

## **PLANNING COMMISSION**

**July 5, 2012**

The City of Portage Planning Commission meeting of July 5, 2012 was called to order by Chairman Cheesebro at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Three citizens were in attendance.

### **MEMBERS PRESENT:**

Miko Dargitz, Dave Felicijan, Rick Bosch, Allan Reiff, Wayne Stoffer (arrived 7:25 p.m.) and Chairman James Cheesebro.

### **MEMBERS ABSENT:**

Bill Patterson.

### **MEMBERS EXCUSED:**

Paul Welch.

### **IN ATTENDANCE:**

Christopher Forth, Deputy Director of Planning, Development & Neighborhood Services and Randall Brown, City Attorney.

### **PLEDGE OF ALLEGIANCE:**

Chairman Cheesebro led the Commission in the Pledge of Allegiance.

### **APPROVAL OF MINUTES:**

Chairman Cheesebro referred the Commission to the June 21, 2012 meeting minutes contained in the agenda packet. A motion was offered by Commissioner Dargitz, seconded by Commissioner Felicijan, to approve the minutes as submitted. The motion was unanimously approved.

### **PUBLIC HEARINGS:**

1. Conceptual Plan Amendment for Trade Centre Holdings LLC, 420 and 750 Trade Centre Way. Mr. Forth summarized the staff report dated June 29, 2012 regarding a request received from Trade Centre Holdings, Inc. to amend a previously approved conceptual plan involving property addressed as 420 and 750 Trade Centre Way. Mr. Forth provided background information regarding the previously approved 2002 conceptual plan submitted by Furniture Row USA LLC and then summarized the conceptual plan amendment submitted by Trade Centre Holdings LLC. Since submission of subsequent specific (site) plans has not occurred in accordance with the approved program of development, Mr. Forth indicated the original 2002 conceptual plan has expired. Mr. Forth summarized the requested building height/number of stories modification, building setback modification and the conflicting land use screening waiver along the northern portion of the development site where adjacent the 50-acre City of Kalamazoo wellfield. Mr. Forth also summarized the MDEQ permit involving planned modifications to a small portion of the 100-year floodplain and wetlands adjacent Portage Creek and the related wetland restoration project planned in downtown Kalamazoo.

Mr. Greg Dobson (representing Trade Centre Holdings LLC) was present to explain the development project and support the amended conceptual plan. Mr. Dobson noted that the developer of the Marriott

Courtyard Hotel is ready to move forward with the project. Mr. Dobson also mentioned that unlike the Furniture Row USA concept plan for a commercial shopping center, there is more interest at this location for a mix of office, hotel and restaurant uses. Commissioner Reiff asked Mr. Dobson to summarize the wetland mitigation project proposed in downtown Kalamazoo. Mr. Dobson explained the project.

Chairman Cheesebro opened the public hearing. Ms. Donna Leverage, 741 West Kilgore Road, expressed concern about traffic volumes on West Kilgore Road and the impact it has on her and her child daycare business. There being no further public comment, a motion was made by Commissioner Bosch, seconded by Commissioner Felicijan, to close the public hearing. The motion was unanimously approved.

Commissioner Dargitz asked staff to summarize traffic-related issues. Mr. Forth mentioned that traffic-related issues have been regularly reviewed/addressed since the comprehensive rezoning of this area in 1998 and several infrastructure improvements have been completed to address existing as well as future traffic volumes. Commissioner Felicijan asked for clarification on the wetland impacts. Mr. Forth noted a small area of wetland is proposed to be modified but in accordance with the approved MDEQ permit, Trade Centre Holdings LLC will be creating new wetland areas in downtown Kalamazoo.

There being no further discussion, a motion was made by Commissioner Reiff, seconded by Commissioner Dargitz, to recommend to City Council that the Conceptual Plan Amendment for Trade Centre Holdings LLC, 420 and 750 Trade Centre Way, be approved with the following modifications/waiver:

1. Modify the maximum building height and number of stories to permit the two hotel buildings to be constructed to a height of 59-feet and four stories and office building to be constructed to a height of 65-feet and four stories;
2. Modify the minimum building setback requirement to permit a 30-foot setback from the north property line for the east hotel building and a 10-foot setback from the north property line for the west hotel building; and
3. Waive the conflicting land use screening requirement along the northern portion of the site where adjacent to the 50-acre City of Kalamazoo wellfield property.

The motion was unanimously approved.

#### **SITE/FINAL PLANS:**

1. Specific (Site) Plan for Marriott Courtyard, 420 Trade Centre Way. Mr. Forth summarized the staff report dated June 29, 2012 regarding a request received from TMI Hospitality to construct a four-story, 55,123 square foot hotel building and associated site improvements at 420 Trade Centre Way. The Marriott Courtyard hotel represents the first development project under the amended conceptual plan submitted by Trade Centre Holdings LLC for the remaining vacant land located along Trade Centre Way. The approximate 2.3 acre site is zoned CPD, commercial planned development and the hotel development project has been designed in substantial conformance with the proposed amended conceptual plan.

Mr. Greg Dobson, representing TMI Hospitality, was present to support the plan. Commissioner Bosch asked about parking/cross access easement rights. Mr. Dobson indicated that all development sites would provide the minimum amount of parking spaces required by the City of Portage and the appropriate documents would be executed to ensure cross access rights.

Commissioner Stoffer arrived at 7:25 p.m. Attorney Brown asked Commissioner Stoffer if he was familiar with the staff report and heard enough of the discussion at tonight's meeting to vote on the specific plan for Marriott Courtyard. Commissioner Stoffer indicated he read the staff report and based on the discussion he heard during the meeting, is familiar with the development project and will be voting on the plan.

There being no further discussion, a motion was made by Commissioner Bosch, seconded by Commissioner, Felicijan to approve the specific plan for Marriott Courtyard, 420 Trade Centre Way, subject to

City Council approving the Conceptual Plan Amendment for Trade Centre Holdings LLC, 420 and 750 Trade Centre Way. The motion was unanimously approved.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

1. Election of Officers. It was the consensus of the Planning Commission to postpone election of officers until the July 19, 2012 meeting when all current officers are present.

**STATEMENT OF CITIZENS:**

None.

**ADJOURNMENT:**

Commissioners Reiff and Bosch asked to be excused from the July 19, 2012 meeting. There being no further business to come before the Commission, the meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Christopher T. Forth, AICP  
Deputy Director of Planning, Development & Neighborhood Services