

CITY OF PORTAGE PLANNING COMMISSION

FINAL AGENDA

**April 21, 2011
(7:00 p.m.)**

Portage City Hall Council Chambers

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

April 7, 2011

SITE/FINAL PLANS:

1. Site Plan (reapproval): Fifth-Third Bank, 2610 East Centre Avenue

PUBLIC HEARINGS:

- * 1. Preliminary Report: Rezoning Application #10-02, 4815 West Milham Avenue and 6027 South 12th Street – request to table public hearing (4/20/11 email communication from Treystar)
- * 2. Final Report: Rezoning Application #10-01, Portage Road and Fairlane Avenue

PLATS/RESIDENTIAL CONDOS:

OLD BUSINESS:

NEW BUSINESS:

1. Proposed Medical Marihuana Home Occupation Ordinance (referral from City Council)

STATEMENT OF CITIZENS:

ADJOURNMENT:

MATERIALS TRANSMITTED

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

Christopher Forth - Rezoning Public Hearing (4/21 @ 7:00pm)

From: "Terry Patterson" <tpatterson@treystar.com>
To: "Christopher Forth" <forthc@portagemi.gov>
Date: 4/20/2011 5:14 PM
Subject: Rezoning Public Hearing (4/21 @ 7:00pm)

Chris:

I left you a voicemail earlier this afternoon. We wanted to let you know as soon as possible that, after receipt of the Preliminary Report yesterday, our teleconference this afternoon, and ultimate discussion with our partnership group, we elect to table the public hearing for our rezoning request tomorrow night (4/21 @ 7:00pm).

Our partnership group has requested that I set a meeting with you, Jeff, and Maurice in order to continue our conversations started in November 2010 regarding the rezoning of this property to B-3 and to better understand the thought process outlined in the Preliminary Report.

Please contact me at your earliest convenience so we can arrange a meeting that works for all parties.

Thanks Chris,
Terry



TREYSTAR

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www.treystar.com

TO: Planning Commission

DATE: April 21, 2011

FROM: Jeffrey M. Erickson, Director of Community Development

SUBJECT: Rezoning Application #10-01, Portage Road and Fairfield Avenue – response to letter received on April 19, 2011 from Ken and Suzanne Andres, 1816 South Shore Drive

Attached is a letter regarding the above captioned rezoning application. Several statements/comments contained in the correspondence require clarification.

Statement: “The City Planner commented that the ceilings in the building were ‘low’ and not suitable for multiple floors. The ceilings at the ‘high point’ are 25 foot high, and at the low point are 15 to 20 feet.”

Response: The former Moose Lodge building is a one-story structure. While the overall height of the building may range from 15-25 feet (exterior eave-peak), interior ceiling heights are limited to the one-story design of the structure (8-14 feet) with interior offices, hallways, corridors and rooms. Reuse of the building by a traditional industrial user with manufacturing, assembly and warehousing activities is limited and unlikely.

Statement: “It was noted that Fairlane Avenue is only a “road on paper”. My husband Ken, has lived here since 1950 and he ‘saw’ the city put in a road bed and crown in the early 1960’s. It IS a road, just not surfaced.”

Response: Fairlane Avenue is referenced on the 1951 recorded plat document for Supervisor’s Plat of McCamley Gardens as a “private street”. With the exception of a driveway that serves the single family residence located 9540 Portage Road, this private street is undeveloped. As information for the Commission, Portage Road was under the jurisdiction of the Kalamazoo County Road Commission until 2000.

Statement: “**We request**, not just a privacy fence, but a ‘**Security Fence**’ surround the proposed ROI Inc. property.”

Response: Fencing associated with proposed reuse of the site by ROI is a special land use permit/site plan issue and not a rezoning consideration. Should the property be rezoned and the ROI development project proceed, site development issues would then be properly coordinated.

Statement: “We feel the City failed to calculate the increase in traffic from the Sterling Oaks Condo’s that were built a very few years ago. Since that development, the traffic on South Shore Drive has increased at least 100 fold. It can take up to 10 to 12 minutes just to get onto Portage Road. **We request a traffic light be installed at Portage and South Shore Drive.**”

Response: Portage Road traffic counts referenced in the staff report were taken in 2010. Current traffic counts are not available for South Shore Drive, since it is a local residential street. As information for the Commission, the first four phases of the Sterling Oaks condominium development included 128 homes with access from South Shore Drive and were constructed between 1993-2001. The two phases of the Sterling Oaks South condominium development that included 88 homes plus a senior apartment building with an additional access to Bacon Road were constructed between 2002-2007. As advised by the Department of Transportation and Utilities, installation of a traffic signal at the Portage Road/South Shore Drive is not warranted. The Department of Transportation and Utilities will continue to monitor this area and recommend appropriate action. Importantly, rezoning of the subject properties from I-1, light industrial and R-1C, one family residential to OS-1, office service is not anticipated to add any significant traffic volume to Portage Road.

Attachment: Correspondence from Ken and Suzanne Andres (received April 19, 2011)

RECEIVED

APR 19 2011

COMMUNITY DEVELOPMENT

Portage City Planning Commission:

Re: Meeting 4/7/2011 and set meeting 4/21/2011.

This letter is regarding the Request by ROI Inc request to Rezone #10-01.

As stated in the meeting of 4/7/2011, My husband and I live at 1816 South Shore Drive and we own the lot 1811 Fairlane Avenue.

First, there are just a couple items that we'd like to correct for the record.

#1) The City Planner commented that the ceilings in the building were 'low' and not suitable for multiple floors. The ceilings at the 'high point' are 25 foot high, and at the low point are 15 to 20 feet. Perhaps The Commission should view the interior of the building for themselves.

#2) It was stated that Fairlane Avenue is only a "road on paper". My husband, Ken, has lived here since 1950 and he 'saw' the city put in a road bed and crown, in the early 1960's. It IS a road, just not surfaced.

Comments regarding ROI, Inc.

I, Suzanne, have worked in the medical field for 19 years and have had the opportunity to work with ROI Staff and their patients. I have always known them to be of 'highest' esteem and handle their patients with love and care. They are a FINE organization, of which I have nothing negative to say.

However, we 'do' have grave concerns for our Neighborhood and our safety when it comes to having the facility in our back yard. **We request**, not just a privacy fence, but a '**Security Fence**' surround the proposed ROI Inc property.

Another concern is regarding the traffic.

It was stated that 'The Moose Lodge' had high traffic and that ROI would not increase from that level of traffic.

We were Moose Members and can confirm that the traffic was minimal, thus the very reason that the Lodge went broke. We feel the ROI, Inc would definitely increase traffic flow onto Portage/South Shore roads.

We feel that the City failed to calculate the increase of traffic from the Sterling Oaks Condo's that were built a very few years ago. Since that development, the traffic on South Shore Drive has increased at least 100 fold. It can take up to 10 to 12 minutes just to get onto Portage Road.

We request a traffic light be installed at Portage and South Shore Drive.

We have no doubt that this would be a State of the Art facility, but we also feel as Citizens, we have a right to request that we be provided with Safety in our Property and roadway.

Please accept this letter for consideration.

Sincerely,

Ken & Suzanne Andres
1816 South Shore Drive
Portage, Michigan 49002
327-7539