

**CITY OF PORTAGE PLANNING COMMISSION**

**FINAL AGENDA**

**March 15, 2012  
(7:00 p.m.)**

**Portage City Hall Council Chambers**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:**

March 1, 2012

**SITE/FINAL PLANS:**

1. Final Plan: Alkhamis Financial, 7900 Kirkland Court

**PUBLIC HEARINGS:**

1. Final Report: Tentative Plan Amendment (Oakland Hills @ Centre PD), 2275, 2301 and 2401 West Centre Avenue and 8080 Oakland Drive  
-- request to adjourn to the April 19, 2012 meeting
- 2 Preliminary Report: Rezoning Application #11-03, Romence Road Parkway Corridor

**OLD BUSINESS:**

**NEW BUSINESS:**

- \* 1. 2012-2022 Capital Improvement Program  
-- document previously provided to the Commission

**STATEMENT OF CITIZENS:**

**ADJOURNMENT:**

**MATERIALS TRANSMITTED**

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

**TO:** Planning Commission

**DATE:** March 15, 2012

**FROM:** Vicki Georgeau, <sup>VG</sup> Director of Community Development

**SUBJECT:** FY2012/2022 Capital Improvement Program – Follow-up Questions/Comments

During the March 1, 2012 Planning Commission meeting, the Commission reviewed the proposed FY2012/2022 Capital Improvement Program (CIP) and requested information/clarification involving several CIP categories. Subsequent to the meeting, an additional request for information/clarification was also received. The following response is provided.

1. *Question* – Why are interest revenues projected to increase substantially beginning in FY 2018-2019?

*Response* – Current interest rates involving city investments are at record lows following the recent economic downturn. However, as the economy continues to recover, it is anticipated that interest rates will increase in the latter part of the 10-year plan period. Review of projected revenues is evaluated with the preparation of each subsequent CIP and adjustments are made as may be necessary.

2. *Question* – Are the proceeds from the sale of the former Portage Community Outreach Center included in the proposed CIP?

*Response* – The proceeds from the sale of the former Portage Community Outreach Center located on South Westnedge Avenue are not included in the proposed FY2012/2022 CIP since the sale is not complete. The buyer is proceeding with due diligence and a closing is tentatively scheduled for June 2012.

3. *Question* – The CIP cites \$130,000 in general fund revenue. Where are those funds budgeted to be spent?

*Response* – The transfer of general fund revenue to the CIP will be applied to debt service.

4. *Question* – How much did the increased traffic/activities from Kalamazoo Valley Family Church contribute to the need to spend \$1.27 million in street improvements and a new water main at Vincent and Oakland 10 years out?

*Response* – It has been estimated that 50 percent of the of traffic using Vincent Avenue is generated by the Valley Family Church-Kalamazoo and the other 50 percent of the traffic is generated from the residential neighborhood and Angling Elementary School. There is vacant or underutilized land along Vincent Avenue that when developed, will contribute additional traffic to the Oakland Drive and Vincent Avenue intersection. The relocation of this intersection is intended to address current Oakland Drive traffic volumes in close proximity to the I-94 interchange, but also traffic generated by future development along Vincent Avenue.

The proposed Vincent Avenue extension is a water quality and fire protection improvement project for this area (north of I-94 and west of Oakland Drive) since water is provided from only two

directions: east from Oakland Drive and south from under I-94. For Commission information, Valley Family Church-Kalamazoo installed at their cost approximately 1,600 feet of 12-inch water main from Oakland Drive to their east Vincent Avenue driveway.

While the project is planned to be completed in FY2021-2022, as the Commission is aware CIP projects are evaluated on an annual basis and when necessary, reprioritized. The timing for completion of this project is dependent on several factors including availability of funding, future development activities, acquisition of property, among others. All sources of funding, including state/federal grants and special assessments, will be leveraged.

5. *Question* – How many accessible pedestrian signals can be installed for \$20,000 and where?

*Response* – The cost to retrofit a signalized intersection with accessible (audible) pedestrian signals can be completed for approximately \$10,000 to \$20,000 depending on how many units are installed per intersection. The city has received a request to install accessible pedestrian signals at the intersection of South Westnedge Avenue and Andy Avenue. The location of any additional accessible signal will be evaluated based on pedestrian/user requests, pedestrian traffic and accident patterns.

6. *Question* – Why is the 12th Street Lift Station renovation split into 2 separate projects? Descriptions seem identical.

*Response* – There are three separate sanitary sewer lift stations located along South 12<sup>th</sup> Street. One is located south of West Centre, another south of West Milham and the third is located south of I-94. The lift stations located south of I-94 and south of West Centre are in need of renovations. The renovations are being completed in separate years for budgeting purposes.

7. *Question* – Did the police buy new protective vests last year? Purchase of protective vests is not a project in the proposed FY2012-2022 CIP.

*Response* – The purchase of protective vests in FY2015-16 was programmed in the current CIP. Upon further review, the Police Department will instead purchase smaller quantities of vests through the general fund as a capital outlay.

8. *Question* – Are there any other revenues that could be directed for the purpose of purchasing properties currently for sale in the City Centre to facilitate future coordinated planning/development of the City Centre area?

*Response* – While acquisition of property for land assembly purposes to facilitate development activities has been previously accomplished by the city (e.g. several parcels are owned by the city along East Centre and Brown Avenues), given the financial challenges faced the city, scarce resources are currently focused on funding essential services and infrastructure needs. Evaluation of opportunities to guide future development activities within the City Centre Area will be ongoing, and can also be addressed through planning and land development regulations and the development review process.

If the Commission has any further questions or comments regarding the proposed FY2012/2022 CIP, additional information will be provided by staff during the March 15<sup>th</sup> Planning Commission meeting.