

CITY OF PORTAGE PLANNING COMMISSION

AGENDA

Thursday, May 7, 2026
7:00 PM

Portage City Hall Council Chambers

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES:

1. April 16, 2026, Planning Commission meeting Minutes

PUBLIC HEARINGS

- * 1. An additional accessory building space for a detached screened-in building at 5834 Angling Road.

SITE/FINAL PLANS:

OLD BUSINESS:

NEW BUSINESS:

STATEMENT OF CITIZENS:

ADJOURNMENT:

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

CITY OF PORTAGE PLANNING COMMISSION

Thursday, April 16, 2026

7:00 PM

Portage City Hall Council Chambers

The City of Portage Planning Commission meeting of April 16, 2026, was called to order by Chair Corradini at 7:00 p.m.

IN ATTENDANCE

- Eric Feldt, Senior City Planner
- Peter Dame, Chief Development Officer
- Catherine Kaufman, City Attorney
- Biqi Zhao, Deputy Director of Planning and Zoning
- Alex Johnson, City Planner/Project Manager

ROLL CALL

Mr. Feldt called the roll: Chairman Corradini (yes); Vice Chair Baldwin (yes); Secretary Freiman (yes), Adams (yes); Copp (yes); Orwig (no); Fries (yes); Ladd (yes); and Crowell (yes).
8-Present; 1-Absent.

Motion by Vice Chair Baldwin, seconded by Commissioner Freiman, to approve the excused Commissioner Orwig. Motion carried 8-0.

APPROVAL OF MINUTES

1. Minutes dated March 19, 2026

Motion by Vice Chair Baldwin seconded by Commissioner Freiman to approve March 19, 2026, minutes as submitted. Upon a voice vote, motion carried 8-0.

Motion by Commissioner Copp seconded by Commissioner Adams to revise order of agenda to have the Site/ Final Plans item come before Public Hearing item. Upon a voice vote, motion carried 8-0.

SITE/FINAL PLANS:

1. A Final PD Site Plan Application of the River Caddis proposed mixed-use development at 412 W. Centre Avenue and 7860 Shaver Road.

Mr. Feldt provided a presentation outlining the proposal, site information and history, maps of the area, site pictures, analysis, applicable zoning code sections, and recommended action. He concluded the presentation by recommending the Planning Commission the approval of the Final PD Site Plan for the project with eight conditions.

Applicant, Jessica DeBone, VP of Development, 4215 Legacy Parkway, Lansing, MI; and Eric Barkovich, Project Architect with Hurley & Stewart, 2800 S 11th St, Kalamazoo, MI provided a brief summary of project.

Motion by Commissioner Copp seconded by Commissioner Secretary Freiman to recommend to City Council the approval of the proposed Final PD Site Plan “The Paisley at Portage Creek” mixed-use development at 412 W. Centre Avenue and 7860 Shaver Road, subject to the following conditions:

1. A recorded agreement addressing maintenance of the private stormwater infrastructure and also an easement to the City with acceptable maintenance provisions for the relocated stormwater drain/stream.
2. Vacate certain existing easements that are no longer used/in conflict with proposed development.
3. Provide a copy of the due care plan addressing redevelopment elements.
4. Provide documentation of State approval of stream relocation, wetland impacts, public sewer, and any other state approvals.
5. Submit easements to permit property owner's access to offsite utilities.
6. Submit acceptable design of relocated drain/stream retaining walls ensuring structural features do not encroach on public utility easements.
7. Submit acceptable final hydraulic analysis and plans of the relocated drain/stream.
8. Combine the two subject parcels (412 W. Centre Avenue and 7860 Shaver Road) or otherwise resolve parcel type.

Upon a voice vote, motion carried 8-0.

PUBLIC HEARINGS

1. Ordinance Amendment #25/26-3: Ordinance to amend the Code of Ordinances of the City of Portage, Michigan by adopting Chapter 44 Residential Unified Development Ordinance and amending corresponding sections of Chapter 42 Land Development Regulations Article 4, 5, and 6.

Chair Corradini indicated that this project was discussed at the March 19th Planning Commission meeting with a continuation of the public hearing for the future scheduled April 16th meeting. He opened public hearing and the Commission received the following public testimony:

- 1) Mary Wieloposki, 8836 E. Shore Dr. asked questions about the Master Plan’s locational support of single-family homes, duplexes, and multiplexes; and asked about land use preservation of flood zone areas and lakes.
- 2) David Stiemsma, 9542 E. Shore Dr. indicated concerns about safety, sunlight blockage, and fire risk if homes are built too close together.
- 3) Lester Minor, 2514 E. Shore Dr. indicated concerns about high housing density and stormwater runoff of future housing development north of Austin Lake, and traffic concerns on that same area and along Portage Road.
- 4) Ken Norris, 9246 E. Shore Dr. asked about percentage of single-family homes and duplexes in Portage.

- 5) Letter read aloud from Leonard Bennett, 9044 E. Shore Dr. asked questions pertaining to zoning changes of the area north of Austin Lake, and indicated support for allowing only single-family housing in that area.
- 6) John Taylor, 2522 E. Shore Dr. asked about and supported amending the proposed ordinance in the area north of Austin Lake to Residential Estates.
- 7) Perry William, 10400 E. Shore Dr. indicated support to protect the natural environment in Portage for current and future generations.
- 8) Letter read aloud from Richard Nellum, 9240 E. Shore Dr, indicating support to retain single family detached housing in area north of Austin Lake, and asked how many homes under the proposed ordinance would be allowed by-right.
- 9) Dave Savor, 3520 E. Shore Dr. indicated support for single family detached housing and indicated concerns about stormwater.
- 10) Jim Beaudoin, 8645 Balmoral St. asked about how many residents the draft ordinance would allow, if Portage Public School and City of Kalamazoo Sewer Department were made aware of the allowed housing from the draft ordinance, how it will impact general traffic and to Portage Road; and indicated opposition to the draft ordinance.
- 11) Carol Newkirk, 5113 Midfield Dr. asked about how narrow roads will be impacted and where people are coming from for the future housing allowed by the draft ordinance.
- 12) Rick Wieloposki, 8836 E. Shore Dr. indicated the removal of the Conservation Development type from the RN and only allow it in the RM proposed district, multiplex is not consistent with the Master Plan, and duplexes in the RN should not be built near wetlands and other sensitive natural environments.
- 13) Martha Dahlinger, 2612 Chopin Ave. indicated overall support for the ordinance as it provides future housing and welcoming development.
- 14) Jim Hemenway, 9000 E. Shore Dr. indicated concerns including legal issues, felt it was rushed and left little time for community understanding, allows too much density around the lakes, allows little space between homes, weakens neighborhood stability, and results in price disparities.
- 15) Sue Garvey, 2514 E. Shore Dr. indicated concerns about building on wetlands, the unbuilt ROWs along the lakes and whether or not public access is allowed, impacts to traffic, and impacts to trees.
- 16) Mark Alexander, 2630 E. Shore Dr. indicated concerns about environmental impacts.
- 17) Beth Hinze, 9036 E. Shore Dr. indicated protections for wetland and forested areas.

18) Faith Akert, 9702 E. Shore Dr. indicated concerns that the ordinance is too large, results in too much housing and traffic, and impacts wetlands; and indicated support to protect more trees.

19) Jeff Messenger, 9220 E. Shore Dr. indicated opposition to multiplexes in the single family zones.

Motion by Commissioner Vice Chair Baldwin seconded by Commissioner Fries to close Public Hearing. Upon a voice vote, motion carried 8-0.

Mr. Feldt provided responses to several questions and comments from the public. He provided background information about how the Master Plan was established and that it supports more and different housing types including allowing duplexes and some multiplexes in single family residential areas. He indicated that the city cannot force preservation of trees without tree preservation ordinance which is not in the proposed ordinance. But, it does provide an incentive to preserve them. He indicated that the ordinance does not allow development of wetlands. Mr. Feldt also explained how stormwater must be managed onsite for development and meet City and State standards. And Portage does not have a public stormwater system which is more common in older cities. He addressed required spacing between homes and sideward setbacks. Mr. Feldt explained the unbuilt ROWs present around Austin and West Lakes. Attorney Kaufmann also further explained on this item. He explained that the Ordinance is a city-wide change and, therefore, any future impacts such as traffic resulting from future development on one specific site were not analyzed. However, those impacts are analyzed on a specific property rezone. Mr. Feldt indicated that housing demand is needed for people moving to and within Portage, and for a wider demographic. He mentioned that Portage Public Schools have been renovating and replacing schools with room for expansion. He explained the City's effort to narrow Portage Road to increase safety for all users and accomplish the goals of the Lake Center area.

Attorney Kauffman explained the procedure of the proposed ordinance amendment and that the Planning Commission's role is to provide a recommendation to City Council. Council will take up the ordinance amendment for further review, vote, and allow additional public testimony.

Chair Corradini asked the commission for any questions for staff.

Vice Chair Baldin asked Mr. Feldt if the City has received any plans for the vacant parcel north of Austin Lake.

Mr. Feldt replied 'no'.

Chair Corradini asked each commissioner for comments.

Commissioner Adams indicated general support for different housing.

Commissioner Ladd did not have any comments.

Commissioner Copp indicated support for protecting character and value of homes and neighborhoods; mentioned there are some existing neighborhoods in Portage exhibiting similar mix of housing types as proposed; indicating not seeing loss of property value among neighborhoods when new or mixed housing is built nearby; mentioned some examples in Midwest of developers utilizing neighborhood amenities; finds that high-quality development will be attracted to existing high-quality neighborhoods and

amenities; and that future homeowners are likely to maintain their property to ensure preserved home value.

Commissioner Fries indicated general support for the draft ordinance as it provides greater housing choices for future growth of the community. He also indicated that he has not seen any evidence suggesting loss in property values or an increase in crime or traffic resulted by future mixed housing developments. And he indicated support for greater housing density to support overall greater land use, public transportation, and more overall opportunities.

Vice Chair Baldin indicated general support for a mix and more housing and supported the draft ordinance.

Secretary Freiman indicated general support allowing variety of housing types.

Commissioner Crowell indicated general support for allowing variety of housing types and suggested adding professional management of rental housing ensuring property maintenance.

Chair Corradini thanked members of the public, staff, and Commissioners in the creation, discussion, and overall involvement in the proposed ordinance amendment. He explained the next steps for the amendment. He indicated that the proposed amendment aligns with the Master Plan's goals leading to future positive change for the community and its citizens. He indicated his familiarity of the community, various neighborhoods, and streets due to his longevity as a resident of Portage and employee within the community. He concluded by indicating his support of the proposed ordinance.

Motion by Commissioner Fries seconded by Secretary Freiman that City Council approve Ordinance Amendment # No. 25/26-3 amending the Code of Ordinances of the City of Portage, Michigan by adopting Chapter 44 Residential Unified Development Ordinance and amending corresponding sections of Chapter 42 Land Development Regulations Articles 4, 5, and 6.

Upon a roll call vote, motion carried 7-1.

OLD BUSINESS

None.

NEW BUSINESS

1) Capital Improvement Program (CIP) Presentation

Peter Dame, Chief Development Officer, presented the City's proposed CIP by indicating that the CIP is provided on the City's website listing items by departments, associated price per item, and how items would be paid; requires the Commission to vote to accept the CIP; explained the overall process of the CIP; indicated that the biggest CIP project for next fiscal year is the second phase of the Portage Road project; and accepted any Commission questions.

Commissioner Adams asked about how construction companies are chosen for city construction projects, to ensure overall construction maintains high quality.

Mr. Dame indicated that it is generally the lowest qualified bid company receiving the award for the project.

Commissioner Freiman asked about how priority of street repair/ maintenance is established. Mr. Dame explained that the Transportation & Utilities Department utilizes the PASER to rate and guide prioritize street projects. He generally described some street repair items. The City Department of Public Works would address pot holes. And he indicated that many of the major street projects involve associated utility work.

Motion by Chair Corradini seconded by Commissioner Copp to accept the Capital Improvement Program as read. Upon a voice vote, motion carried 8-0.

STATEMENT OF CITIZENS

- 1) Rick Wieloposki, 8836 E. Shore Dr. indicated disappointment in the Commission’s action on the Ordinance Amendment # No. 25/26-3. He also provided some background information about the Woodlands at Austin Lake; indicated support for multiplexes only in the RM district; indicated that the Master Plan changed the definition of Single Family; and opposes using wetlands toward the calculation for multiplexes in the RN district.
- 2) Faith Akert, 9702 E. Shore Dr. indicated disappointment in the Commission’s action on the Ordinance Amendment # No. 25/26-3. She also stated some history of the development of the Woodlands at Austin Lake, related water issues, and it impacted its natural condition. She indicated that vague words should be avoided in the Master Plan. Stated support for lower density zoning to get higher valuable housing.
- 3) Ken Akert, 9702 E. Shore Dr. expressed concerns about the tree removal for the new Austin Lake city trail.

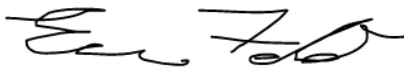
STATEMENT OF COMMISSIONERS/ STAFF

Chair Corradini confirmed the next Planning Commission meeting scheduled for May 7th.

ADJOURNMENT

Chair Corradini adjourned the meeting at 9:20p.m.

Respectfully submitted,



Eric Feldt
Senior City Planner

TO: Planning Commission

DATE: May 7, 2026

FROM: Peter Dame, Chief Development Officer

SUBJECT: An additional accessory building for a detached screened-in building at 5834 Angling Road.

I. INTRODUCTION:

The applicant (Cathleen Knoll, same as property owner) seeks Planning Commission approval for additional accessory building space for a proposed detached screened-in building pursuant to Zoning code Sec. 42-121(B) at 5834 Angling Road for an outdoor porch.

The proposed building is designed of 20'L x 16'W totaling 320 square feet in size with a mid-roof height of 14'. The majority of the siding will consist of mesh screen material, except for the lower 3 feet where it would consist of solid metal siding. The roof will be metal with a traditional gable. The building will not be heated or cooled, nor contain any lights.

II. BACKGROUND INFORMATION:

Site Features

The 2-acre property is located in the northwest portion of Portage along the west side of Angling Road just north of its intersection with W. Milham Avenue. According to city records, the property was established within the Supervisor's Plat of Boylan's Acres and developed with a single family detached home in 1949. The subject property consists of a single family detached house with an attached garage, a detached garage, and a shed. The size of each is listed below.

According to the City's Assessor's records:

- House size: 1,714 square feet on main level and contains a finished basement.
- Attached 2-car garage size: 506 square feet
- Detached garage size: 680 square feet
- Shed size: 440 square feet

The site consists of a maintained lawn with various trees and landscaping. This is similar to adjacent lots. Further, abutting lots consist of single family homes with attached garages and sheds.

Neighborhood Features

Properties to the north and south along Oakland Drive are smaller than the subject lot- closer to one acre in size. Properties to the west (behind) are located on a new plat 'Harbors West' and consist of larger homes on smaller acreage - approx. ¼ acre in size. The majority of the development in the overall neighborhoods consists of single-family detached homes.

III. ANALYSIS:

Applicable Zoning Regulations

The zoning code establishes regulations for accessory buildings in residential districts under Sec 42-121, such as yard setbacks, maximum size and height to ensure that accessory buildings remain ‘accessory’ to the main house. This ensures that residential districts have a ‘residential’ appearance and function.

Maximum Accessory Building Size - Sec 42-121(B)(1)(b)(3)

Generally, the total floor area of all accessory buildings (attached and detached) shall not exceed 100% of the ground floor area of a 1-story house. However, that may be exceeded subject to Planning Commission approval if a property consists of two or more acres in size. See code section below.

Sec 42-121(B)(1)(b)(3): The floor area of accessory buildings may exceed the ground floor area of the main building plus 50 percent of the second story **when the residential lot or parcel has an area of two acres or more. However, when the floor area of the accessory building exceeds the ground floor area of the main building plus 50 percent of the second story, the accessory building and use shall be subject to the approval of the planning commission after a public hearing. To ensure harmonious relationships and to minimize conflicts between adjacent uses, the commission shall consider the proposed characteristics and uses of the building in relation to existing land uses and to the future land uses as shown in the comprehensive plan.** The commission may attach requirements to such accessory building and use when it deems necessary to avoid or mitigate adverse impacts on surrounding properties.

With a property size of two acres, the applicant seeks Planning Commission approval for an additional 232 square feet of accessory building size – see Table 1. Staff notes that only the above grade living area is used when calculating the maximum allowed accessory building area, not basements.

Table 1: Existing, Proposed Building Sizes

Existing, Proposed Buildings	Size (sq ft)
Existing House size (main level)	1,714
Max. Allowed Accessory Bld Size	1,714
Existing Attached Garage (accessory building)	506
Existing Detached Garage	680
Existing Shed	440
Total Existing Accessory Building Area	1,626
Remaining allowed accessory building size	88
Proposed Screened-in building size	320
Requested additional size area (exceeded area)	232

Adjacent Neighbors; Impacts

Per the applicant’s site drawing, the proposed screened-in building is designed close to the back of the house (five feet). Per Sec 42-121(B)(1)(b)(1), accessory buildings may be located as close as five feet to a side or rear property line. The proposed building will be located 54 feet away from the southern side lot line, 110 feet away from the northern side lot line, and 251 feet away from the rear back property line.

Staff finds there to be no impact on the adjacent neighbors because of the distant location of the building from adjacent property lines, the limited use of the building in warmer months of the year, preserved landscaping along the southern property line, and the limited visibility from adjacent neighbors.

City of Portage Zoning/ Master Plan

Staff finds the proposal consistent with the City’s Master Plan and intent of zoning, as explained below. The Master Plan Future Land Use Map classifies the subject lot and neighborhood as ‘Single Family Residential’ intended for single family homes and other housing types in select areas. The City’s Zoning map shows the neighborhood is located in the R-1B One Family Residential zoning district, which is intended for low-density single-family dwellings with accessory uses as typical of residential neighborhoods. The R-1B zoning district is consistent with the ‘Single Family Residential’ land use classification. Staff finds that the subject property and others in the neighborhood have been developed consistent with the zoning district and land use classification as having large lots with single-family detached homes. Staff finds that the proposed use would not create conflict between adjacent uses and the use of the building as a screened outdoor porch separate from the building would not disrupt the harmony of the neighborhood.

Public Noticing Requirement

Pursuant to Sec 42-121(B)(1)(b)(3), the applicant’s request requires a public hearing in front of the Planning Commission and, therefore, public notice mailing to all residents/property owners within 300 feet of this property has been provided.

Pursuant to the City’s Public Participation Plan, the applicant has contacted neighboring properties to inform them of the project and gather any comments they may have about the screened-in building. As of the date of this report (April 30), staff has received one public comment, which is attached to this report.

IV. RECOMMENDATION:

If no additional public comment is requested by and the Commission is supportive of the request, staff advises that the additional 232 square feet of accessory building space for a screened-in building at 5834 Angling Road be approved.

Attachments:

1. Vicinity Map Angling 5834
2. Application
3. Applicants Project Narrative
4. Applicants Site Drawing

5. Applicants Construction Drawings
6. Public Comment; Kirkendall; 4.27.26
7. Staff's Picture Map



5834 Angling Road



RESIDENTIAL BUILDING APPLICATION

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

Applicant must complete all items in sections 1-5 (if applicable)
and submit supplemental permit form corresponding with type of project.
Please note: Separate applications must be submitted for Plumbing, Mechanical and Electrical Work Permits

1) PROJECT INFORMATION

Project Name <u>Detached Screened porch</u>	Address <u>5834 Angling Rd - Portage</u>
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2) IDENTIFICATION (OWNER)

Name <u>Cathleen Knoll</u>	Address <u>5834 Angling Rd</u>
City <u>Portage</u>	State <u>MI</u>
Zip <u>49024</u>	Phone <u>269-719-0766</u>

3) BUILDING CONTRACTOR

Company name <u>J+B Construction</u>	Address <u>11280 Schreiner Rd.</u>	City <u>Bellevue</u>
State <u>Michigan</u>	Zip <u>49021</u>	Phone <u>269-243-0303</u>
Email <u>NA</u>	Federal Employer ID	
Bullder License Number <u>262500830</u>	Expiration Date	
Workers Comp Insurance Carrier	MESC Employer Number	

4) TYPE OF WORK

CHECK BOX IF WITHIN 500' OF LAKE OR STREAM

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> New Residential | <input type="checkbox"/> Addition* | <input type="checkbox"/> Alteration/Interior Remodel |
| <input type="checkbox"/> Deck* | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Detached Garage/Accessory Bldg.* |
| <input type="checkbox"/> Swimming Pool* | <input type="checkbox"/> Fence | <input type="checkbox"/> Driveway/Sidewalk/Curb Cut* |
| <input type="checkbox"/> Other: _____ | | |

()Note: Please provide the supplemental permit form corresponding with type of project.*

5) PROJECT DETAILS

Valuation of Project: 21,000.00 Main Fl Area: NA Second Fl Area: NA
 Finished Basement Area: NA Unfinished Bs Area: NA Deck Area: NA
 Garage Area: NA 3 Season Prch Area: NA Covered Prch Area: _____
 Accessory Bldg Area: 320 Water Service Size: NA Water Meter Size: NA

HOMEOWNER AFFIDAVIT

I hereby certify that I am the bona fide homeowner of the above property which is a single residence and NOT for rent. I am familiar with the provisions of the applicable ordinances and rules and hereby agree to make this installation or construction in conformance with the ordinance. I realize that in making this application, I assume the responsibility of a licensed contractor for the work mentioned in this permit. I agree to notify the Building Department within 72 hours after the work is completed so that the required inspection(s) can be made. I further agree to keep all parts of this work exposed until accepted by the inspector.

APPLICANT/HOMEOWNER/CONTRACTOR SIGNATURE

I, owner, or person(s) acting as owners agent, agree to require Contractor to comply with all terms and conditions of the permit as it may be issued, and agree to pay all fees and costs that may come due as a result of any activity under the permit.

Signature: Cathleen M. Knoll

Date: 3-19-2026

Print Name: Cathleen M. Knoll

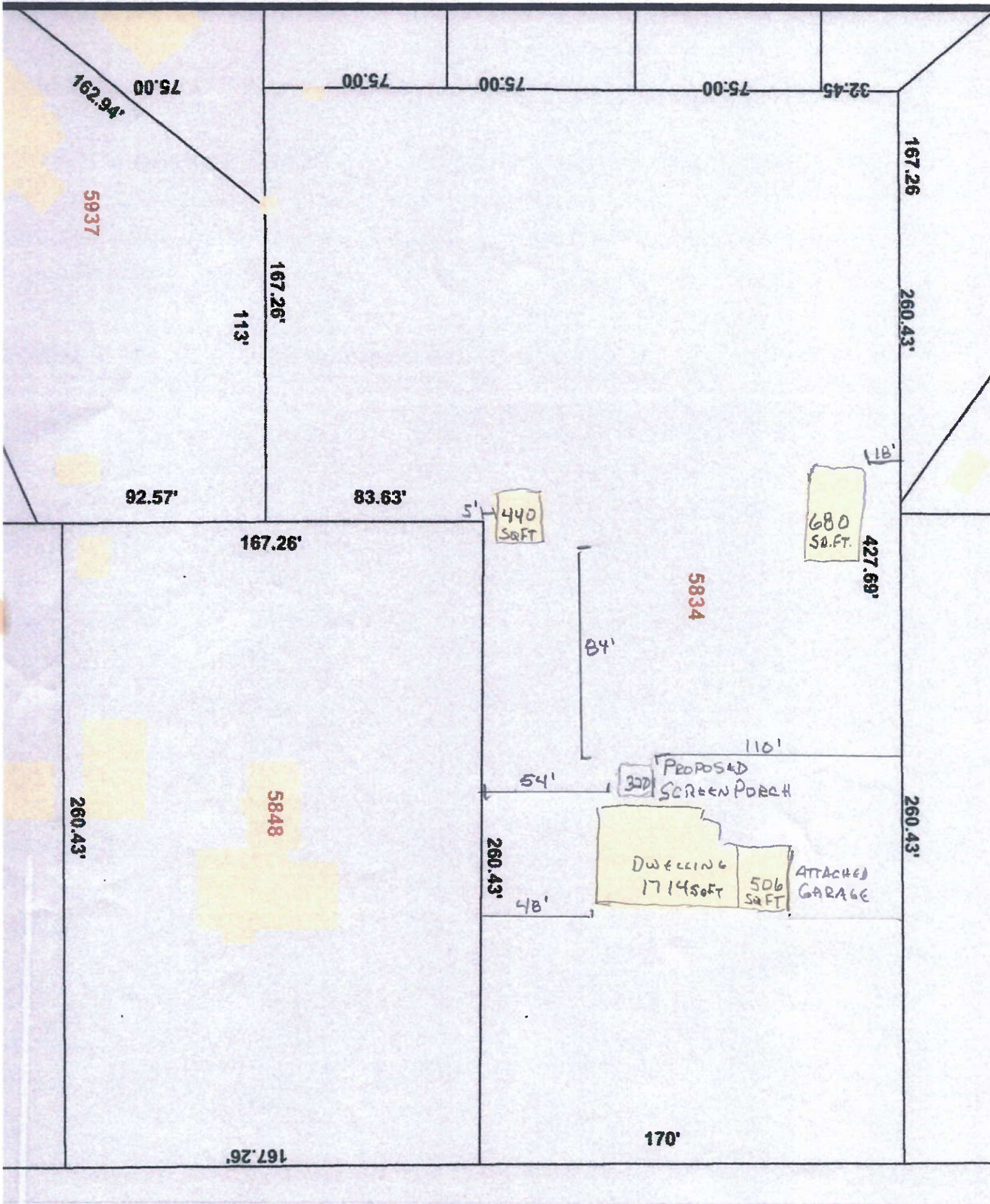
Request for Planning Commission Permit to exceed allowed Accessory Building Space

Thomas and Cathleen Knoll, 5834 Angling Road, Portage 49024

We are requesting Planning Commission approval to erect a Screened Porch which exceeds the allowed area for existing and proposed accessory buildings on our 2 acre lot. Existing on our lot when purchased last April are the dwelling (1,714 sq.ft.), an attached garage and two outbuildings. We are told by the building department that our current accessory buildings encompass 1,626 sq.ft.

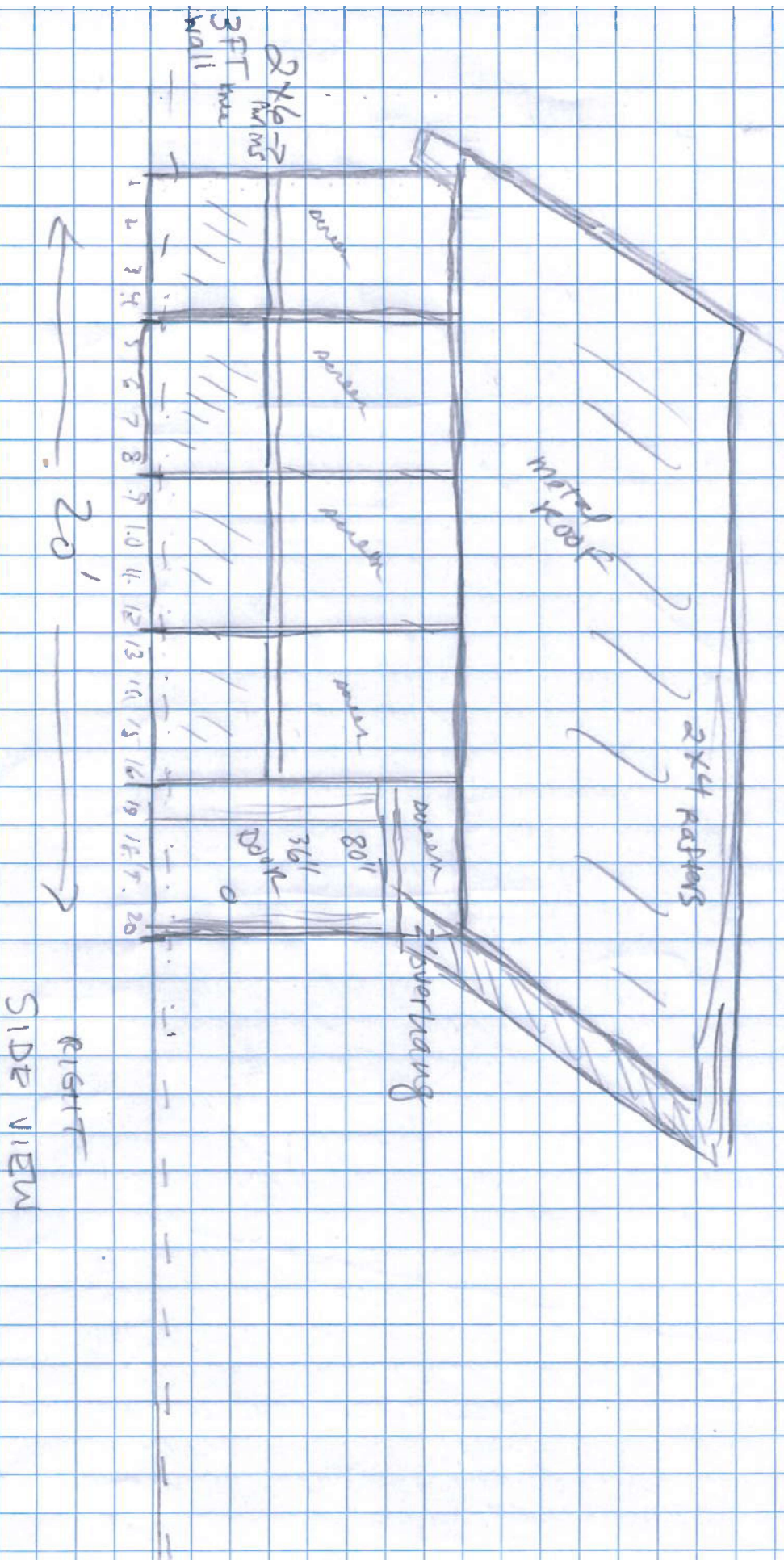
We hope to build, in our back yard, a 16' x 20' screened porch (320 sq.ft.) to enjoy our large, beautiful wooded lot, flower gardens and summer breezes without rain or insects. Located behind the house the new structure will be virtually invisible from the street, and total accessory structures (1,946 sq.ft.) will represent just over 3% of back yard land area (64,075 sq.ft.), and total structures (1,714 dwelling, 1,626 accessory) represent under 4% of total lot.

Please permit an additional 232 sq.ft. of Accessory Building space.



2020

Angling Rd



RESIDENTIAL POLE BARN

Applicant Name: Cathleen Knoll

Project Address: 5834 Angling Rd. Portage

Roof Covering- Metal

Roof Deck- rafter 2x4

-overhang 2' ft

Truss Or Rafter Ties Required

Trusses: Yes No

If no fill out rafter information below

Truss/Rafter Block Size: 16 ft frame

Rafter Size: 4 ft on center, 20 long

Rafter Spacing: every

Ridge Size: _____

Ceiling Joist Size: _____

Ceiling Joist Spacing: _____

Pole Size: _____

Pole Spacing: _____

Ceiling Height: _____

Roof Peak Height: 12 ft approx.

Insulation Materials: NA

Finish Materials: screening w metal knee wall

Carrier Size- _____

Wall Purlins- 2x6

Type Of Siding- metal - gables metal

Skirt Board Size - 3 ft

Concrete Slab Floor Thickness - 8 Inches

All Concrete Footings Shall Be Mixed With Clean Water Outside Of The Hole

Footing Height - 42 Inches
in ground

Depth Below Grade- _____ Inches

Footing Width- _____ Inches



Department of Community Development

April 21, 2026

Dear Resident/Property Owner:

An application has been submitted by Thomas & Cathleen Knoll requesting additional accessory building for a detached screened-in building at 5834 Angling Road per Sec 42-121(B)(1)(b)(3). Attached to this notice is a vicinity map that shows the subject property. The application can be viewed in person by visiting City Hall; or beginning on Monday, May 4, 2026 at the following City of Portage website <https://www.portagemi.gov/439/Planning-Commission>. The request will be reviewed by the Planning Commission in Council Chambers at Portage City Hall, 7900 South Westnedge Avenue, at 7:00 p.m. on May 7, 2026.

Property owners within 300 feet of the subject parcel are being notified of the Commission meeting. This notification is intended to provide you with the opportunity to make comment on the applicant's request in writing, by personal appearance at the above-mentioned meeting. You may watch the meeting remotely on cable channel 995 for Spectrum, channel 99 for AT&T and via live stream at portagemi.viebit.com. Written comments may be submitted to the Department of Community Development prior to 12:00pm (noon) the day of the public hearing via the US Postal Service or emailed to feldte@portagemi.gov. In addition, the May 7, 2026, Planning Commission meeting agenda will be posted to the City of Portage website at <https://www.portagemi.gov/439/Planning-Commission> not later than 5:00 p.m. on Monday, May 4, 2026. Finally, interested persons may also contact the Department of Community Development at (269) 329-4477 for additional assistance.

Sincerely,

Peter J. Dame
Chief Development Officer

Enclosure: Vicinity Map

4-27-26

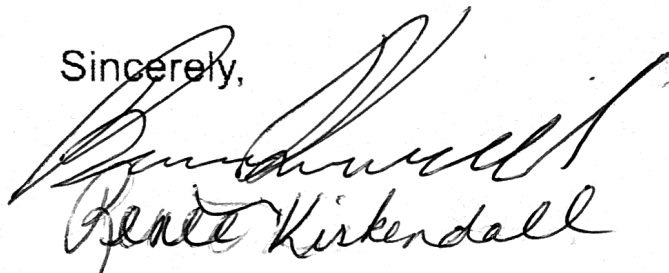
Department of Community Development
City of Portage, Michigan

This is a letter of support for Thomas & Cathleen Knoll to have approval for the requesting of additional accessory building for a detached screened-in building at 5834 Angling Road.

I, Bruce Kirkendall and my wife Renee Kirkendall reside at 5825 Angling Road, across the road from the Knolls.

We have no objection to the look or the location of the screened in building they are requesting to build.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Kirkendall". The signature is written in a cursive style with a large, sweeping initial "B".

Bruce and Renee Kirkendall
5825 Angling Road
Portage, MI 49025

Staff's Site Pictures – Taken April 17, 2026



Figure 1: Map of subject site, fronting Angling Road. Red box is approx. location of proposed screened-in building.



Figure 2: Looking west toward subject house from Angling Road.



Figure 3: Looking east near back property line toward back of house. Outbuildings on left and right in picture are on subject site.



Figure 4: Looking west back from back of house toward backyard. Stakes and dashed lines represent approx. location of proposed screened-in building. Back property line is near house in background. Buildings on left and right in picture are on subject site.



Figure 5: Looking south along back of house. Stakes and dashed lines represent approx. location of proposed screened-in building. Southern property line is beyond fence in



Figure 6: Looking north along back of house. Stakes and dashed lines represent approx. location of proposed screened-in building. Swimming pool in background is on subject site.