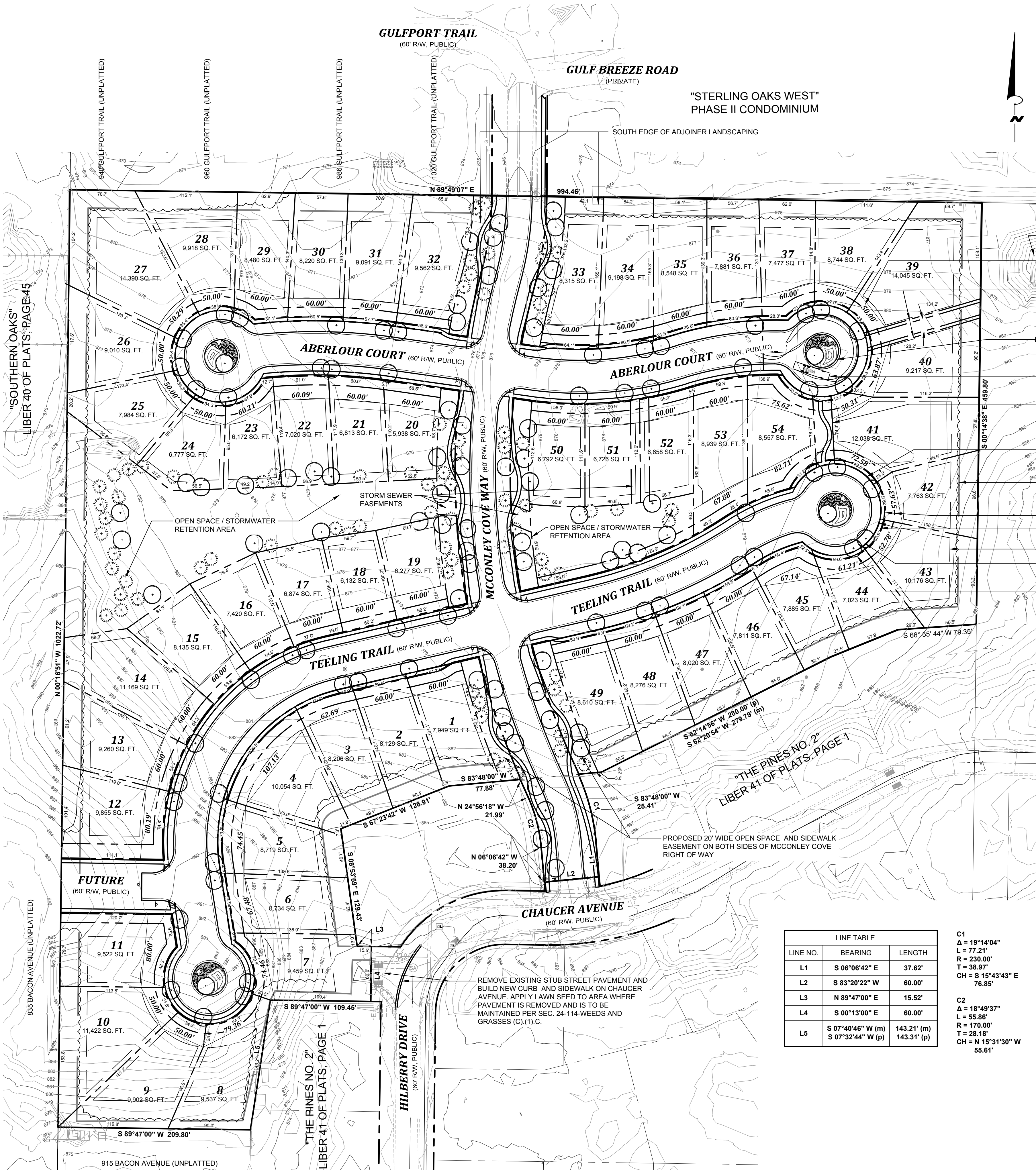
PRIVATE UTILITIES
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PRIVATE EASEMENTS. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

CONTIGUOUS PROPERTIES
THE PROPRIETOR HAS OWNERSHIP INTEREST IN THE OVERALL PARCEL IN WHICH THE
DEVELOPMENT IS BEING PROPOSED.
NO OTHER CONTIGUOUS PROPERTIES ARE OWNED BY THE PROPRIETOR/OWNER.

LINE TABLE		
LINE NO.	BEARING	LENGTH
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L2	S 83°20'22" W	60.00'
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L4	S 00°13'00" E	60.00'
L5	S 07°40'46" W (m) S 07°32'44" W (p)	143.21' (m) 143.31' (p)

C1
Δ = 19°14'04"
L = 77.21'
R = 230.00'
T = 38.97'
CH = S 15°43'43" E
76.85'

C2
Δ = 18°49'37"
L = 55.86'
R = 170.00'
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CH = N 15°31'30" W
55.61'



Proposed Tentative Plan Amendment

LEGAL DESCRIPTION AS SURVEYED:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF
PORTAGE, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH AND
SOUTH QUARTER LINE OF SAID SECTION 27 THAT IS 660.00 FEET NORTH 00° 16' 51" WEST OF THE SOUTH
QUARTER CORNER OF SAID SECTION 27, THENCE NORTH 00° 16' 51" WEST ON SAID NORTH AND SOUTH
QUARTER LINE 1022.72 FEET TO THE NORTH LINE OF THE SOUTH 1683.00 FEET OF THE SOUTHEAST QUARTER
OF SAID SECTION 27, AS MONUMENTED; THENCE NORTH 89° 49' 07" EAST ON SAID NORTH LINE 994.46 FEET
TO THE WEST LINE OF THE EAST 338 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID
SECTION 27, THENCE SOUTH 00° 14' 38" EAST ON SAID WEST LINE 459.80 FEET TO THE NORTHEAST CORNER
OF LOT 31 OF "THE PINES NO. 2", BEING A SUBDIVISION RECORDED IN LIBER 41 OF PLATS, PAGE 1
KALAMAZOO COUNTY RECORDS; THENCE SOUTH 85° 02' 04" WEST ON THE NORTHERLY LINE OF SAID "THE
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COURSES; THENCE SOUTH 86° 55' 44" WEST 79.35 FEET; THENCE SOUTH 62° 20' 54" WEST (PLATTED SOUTH
62° 14' 56" WEST) 279.79 FEET (PLATTED 280.00 FEET); THENCE SOUTH 83° 48' 00" WEST 25.41 FEET; THENCE
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BEGINNING. CONTAINING 16.25 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

BEARINGS ARE RELATED TO "THE PINES NO. 2" AS RECORDED IN LIBER 41 OF PLATS, PAGE 1, KALAMAZOO
COUNTY RECORDS.

01/08/2024 PDS
REVISED PER CITY
COMMENTS

00/08/2024 PDS
ISSUED FOR PD
AMENDMENT

REVISIONS
DATE: MARCH 2023
SCALE:

CONDOMINIUM
SUBDIVISION PLAN

Job No. 214110
214110-01
OF 14

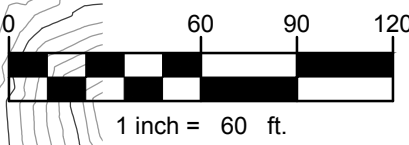
MCCONLEY COVE

A SITE CONDOMINIUM

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE,
KALAMAZOO COUNTY, MICHIGAN

PROPRIETOR/OWNER
AMERICAN VILLAGE DEVELOPMENT II
4200 WEST CENTRE AVENUE
PORTAGE, MI 49024
(269) 323-2022

SURVEYOR/ENGINEER
WIGHTMAN & ASSOCIATES, INC.
433 EAST RANSOM STREET
KALAMAZOO, MI 49007
(269) 200-2700



- PROPOSED 20' WIDE STORM SEWER EASEMENT
- LANDSCAPE ISLANDS TO BE MAINTAINED BY THE ASSOCIATION UNDER A STREETSCAPE ENHANCEMENT AGREEMENT
- LANDSCAPE ISLANDS SHALL PERMIT THE PASSAGE OF THE CITY'S MOST RESTRICTIVE EMERGENCY SERVICES VEHICLE
- PROPOSED 20' WIDE OPEN SPACE FOR PUBLIC UTILITY ROUTING, PEDESTRIAN CONNECTION TO BE CONSTRUCTED AT THE OPTION OF THE DEVELOPER
- 9700 PINE VIEW DRIVE
- 50' R/W CUL-DE-SAC RADIUS, TYP
- PROPOSED TREE CLEARING LIMITS (20' BUFFER)
- PROPOSED 10' WIDE PRIVATE UTILITY EASEMENT, TYP
- PROPOSED SETBACK LINE, TYP
- PROPOSED 4' WIDE SIDEWALKS, OPTION BY THE DEVELOPER TO INCREASE TO 5' WIDE

NOTES:

UNIT COUNTS
40 UNITS

PROPOSED ZONING/SETBACKS
ZONING - PD
SETBACKS:
PROPOSED = 25' FRONT
PROPOSED = 10'-30' REAR
PROPOSED = 10' +/- SIDE (20' BETWEEN FOUNDATIONS)

PROPOSED UNIT WIDTH (SECTION 42-350(42-112))
MINIMUM UNIT WIDTH AT BUILDING SETBACK
PROPOSED = 75'

PROPOSED UNIT AREA (SECTION 42-350)
MINIMUM UNIT AREA
PROPOSED = 9,600 SQUARE FEET

PAVEMENT WIDTH (EXCLUDING CURB) (SECTION 42-803)
PROPOSED = 24' THOROUGHFARE (NO DRIVEWAYS)
PROPOSED = 26' SIDE STREETS (DRIVEWAYS PRESENT, 80' - 99' AVERAGE UNIT FRONTAGE)

SANITARY SEWER
PROPOSED CONDOMINIUM WILL BE SERVED BY PUBLIC SANITARY SEWER.

WATER
THE PROPOSED CONDOMINIUM WILL BE SERVED BY PUBLIC WATER MAIN, TO BE CONNECTED TO THE EXISTING WATER MAIN AT THE ENDS OF GULFPORT TRAIL AND HILBERRY DRIVE. ANY WATER MAIN NOT LOCATED IN PUBLIC RIGHT-OF-WAY SHALL LIE WITHIN A PERMANENT PUBLIC WATER MAIN EASEMENT. HYDRANTS SHALL BE LOCATED NOT MORE THAN 500' APART AND SITUATED SUCH THAT ALL PORTIONS OF BUILDINGS ARE WITHIN 250' OF A HYDRANT.

STORM SEWER
THE STORM SEWER SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTAGE STANDARDS AND DEDICATED TO THE CITY. STORM WATER RETENTION WILL BE PROVIDED BY SEVERAL PRIVATE PONDS. SHOULD THE DESIGN CAPACITY OF THE PRIMARY STORM WATER BASIN NETWORK BE EXCEEDED, OVERFLOW WILL BE DIRECTED TO THE EXISTING DEPRESSION USED FOR THE WATER TOWER. THE DEPRESSION AT 9700 PINE WILL BE IMPROVED AND EXPANDED TO PROVIDE ADEQUATE VOLUME. STORM WATER RETENTION VOLUME WILL BE PROVIDED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA MANUAL AND ITS ADDENDUM.

STREETS
ALL STREETS WILL BE PUBLIC WITH CONCRETE CURB AND GUTTER AND ASPHALT SURFACE. WIDTH TO BE 28' AT BACK OF CURB IN A 100' RIGHT-OF-WAY AND 30' BACK OF CURB TO BACK OF CURB IN A 60' RIGHT-OF-WAY. CURB RADI AT INTERSECTIONS TO BE 25'. FIRE LANE NO PARKING SIGNS SHALL BE POSTED ON ONE SIDE OF THE ROAD AND IN CUL-DE-SACS. THE SCOPE OF STUB ROAD CONSTRUCTION TO BE DETERMINED AT TIME OF APPROVAL.

SIDEWALKS
SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTAGE STANDARDS.

STREET LIGHTING
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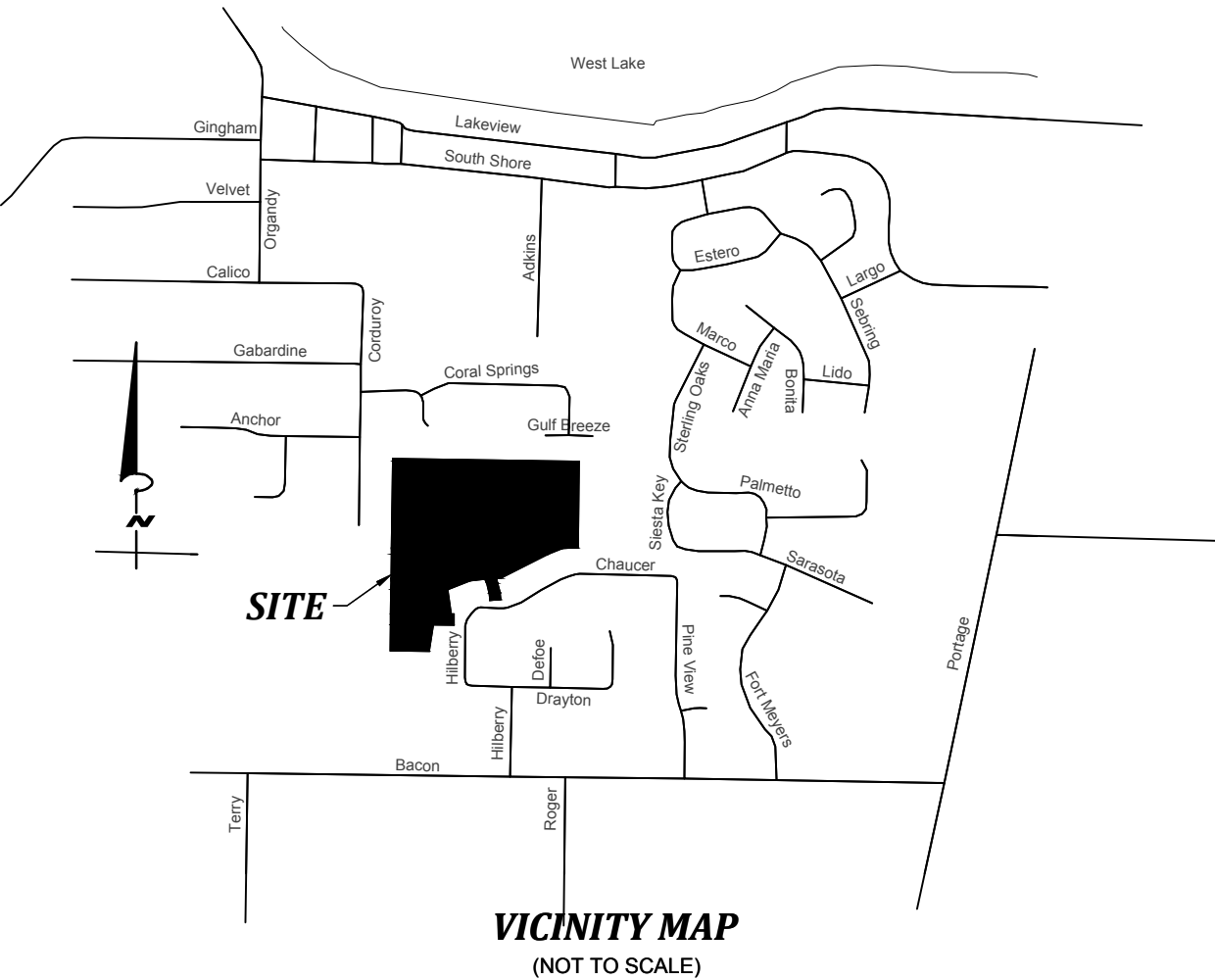
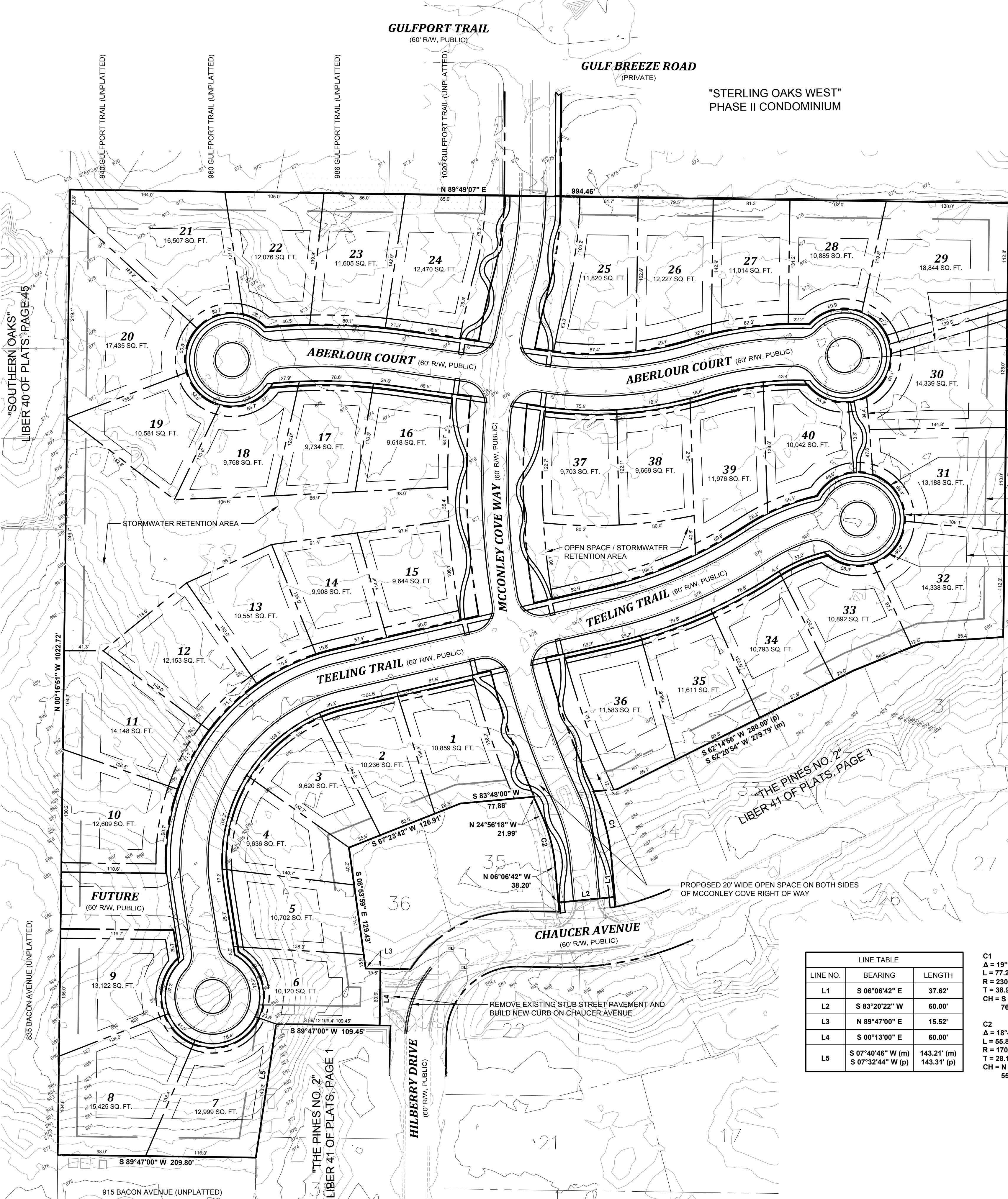
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CH = N 15°31'30" W
55.61'



Proposed Preliminary Condominium Plan

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**WIGHTMAN**

433 E. RANSOM ST.
KALAMAZOO, MI. 49007
269.327.3532

www.gowightman.com



PROJECT NAME:
MCCONLEY COVE
1075 BACON AVENUE
PORTAGE, MI 49024

AMERICAN VILLAGE DEVELOPMENT II
4200 WEST CENTRE AVENUE
PORTAGE, MI 49024

06/11/2022 PDS
REVISED AND REISSUED
FOR CONDOMINIUM
SUBDIVISION PLAN

05/9/2022 PDS
REVISED AND REISSUED
FOR CONDOMINIUM
SUBDIVISION PLAN

04/08/05/2022 PDS
ISSUED FOR CONDOMINIUM
SUBDIVISION PLAN

03/03/04/2022 PDS
ISSUED FOR CONDOMINIUM
SUBDIVISION PLAN AND PD
ZONING

02/02/23/2022 PDS
RE-ISSUED FOR CHANGE IN
ZONING

01/02/03/2022 PDS
ISSUED FOR CHANGE IN
ZONING

REVISIONS

DATE: AUGUST 2022

SCALE:

CONDOMINIUM
SUBDIVISION PLAN

JOB No. 214110
214110-01
OF 1

Staff's Pictures – Taken March 3, 2022



Figure 1. Temporary street stub of Gulfport Trail (Sterling Oaks West Condos). Looking south toward subject site (wooded area). Proposed extension into McConley Cove PD.



Figure 2. Temporary street stub along Chaucer Ave. (The Pines). Proposed extension into McConley Cove PD.

[Type here]



Figure 3. Temporary street stub along Hillberry Drive between 1015 Chaucer Ave. and 9850 Hillberry Dr. This stub will be converted to lawn space and no longer planned for street connection.

From: Ben Gross <deerguy20@gmail.com>
Sent: Thursday, September 19, 2024 8:33 AM
To: Eric Feldt <feldte@portagemi.gov>
Subject: McConley Cove Condominiums

CAUTION: THIS EMAIL IS FROM AN EXTERNAL SENDER

Do not click on links or open attachments unless this is from a sender you know and trust.

I live at 9850 Hilberry Dr in Portage which is one of the existing homes that will directly meet up with the new proposed development. Since these plans started, I have taken issue with the layout and lot layout for the new neighborhood. The developers have only their interests in mind and are not considering the already existing neighborhoods and the effects that their proposed design will have on them.

My first issue is the sheer number of homes they are trying to jam into this space. When my neighborhood (The Pines) was originally designed along with this parcel and the neighborhoods to the north, the lot sizes were large and inviting. On the Parcel in question, I believe the original plans called for 35-40 homes compared to the 54 proposed here. Jamming that many homes into this space between The Pines Neighborhood and the back side of Steeplechase will be an eyesore and complete shift from the neighborhood "Feel" currently achieved through the existing designs. The additional traffic flow from such a large number of homes, being forced to funnel out through our existing neighborhoods will also decrease the quiet secluded feel we currently enjoy.

My second issue is with the design and location of Lot 7. This lot sits directly north of my home where a "future road" was originally intended to be constructed. Not only would I be losing the additional right-of-way frontage that I was intended to have as part of my lot, I would now be forced to have my frontage along with my neighbors spoiled by having the back of a house pushed right between ours. Thus, spoiling the feel and beauty our neighborhood currently holds. This piece of land should either be made to stay as a road, be turned into a lot and designed to more closely match our existing neighborhood, be offered for purchase by my neighbor and myself or have an alternate use. Our frontage should not have the rear facing side of a house alongside it, to become an eyesore!

To continue with my troubles with Lot 7, I want to bring up the current topography of the land behind my lot. It is currently wooded and slopes rather steeply towards my house. When extreme heavy rains happen, I get significant ponding in my yard. With the addition of more buildings and rooftops, the runoff will increase and cause a flooding risk to my home. Efforts need to be made and addressed to contain any runoff that a previously designed roadway would have captured and directed away from my house.

I understand that development of the adjacent parcel is going to happen and I'm actually excited for some of the benefits of having this new development, but I don't believe the new neighborhood should be built at the expense of an already established highly desired neighborhood. More care should be taken to preserve and enhance the spaces that already exist. This new design and layout gives off a selfish feel. Not a "best for the community" feel. I hope you will take my thoughts into consideration before deciding to approve the current design.

Thanks,

CITY OF PORTAGE PLANNING COMMISSION

**Thursday, September 19, 2024
7:00 PM Portage
Portage City Hall Council Chamber**

The City of Portage Planning Commission Workshop meeting of September 19, 2024, was called to order by Chair Corradini at 6:00 p.m. The meeting notes of the workshop are provided below under New Business.

The City of Portage Regular Planning Commission meeting of September 19, 2024, was called to order by Chair Corradini at 7:00 p.m.

IN ATTENDANCE

- Peter Dame, Chief Development Officer
- Biqi Zhao, Deputy Director of Planning and Zoning
- Eric Feldt, Senior City Planner
- Alex Johnson, City Planner
- Catherine Kaufman, City Attorney

ROLL CALL

Staff called the roll: Chairman Corradini (yes); Vice Chair Baldwin (yes); Secretary Freiman (yes), Adams (yes); Copp (yes); Joshi (arrived 7pm); Fries (yes); Youngs (yes); and Longjohn (arrived 6:30pm).
9-Present; 0-Absent.

APPROVAL OF MINUTES

1. Minutes dated September 5, 2024

Motion by Vice Chair Baldwin, seconded by Commissioner Copp to approve the September 5, 2024, as submitted. Upon a voice vote, motion carried 9-0.

PUBLIC HEARINGS

1. A PD Tentative Plan Amendment and Preliminary Condominium Plan request for McConley Cove Planned Development at 1075 Bacon Avenue:

Mr. Feldt provided a presentation outlining project details and review process, showed various site pictures and project images, compared previous approved planned development vs. new proposal elements, explained applicable zoning and Master Plan elements, and shared public comments.

He concluded the presentation by providing two separate voting recommendations:

1. Planning Commission recommend to City Council the approval of the proposed Tentative Plan Amendment for McConley Cove residential development at 1075 Bacon Road.
2. Planning Commission recommend to City Council the approval of the Preliminary Condominium Plan for McConley Cove residential development at 1075 Bacon Road.

Some commissioners were concerned about impacts to neighborhood harmony due to the proposed street design of curb/ gutter and sidewalks, smaller lot sizes and houses, and general appearance. However, Mr.

Feldt clarified that the proposed houses are larger than what the applicant previously stated in the packet.

Commissioner Copp was concerned with construction traffic nuisance to the surrounding neighborhoods. Mr. Feldt stated that the City will have a pre-construction meeting with the applicant to discuss construction access and the need for possibly temporarily closing roads.

Vice Chair Baldwin questioned the side setback being only five feet due to the worry of fires spreading and wondered if the Fire Marshal had been consulted.

Mr. Feldt stated that there is a higher degree of fire material required for buildings that are in close proximity, and the building department ensures compliance with code, including fire, during the permitting process. And that the Fire Department did review the project.

Chair Corradini raised concerns about the transition from public to private stormwater in the planned development, including potential issues with a neighboring retention pond. He also inquired about the maintenance of roads, if they are public, and if this development will have a looped water main.

Mr. Feldt stated that the stormwater is private due to the development being a site condo, citing successful private stormwater developments like Oakland Farms and The Oaks. The roads will be City maintained. Further details on the water main will be reviewed at a later date by the City Transportation and Utilities Department.

Commissioner Copp wondered if it was possible to eliminate the cul-de-sac islands so kids can play sports in road.

Mr. Feldt indicated that they are proposed by the developer and will be maintained by the future Homeowners Association.

Commissioners Youngs and Fries stated that the Commission's support of smaller lots, houses, setbacks, and resulting less maintenance for future homeowners. This idea is similar to the proposal.

Commissioner Longjohn wondered if there's a formal assessment for the water table and flow for this planned development available now.

Mr. Feldt stated that it will be addressed in next phase, and the developer must submit a Soil Erosion permit during the permitting phase.

Jack Gesmundo, applicant and representative from AVB, highlighted the importance of an increase and balance of housing in the market, which allows room for first-time buyers and allows current homeowners to move within the housing market. He described the previous McConley Cove planned development designs, described the project's harmony with adjacent neighborhoods, and described the project's overall design, unique street and cul-de-sac landscape, and layouts. He stated the street and cul-de-sac sizes cannot be changed due to fire department regulations. He also summarized the neighborhood meeting, where he addressed a single complaint and resolved it with the citizen, who was present at the Planning Commission meeting.

Chair Corradini inquired as to why this development consist of public street and utility infrastructure when many nearby are private.

Mr. Gesmundo specified the reasons of higher cost to maintain private roads, the lack of common elements/areas, and that it's a way to be more cost sensitive without cutting development.

Commissioner Fries asked about basement height for future houses.
Mr. Gesmundo stated eight or nine feet, as preferred by the homeowner.

Commissioner Longjohn inquired about engineering studies addressing ponding, flooding, or stormwater impacts affecting adjacent property.

Mr. Gesmundo stated that McConley Cove will have a leeching system, and the lots/houses will direct water toward the streets. He emphasized stormwater is always a big concern of his company.

Chair Corradini opened the public hearing.

No one spoke for or against the request, motion by Commissioner Joshi, seconded by Vice Chair Baldwin to close the public hearing. Upon a voice vote, motion carried 9-0.

Commissioner Joshi expressed her support and asked if the increase in density was due to the type of homes or resulting COVID impacts to the housing/ construction industry.

Mr. Gesmundo stated it was a little of both.

Motion by Commissioner Copp, supported by Commissioner Youngs, to recommend to City Council the approval of the proposed Tentative Plan Amendment for McConley Cove residential development at 1075 Bacon Road. Upon roll call vote, motion carried 9-0.

Motion by Commissioner Copp, supported by Vice Chair Baldwin, to recommend to City Council the approval of the Preliminary Condominium Plan for McConley Cove residential development at 1075 Bacon Road. Upon roll call vote, motion carried 9-0.

SITE/FINAL PLANS

None.

OLD BUSINESS

None.

NEW BUSINESS

6pm Workshop: Lake Center/Portage Road Commercial Corridor Rezoning

Mr. Feldt presented the proposed zoning standards for the Lake Center/ Portage Road Commercial Corridor rezoning by prefacing its support from the 2021 Lake Center District Corridor and Placemaking Plan ('Lake Center Plan'). He showed various images and maps from the Lake Center Plan envisioning a future walkable, mixed use village corridor. He showed a proposed map of three zoning districts (Edge, Core, and Business) along Portage Road stretching from the intersection of E. Centre Avenue & Portage Road to the intersection of E. Osterhout Avenue and Portage Road. Mr. Feldt indicated that future development and redevelopment would need to meet various building and site standards to achieve the vision of the future of the corridor. Mr. Feldt underlined the importance of building design standards by showing various Google views of downtown Marshall, Midland, Chelsea and other areas. He concluded his presentation by stating the next steps of this rezone process to continue with either another workshop or a future public hearing back in front of the Commission.

Overall, the Commission was supportive of the zoning standards.

Mr. Feldt indicated that these standards will be presented at the next meeting as a public hearing item.

Planning Commission FY23-24 Work Program Report and Proposed FY24-25 Work Program

Mr. Feldt summarized the work program report indicating the Council's FY 24-25 goals, highlighted FY23-24 projects such as Rezones and Special Land Use Permits voted on by the Planning Commission, mentioned future Commission training opportunities, and summarized some new Planning Commission work program items for FY 24-25.

Commissioner Fries inquired about the number of accessory dwelling units (ADU) built, and if any previously-existing ADU owners came forward to get theirs approved and legal.

Mr. Feldt stated that there has been one issued, one in the permitting process now, and one inquiry. No one has come forward with a previously built ADU.

Motion by Commissioner Adams, supported by Vice Chair Baldwin, to accept the FY 23/24 work program report and approve the proposed FY24/25 work program. Upon voice vote, motion carried 9-0.

STATEMENT OF CITIZENS

None.

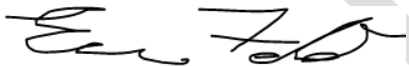
STATEMENT OF COMMISSIONERS/ STAFF

None.

ADJOURNMENT

There being no further business to come before the Commission, Chair Corradini adjourned the meeting at 8:38 p.m.

Respectfully submitted,



Eric Feldt
Senior City Planner

TO: Honorable Mayor and City Council

FROM: City of Portage Planning Commission

DATE: October 1, 2024

SUBJECT: A Tentative Plan Amendment Application and Preliminary Condominium Subdivision Application for McConley Cove Planned Development at 1075 Bacon Avenue.

At the September 19, 2024 meeting, the Planning Commission reviewed and discussed the Tentative Plan Amendment Application and Preliminary Condominium Subdivision Application for McConley Cove Planned Development at 1075 Bacon Avenue. The applicant representative, Jack Gesmundo, Principal at AVB, was present to support the proposed application and explain the project details. No public comments were received at the meeting. One public comment was received prior to the meeting and was acknowledged/addressed during the meeting.

After careful consideration, the Planning Commission voted the following for the project:

1. The Planning Commission voted unanimously (9-0) to recommend to City Council the approval of the Tentative Plan Amendment for McConley Cove Planned Development at 1075 Bacon Avenue.
2. The Planning Commission voted unanimously (9-0) to recommend to City Council the approval of the Preliminary Condominium Subdivision Plan for McConley Cove Planned Development at 1075 Bacon Avenue.

Sincerely,

CITY OF PORTAGE PLANNING COMMISSION



Dan Corradini
Chairman

Attachments: September 19, 2024 Planning Commission meeting minutes.