



PLANNING COMMISSION

March 6, 2014

CITY OF PORTAGE PLANNING COMMISSION

A G E N D A

March 6, 2014
(7:00 p.m.)

Portage City Hall Council Chambers

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES:

- * February 20, 2014

SITE/FINAL PLANS:

- * 1. Specific (Site) Plan: Hilton Homewood Suites, 420 Trade Centre Way

PUBLIC HEARINGS:

- * 1. Special Land Use Permit: Great Lakes Convenience, 710 and 732 East Centre Avenue

OLD BUSINESS:

NEW BUSINESS:

- * 1. Texas Township Master Plan Amendment

Adjourn meeting to Conference Room No. 1

2. 2014 Comprehensive Plan Update, Goals and Objectives
-- document provided as separate attachment
3. 2013 Recreation and Open Space Plan Amendments
-- document provided as separate attachment
4. City of Portage Capital Improvement Program (2014 – 2024)
-- document provided as separate attachment

STATEMENT OF CITIZENS:

ADJOURNMENT:

MATERIALS TRANSMITTED

February 11, 2014 City Council meeting minutes
February 18, 2014 City Council special meeting minutes
Summary of Environmental Activity Report – January 2014

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

PLANNING COMMISSION

February 20, 2014

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The City of Portage Planning Commission meeting of February 20, 2014 was called to order by Chairman Welch at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Approximately 12 citizens were in attendance.

PLEDGE OF ALLEGIANCE:

Chairman Welch led the Commission in the Pledge of Allegiance.

IN ATTENDANCE:

Christopher Forth, Deputy Director of Planning, Development and Neighborhood Services; Michael West, Assistant City Planner; Muhammad Arif, Traffic Engineer and Randy Brown, City Attorney.

ROLL CALL:

Mr. Forth called the roll and the following Commissioners were present: Patterson, Stoffer, Welch, Felicijan, Reiff, Dargitz and Somers.

Chairman Welch indicated Commissioners Bosch and Schimmel requested to be excused from the February 20, 2014 meeting. A motion was made by Commissioner Felicijan, seconded by Commissioner Patterson, to approve the roll and excuse Commissioners Bosch and Schimmel. The motion was unanimously approved 7-0.

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the February 6, 2014 meeting minutes contained in the agenda packet. Commissioners Patterson and Somers both stated they were not present at the February 6th meeting and would not be voting on the minutes. A motion was made by Commissioner Dargitz, seconded by Commissioner Reiff, to approve the minutes as submitted. The motion was approved 5-0-2 with Commissioners Patterson and Somers abstaining.

SITE/FINAL PLANS:

1. Final Plan for Greenspire Apartments (Phase IV), 8380 Greenspire Drive- reapproval. Mr. West summarized the staff report dated February 14, 2014 regarding the final plan submitted by H&G II, Inc. to construct Phase IV of the Greenspire Apartments portion of the Greenspire Planned Development. Mr. West indicated Greenspire Apartments (Phase IV) proposes the construction of two, three-story apartment buildings, a one-story garage building and associated site improvements. Mr. West stated the final plan was previously reviewed by the Planning Commission and approved by City Council in 2010, but construction did not commence. Since this approval has expired, Mr. West indicated the applicant has resubmitted the final plan requesting reapproval with no changes from the previously approved 2010 final plan. Mr. West also referred the Commission to a February 20, 2014 letter from the applicant that included a revised phasing/construction schedule for remaining portions of the Greenspire Planned Development project.

Mr. Curt Aardema (applicant representative) was present to support the development project. After a brief discussion, a motion was made by Commissioner Patterson, seconded by Commissioner Stoffer, to recommend to City Council that the Final Plan for Greenspire Apartments (Phase IV), 8380 Greenspire Drive, be re-approved. The motion was unanimously approved 7-0.

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PUBLIC HEARINGS:

1. Special Land Use Permit: Great Lakes Convenience, 710 and 732 East Centre Avenue. Chairman Welch discussed the request by the applicant to adjourn the agenda item to the March 6, 2014 meeting. Chairman Welch asked if there were any citizens present who wished to speak who were unable to attend the March 6th meeting. No citizens responded. A motion was then made by Commissioner Reiff, seconded by Commissioner Dargitz, to adjourn the public hearing for Great Lakes Convenience, 710 and 732 East Centre Avenue, to the March 6, 2014 meeting, at the request of the applicant. The motion was unanimously approved 7-0.

2. Special Land Use Permit: Gentry Auto Sales, 7940 South Sprinkle Road. Mr. West summarized the staff report dated February 14, 2014 regarding a request by Gentry Auto Sales to re-establish a new/used automobile dealership at 7940 South Sprinkle Road. Mr. West provided background information regarding past approvals and uses including Auto World of Portage that operated from the site from January 2011 to the Fall of 2012. Since the use ceased to operate for more than six months, Mr. West stated the previously approved special land use permit had expired. Mr. West indicated the applicant was requesting to re-establish the new/used automobile dealership at the site consistent with the Auto World of Portage approval and with no exterior site improvements proposed. Mr. West also referred the Commission to a letter from the property owner (James and Diann Murphy) contained in the final agenda packet indicating support for the proposed reuse of the site.

Ms. Brenda Gentry of Gentry Auto Sales (applicant) was present to support the application. Ms. Gentry stated her and her husband owned the auto dealership and would be relocating from their current Kalamazoo location. The public hearing was opened by Chairman Welch. No citizens spoke in regard to the special land use permit application. A motion was made by Commissioner Dargitz, seconded by Commissioner Stoffer, to close the public hearing. The motion was unanimously approved 7-0. After a brief discussion, a motion was made by Commissioner Felicijan, seconded by Commissioner Patterson, to approve the Special Land Use Permit for Gentry Auto Sales, 7940 South Sprinkle Road. The motion was unanimously approved 7-0.

3. Final Report: Rezoning Application #14-1 and Conceptual Plan, 531 and 605 West Kilgore Road and 5024 and 5036 South Westnedge Avenue: Mr. Forth introduced the item and summarized the February 14, 2014 final staff report involving the CPD rezoning request and conceptual plan. Mr. Forth discussed the four properties involved in the CPD rezoning request, along with various elements of the conceptual plan including the first phase (23,760 square foot Earth Fare organic food store and 3,200 square foot attached retail building), future buildings/uses, storm water management and vehicular access. Mr. Forth also reviewed the three modifications involving building setbacks, minimum lot area size and parking also being requested by the applicant as part of the conceptual plan. Mr. Forth summarized the final staff analysis of the Traffic Impact Study performed by the applicant and the proposed access arrangement for the CPD site. Mr. Forth indicated staff was recommending approval of the CPD rezoning for the four properties and was also recommending approval of the conceptual plan subject to the three conditions listed in the Department of Community Development final staff report. The Commission and staff discussed aspects of the request including minimum lot area requirement in the CPD zone and the ownership of adjacent properties to the south and west.

Andy Wenzel of The Hinman Company (applicant representative) was present to support the application and explain the development project. Mr. Wenzel discussed the adjustments made to the conceptual plan since the February 6, 2014 meeting including the elimination of left-turn movement into Lowes driveway from South Westnedge Avenue, the addition of a 3,200 square foot retail building attached to the south side of the Earth Fare building as part of Phase I and further sidewalk extensions into the development from West Kilgore Road and South Westnedge Avenue. Mr. Wenzel also reviewed the three ordinance modifications identified as part of the conceptual plan and the rationale for the requests. The Commission and Mr. Wenzel briefly discussed aspects of the proposed development including truck deliveries, retention of the existing Riveria Maya driveway from South Westnedge Avenue and planned sidewalk installation along West Kilgore Road.

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The public hearing was reconvened by Chairman Welch. No citizens spoke regarding the proposed CPD rezoning or conceptual plan. A motion was then offered by Commissioner Felicijan, seconded by Commissioner Patterson, to close the public hearing. The motion was unanimously approved 7-0.

Commissioners Reiff, Stoffer and Felicijan expressed concern regarding retention of the full-service driveway at the Riviera Maya site and increased left-turns associated with the CPD project. Mr. Forth summarized previous conversations with the applicant regarding this matter and the results of the Traffic Impact Study that indicates very few motorists are using this existing driveway during peak periods, which suggests they are seeking alternative routes. Mr. Forth referred to the Alternative Access Routes Map in the Planning Commission agenda that shows several alternatives to enter or exit Riviera Maya without making a left turn at the existing South Westnedge Avenue driveway. Mr. Forth summarized the potential business impacts on the existing Riviera Maya restaurant with either closure or conversion of the driveway to a right-in/right-out access. Mr. Forth also discussed the internal site design of the conceptual plan, which will minimize cut-through traffic from this driveway while not completely isolating the Riviera Maya site from the remaining project area. Although the traffic study indicates left turn movements at the South Westnedge Avenue Riviera Maya driveway can be safely accommodated, Mr. Forth indicated staff will monitor the function of this driveway and if problems associated with vehicular congestion and/or crashes are identified, restrictions on turning movements will be evaluated and implemented as may be necessary. Mr. Arif summarized the internal review of this access by staff and an upcoming project which will include further evaluation of the section of South Westnedge Avenue situated between Kilgore Road and Old Kilgore Road. Mr. Arif stated there were several factors to consider with the staff review of this existing driveway and continued monitoring was determined to be the best course of action with future access modifications to be made, if warranted.

Mr. Rich McDonald of The Hinman Company discussed the tenant history at the site, the challenges endured during past roadway construction projects and stated closure or modification to the driveway would be very problematic to Riviera Maya. Mr. McDonald indicated he was supportive of staff's recommendation to continue monitoring the driveway to see if any future access modifications were necessary. Additional discussion between the Commission, staff and applicant continued regarding access related issues.

There being no further discussion, a motion was made by Commissioner Patterson, seconded by Commissioner Felicijan, to recommend to City Council that Rezoning Application #14-1 be approved and 531 and 605 West Kilgore Road and 5024 and 5036 South Westnedge Avenue be rezoned to CPD, commercial planned development. The proposed CPD zone is consistent with the Comprehensive Plan, Future Land Use Map and surrounding land use/zoning pattern and will provide the applicant development flexibility while ensuring an unified and integrated commercial development project. The motion was unanimously approved 7-0. A second motion was made by Commissioner Patterson, seconded by Commissioner Stoffer, to recommend to City Council approval of the Conceptual Plan for 531 and 605 West Kilgore Road and 5024 and 5036 South Westnedge Avenue subject to the three conditions identified in the February 14, 2014 Department of Community Development staff report. The motion was unanimously approved 7-0.

OLD BUSINESS:

None.

8:35 p.m. - The Commission took a short recess.

8:45 p.m. - The Commission reconvened the meeting in City Hall Conference Room No. 1

NEW BUSINESS:

1. 2014 Comprehensive Plan Update, Introduction and Lake Centre Subarea Plan: Mr. Forth referred the Commission to draft versions of the Introduction and Lake Centre Subarea Plan chapters of the 2014 Comprehensive Plan Update which were included in the agenda packet. Mr. Forth provided a summary of the

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Introduction chapter including the purpose of a comprehensive plan, differences between the plan and zoning ordinance, an overview of the plan update process, how to use the plan and the vision for the plan. The Commission did not have any comments on the Introduction chapter of the plan.

Mr. Forth then reviewed various sections of the Lake Centre Subarea Plan including the goals and objectives for the area, market strategy summary, design guidelines and implementation strategies. Commissioner Dargitz asked if a road diet project could be done on a trial or experimental basis along Portage Road. Mr. Forth stated a project could be initiated on the non-curbed section of Portage Road south of Lakeview Drive; however, modification to curbed sections of the roadway would involve a more permanent and costly project. Commissioner Dargitz stated that some business owners were concerned about the possible loss of traffic along Portage Road with any road diet project. Commissioners Reiff and Felicijan indicated branding was very important to distinguish the Lake Centre Subarea from other areas of the city. Commissioner Dargitz stated initial thoughts from the Business Association were to implement more boardwalks, canoe/kayak rentals and/or a swimming area at Lakeview Park with pedestrian connectors to the business areas. Commissioner Dargitz stated she was impressed and pleased with the Lake Centre Subarea Plan and further comments may be provided following the next Business Association meeting on March 4th. Mr. Forth indicated a mass email was sent to Lake Centre businesses and any additional comments from business owners, citizens and/or the Commission can be forwarded to the Community Development Department.

STATEMENT OF CITIZENS:

None.

ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 9:25 p.m.

Respectfully submitted,

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

TO: Planning Commission **DATE:** February 28, 2014
FROM: Vicki Georgeau, ^{WJ} Director of Community Development
SUBJECT: Specific (Site) Plan for Hilton Homewood Suites, 420 Trade Centre Way.

I. INTRODUCTION:

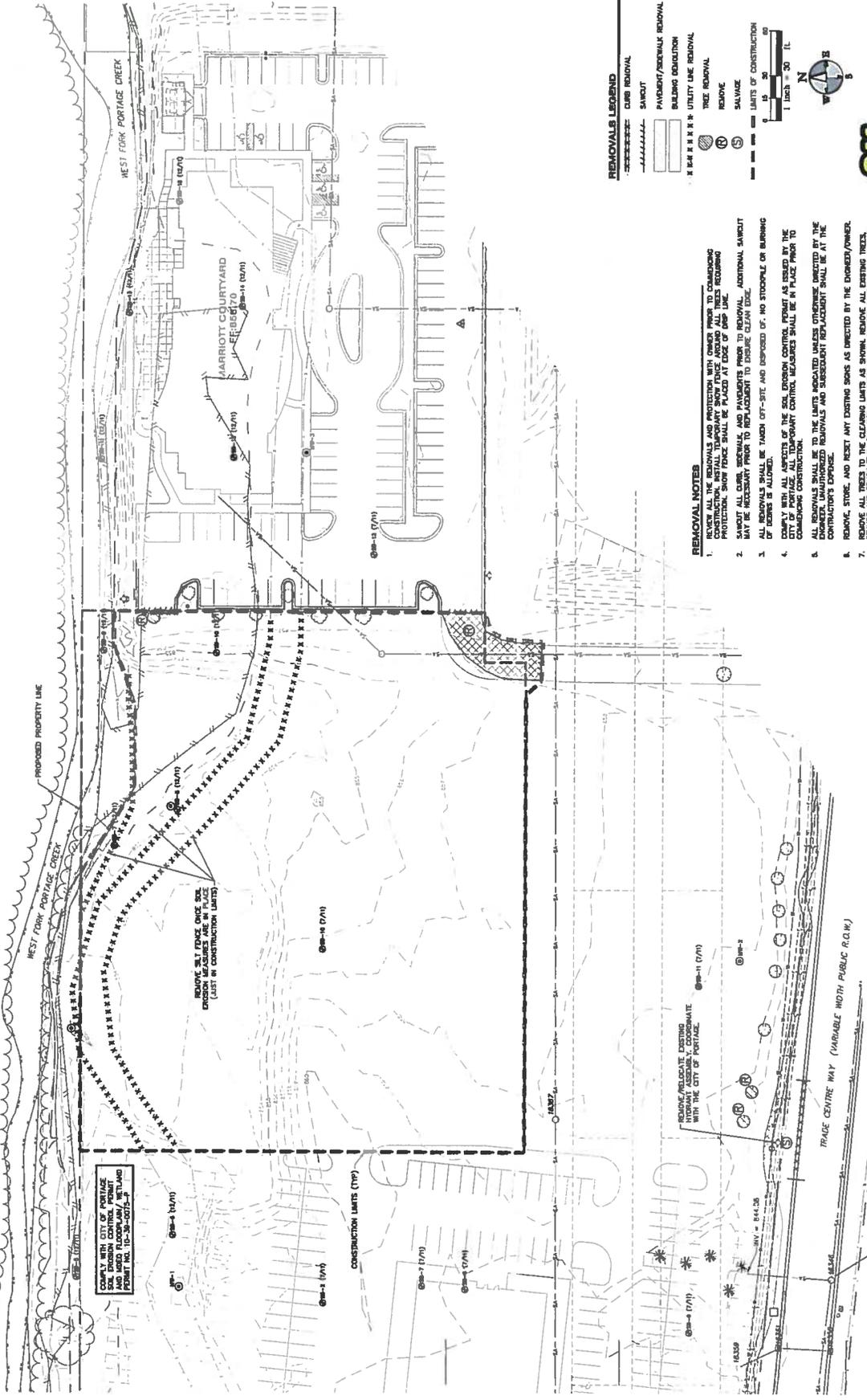
A Specific (Site) Plan has been submitted by TMI Hospitality to construct a four-story, 86,083 square foot hotel building and associated site improvements at 420 Trade Centre Way. The Hilton Homewood Suites hotel represents the second hotel development under the amended conceptual plan submitted by Trade Centre Holdings LLC for the approximate 20-acre tract of land located along the north side of Trade Centre Way. The first hotel development, Marriott Courtyard, was approved by the Planning Commission in 2012 and construction was completed in 2013. The approximate 2.4 acre site is zoned CPD, commercial planned development and the Hilton Homewood Suites project has been designed in substantial conformance with the amended conceptual plan which was approved by City Council on August 14, 2012. A copy of the approved amended conceptual plan is attached to this report.

Consistent with the approved amended conceptual plan, four-story, 54-foot tall hotel building will be setback 10-feet from the northern property line. Access to the site will be provided through the existing full service driveway from Trade Centre Way, which serves the adjacent Marriot Courtyard hotel to the east. A new full service driveway from Trade Centre Way will also be constructed along the western portion of the site. Additionally, vehicular parking lot interconnections will be provided between the proposed hotel site and the existing Marriot Courtyard site to the east with additional interconnections also planned with future developments to the west and south. Storm water from the project will be collected, treated and stored underground, prior to being released to the Portage Creek through a controlled rate discharge. All work within the adjacent wetland/floodplain area will be conducted in accordance with the previously issued Michigan Department of Environmental Quality permit (#10-39-0075-P). Finally, all outdoor lighting units (light poles and building mounted units) will contain shielded fixtures and conform to applicable ordinance standards.

II. RECOMMENDATION:

The development project has been reviewed by the City Administrative departments. Staff recommends that the Specific (Site) Plan for Hilton Homewood Suites, 420 Trade Centre Way, be approved.

Attachments: Specific (Site) Plan sheets
Building Elevations and Rendering
Amended Conceptual Plan for Trade Centre Holdings (approved August 14, 2012)



REMOVALS LEGEND

- CURB REMOVAL
- PAVEMENT/SURFACIAL REMOVAL
- BUILDING REMOVAL
- UTILITY LINE REMOVAL
- TREE REMOVAL
- REMOVE
- SALVAGE
- LIMITS OF CONSTRUCTION

1 inch = 30 feet



811

 Know what's below.

 Call before you dig.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

 FIELD WORK PERFORMED BY:

 JACOBSON PROFESSIONAL SERVICES

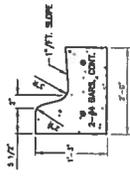
- REMOVAL NOTES**
1. ALL EXISTING UTILITIES AND STRUCTURES WITHIN THE DEMO AREA SHALL BE REMOVED. ALL UTILITIES SHALL BE RELOCATED TO THE CITY OF PORTAGE. ALL UTILITIES SHALL BE RELOCATED TO THE CITY OF PORTAGE. ALL UTILITIES SHALL BE RELOCATED TO THE CITY OF PORTAGE.
 2. SAWMUT ALL CURB, SIDEWALKS AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWMUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
 3. ALL UTILITIES SHALL BE TAKEN OFF-SITE AND DISPOSED OF. NO STOCKPILE OR BURNING OF UTILITIES IS ALLOWED.
 4. COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY THE CITY OF PORTAGE. ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
 5. ALL REMOVALS SHALL BE TO THE LIMITS INDICATED UNLESS OTHERWISE DIRECTED BY THE CONTRACTOR'S EXPENSE. ALL REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
 6. REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
 7. REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. BEFORE ALL EXISTING TREES, STRAPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
 8. REVIEW CLEARING LIMITS WITH OWNER PRIOR TO COMMENCING WORK. PRESERVE TREES WHERE INDICATED.
 9. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE APPROVED BY THE CONTRACTOR AND THE ENGINEER/OWNER PRIOR TO ANY CONSTRUCTION OF ANYTHING.
 10. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE (3) WORKING DAYS EXCLUDING SATURDAY, SUNDAY AND HOLIDAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES THAT HAVE NOT BEEN PREVIOUSLY LOCATED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES THAT HAVE NOT BEEN PREVIOUSLY LOCATED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES THAT HAVE NOT BEEN PREVIOUSLY LOCATED.

COUNTY WITH CITY OF PORTAGE
 SOIL EROSION CONTROL PERMIT NO. 10-20-0715-2

REMOVE ALL FENCE AND
 OTHER MEASURES ARE IN PLACE
 (JUST IN CONSTRUCTION LIMITS)

REMOVE/RELOCATE EXISTING
 HYDRAULIC ASSEMBLY COORDINATE
 WITH THE CITY OF PORTAGE.

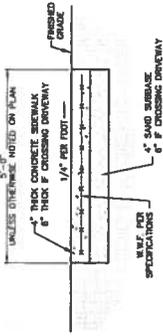
TRACE CENTRE WAY (VARIABLE WIDTH PUBLIC R.O.W.)



"CA" CURB DETAIL

 NOT TO SCALE

 NOTE: SET OUTER PAN AWAY FROM CURB AS NEEDED PER DRAINING PLAN.



SIDEWALK DETAIL

 NOT TO SCALE

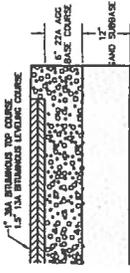
 UNLESS OTHERWISE NOTED ON PLAN

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INTEGRAL SIDEWALK/CURB

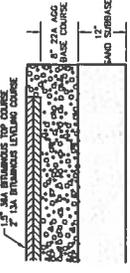
 NOT TO SCALE



LIGHT DUTY PAVEMENT SECTION

 NOT TO SCALE

 ALL MATERIALS COMPACTED IN PLACE ON PREPARED SUBGRADE



HEAVY DUTY PAVEMENT SECTION

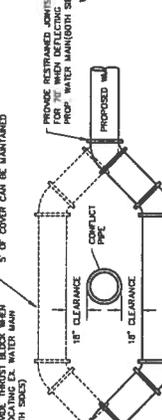
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 ALL MATERIALS COMPACTED IN PLACE ON PREPARED SUBGRADE



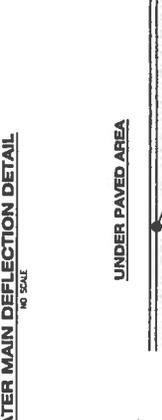
TRENCH DETAIL

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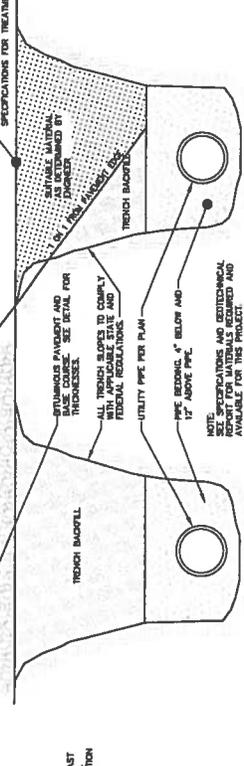
WATER MAIN DEFLECTION DETAIL

 NO SCALE



DROPPING DETAIL

 NO SCALE



TRENCH DETAIL

 NOT TO SCALE



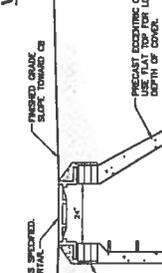
STANDARD MH SECTION

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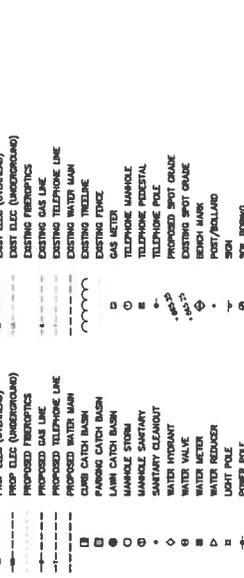
DROP MH SECTION

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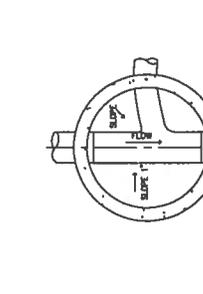
SANITARY MANHOLE DETAILS

 NO SCALE



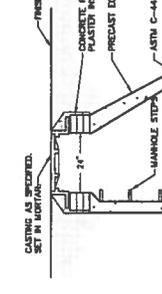
CATCH BASIN DETAIL

 NO SCALE



PLAN VIEW

 NOT TO SCALE



LEGEND

 PREPARED COURSE HIGHLIGHTED

 EXISTING CONTOUR

 EXISTING SANITARY SEWER

 EXISTING STORM SEWER

 EXISTING DUCT

 EXISTING ELEC (OVERHEAD)

 EXISTING ELEC (UNDERGROUND)

 EXISTING GAS LINE

 EXISTING TELEPHONE LINE

 EXISTING WATER MAIN

 EXISTING FURNACE

 EXISTING TRANCE

 EXISTING GAS METER

 EXISTING TELEPHONE MANHOLE

 EXISTING TELEPHONE POLE

 EXISTING SPOT GRADE

 EXISTING WATER VALVE

 EXISTING WATER METER

 EXISTING WATER RELOSER

 EXISTING POWER POLE

 EXISTING GUY WIRE

 EXISTING ELECTRICAL MANHOLE

 EXISTING ELECTRICAL METER

NOTE: ALL SYMBOLS IN THIS LEGEND ARE SHOWN AS EXISTING UNLESS INDICATED OTHERWISE.

 USE THE CORRESPONDING SYMBOL WITH A THICKENED LINE.

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 USE THE CORRESPONDING SYMBOL WITH A THICKENED LINE.

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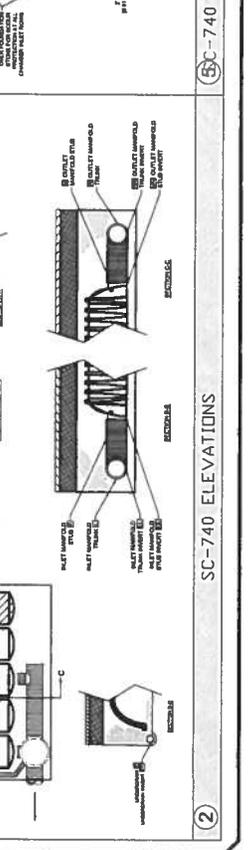
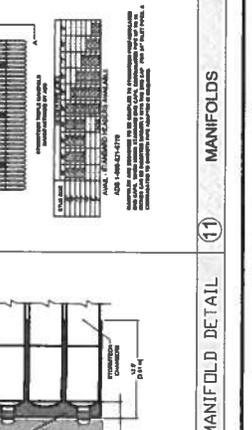
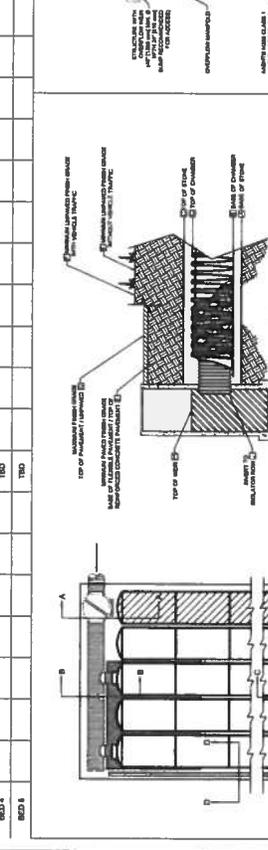
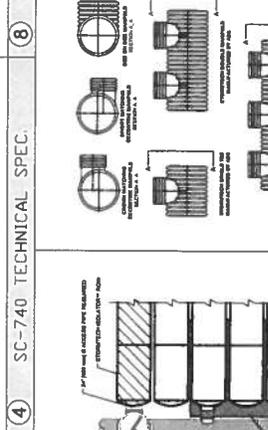
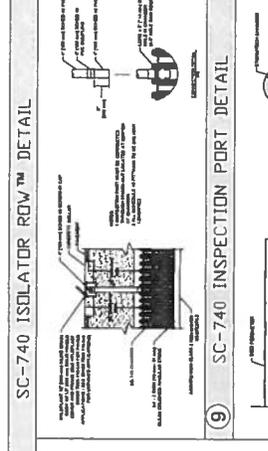
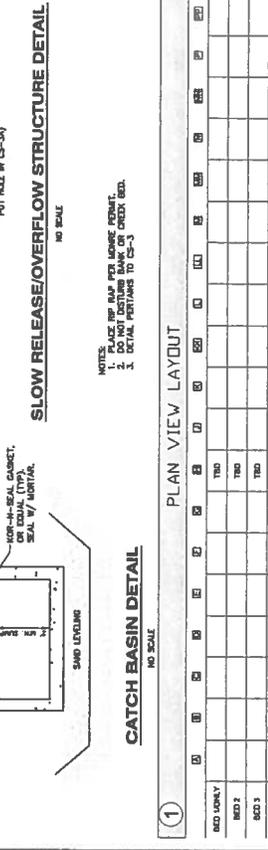
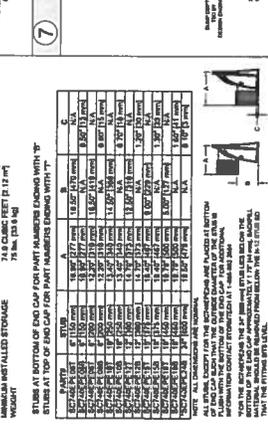
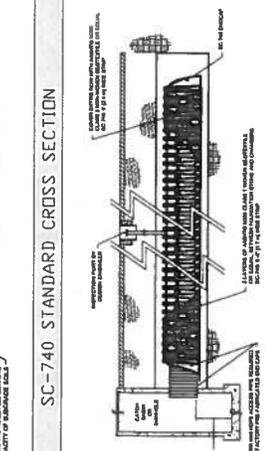
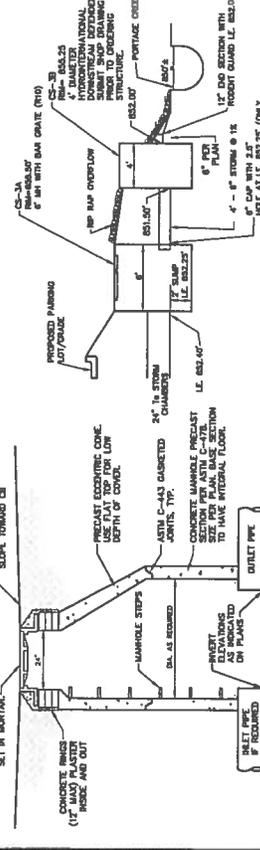
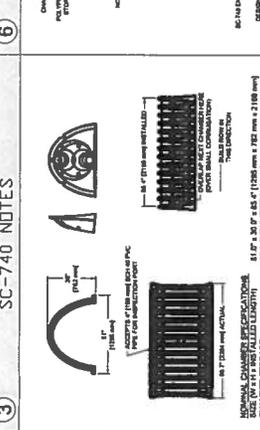
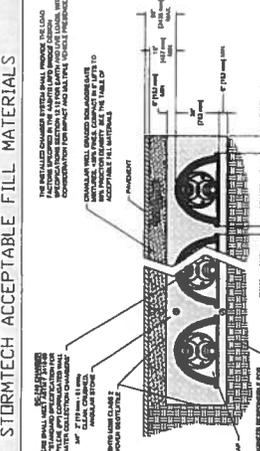
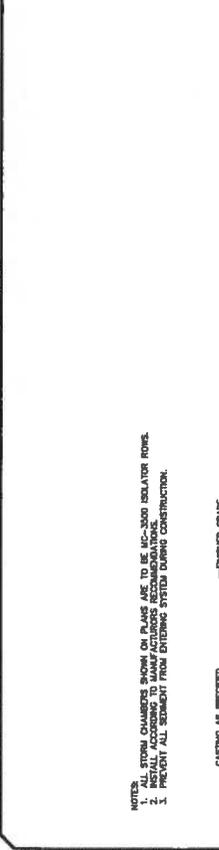
NOTE: ALL SYMBOLS IN THIS LEGEND ARE SHOWN AS EXISTING UNLESS INDICATED OTHERWISE.

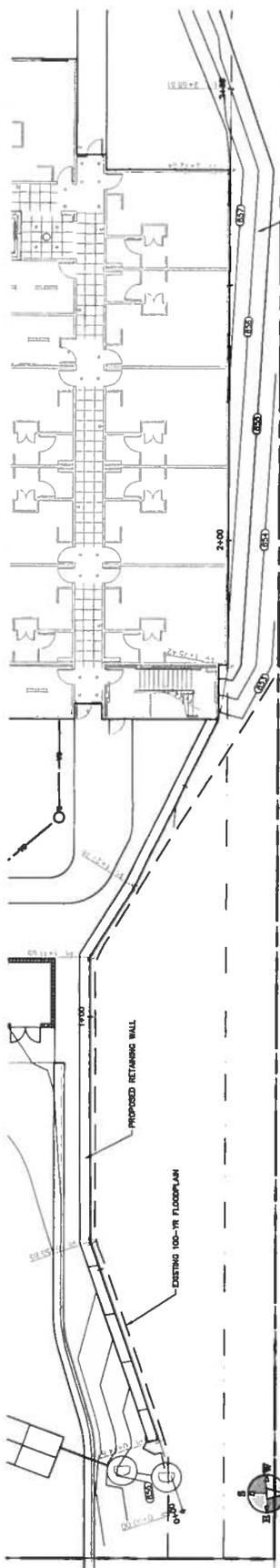
 USE THE CORRESPONDING SYMBOL WITH A THICKENED LINE.

ASPECTUAL MATERIALS, STRUCTURES OR EQUIPMENT SYSTEMS

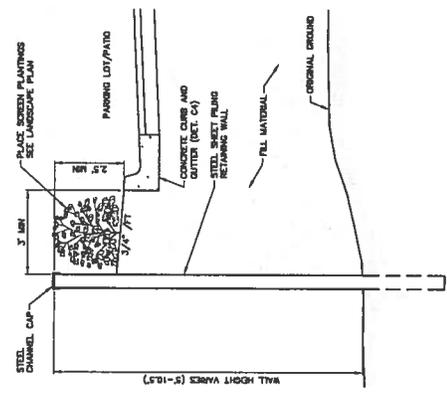
MATERIAL LOCATION	DESCRIPTION	APPROVED MANUFACTURER/TYPE OF MATERIAL	COMPLIANCE/TESTING REQUIREMENTS
1	CONCRETE	CONCRETE	CONCRETE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308R-13 DESIGN MANUAL.
2	STEEL	STEEL	STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC 360-10 DESIGN MANUAL.
3	PIPE	PIPE	PIPE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AWWA M22-10 DESIGN MANUAL.
4	INSULATION	INSULATION	INSULATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ASTM D5455-10 DESIGN MANUAL.
5	MEMBRANE	MEMBRANE	MEMBRANE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ASTM D4185-10 DESIGN MANUAL.
6	PAVING	PAVING	PAVING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ASTM D3951-10 DESIGN MANUAL.
7	GRASS	GRASS	GRASS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ASTM D3678-10 DESIGN MANUAL.
8	LANDSCAPE	LANDSCAPE	LANDSCAPE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ASTM D3678-10 DESIGN MANUAL.
9	PAINT	PAINT	PAINT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ASTM D3678-10 DESIGN MANUAL.
10	FINISH	FINISH	FINISH SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ASTM D3678-10 DESIGN MANUAL.

- ALL DESIGN SPECIFICATIONS FOR STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL.
- THE INSTALLATION OF STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS FOR STORMTECH SC-740 CHAMBERS. FOR THE LATEST STORMTECH INSTALLATION INSTRUCTIONS, VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF THE LATEST STORMTECH DESIGN SPECIFICATIONS.
- CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN THE LATEST EDITION OF THE STORMTECH DESIGN SPECIFICATIONS.





NOTE: CONTOURS ARE AT ONE FOOT INTERVALS



PROPOSED RETAINING WALL
NOT SCALE

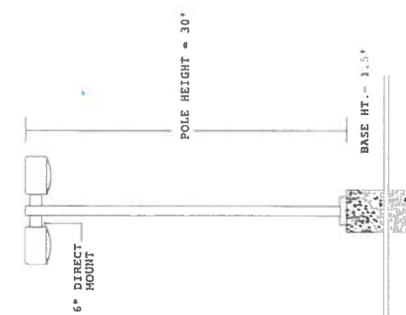
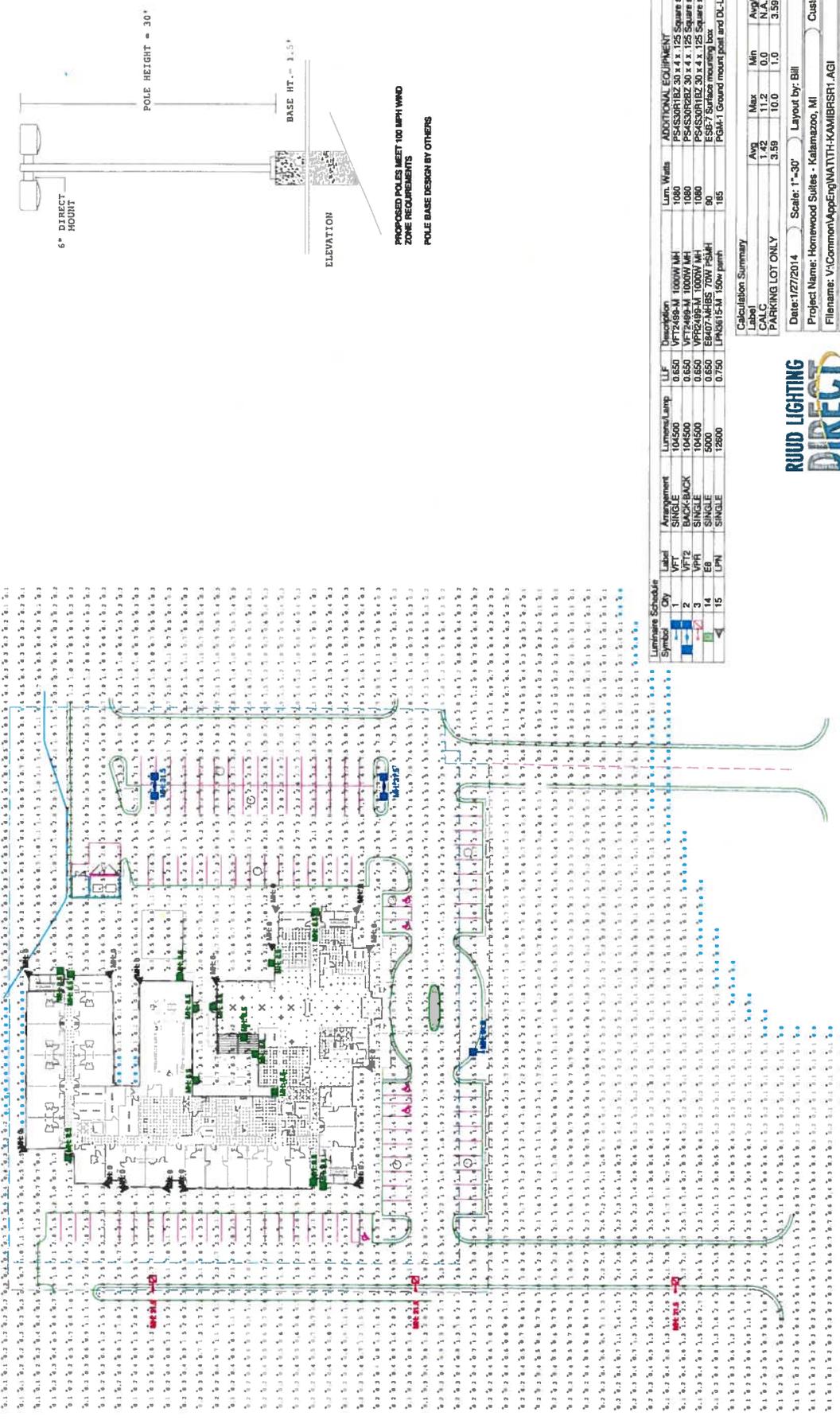
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865	865.0	865.0	865.0	865.0	865.0	865.0	865.0	865.0	865.0	865.0	865.0	865.0	865.0
STA. 0+14.87	STA. 0+23.83	STA. 0+27.78	STA. 0+27.84	STA. 0+28.42									
TOP OF WALL ELEV. = 861.20													

REVISIONS:
1. SUBMIT SHOP DRAWINGS DESIGNED AND STAMPED BY LICENSED STRUCTURAL ENGINEER

FOUNDATION DEPTH TO BE DETERMINED BY STRUCTURAL ENGINEER

SOIL DEPTH TO BE DETERMINED BY STRUCTURAL ENGINEER

SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'



POLE HEIGHT = 30'

BASE HT. = 1.5'

ELEVATION

PROPOSED POLES MEET 100 MPH WIND ZONE REQUIREMENTS

POLE BASE DESIGN BY OTHERS

Label	Description	Lum. Watts	Additional Equipment
1	VFT2	1080	PS-630R1BZ 30 x 4 x 125 Square steel pole
2	VPR1	1080	PS-630R2BZ 30 x 4 x 125 Square steel pole
3	EP1	1080	PS-630R1BZ 30 x 4 x 125 Square steel pole
15	LPI	90	ES-67 Surface mounting box
		185	PAH-1 Ground mount post and D.L.L. Internal Louver

Calculation Summary	Avg	Max	Min	Avg/Min	Max/Min
Label	1.42	11.2	0.0	N.A.	N.A.
CALC	3.59	10.0	1.0	3.59	10.00
PARKING LOT ONLY					

Date: 1/27/2014 Scale: 1"=30' Layout by: Bill

Project Name: Homewood Suites - Kalamazoo, MI Customer No: 10035

Filename: V:\Common\App\Eng\WATH-KAMIBRSR1.AGI

Footcandles calculated at grade using mean lumen values

Recommendation results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaires listed procedures conducted under laboratory conditions. Actual project conditions differing from those design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

RUUD LIGHTING
DIRECT

9201 Washington Ave
Racine, WI 53406
PH: (800) 236-7000
FX: (800) 236-7500
www.ruudlightingdirect.com

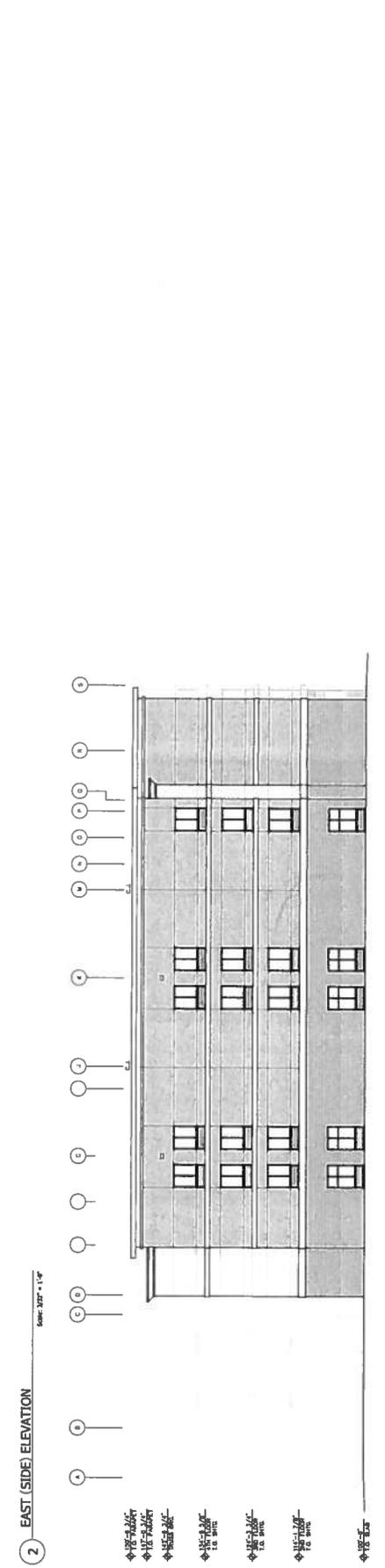
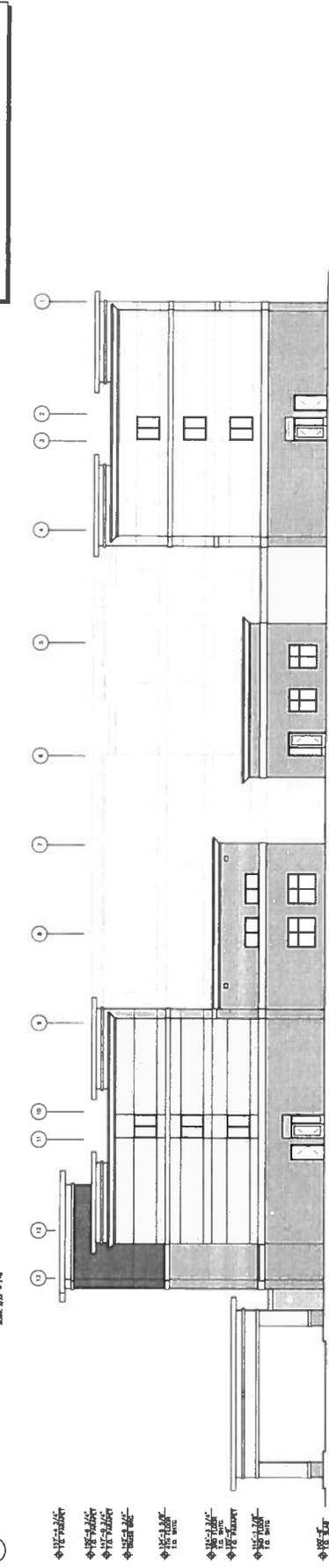
DISCLAIMER
 EXTERIOR MATERIALS WILL CHANGE DUE TO CORRESPONDENCE WITH UPDATES TO THE PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS.

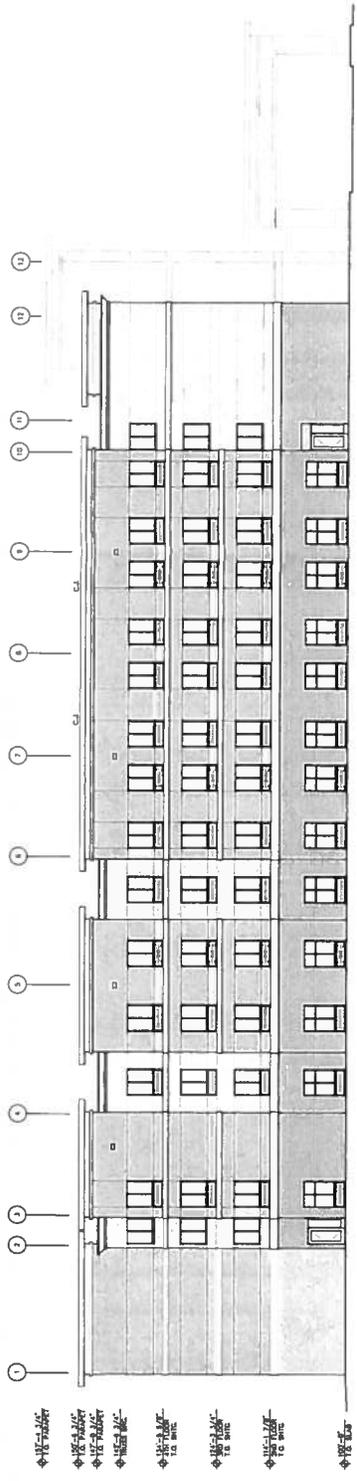
EXTERIOR FINISH SCHEDULE

EIFS COLOR 1 (ACCENT/FRONT)	EIFS COLOR 2 (FRONT)	EIFS COLOR 3 (FRONT)	EIFS COLOR 4 (FRONT)
EIFS COLOR 5 (FRONT)	EIFS COLOR 6 (FRONT)	EIFS COLOR 7 (FRONT)	EIFS COLOR 8 (FRONT)
EIFS COLOR 9 (FRONT)	EIFS COLOR 10 (FRONT)	EIFS COLOR 11 (FRONT)	EIFS COLOR 12 (FRONT)
EIFS COLOR 13 (FRONT)	EIFS COLOR 14 (FRONT)	EIFS COLOR 15 (FRONT)	EIFS COLOR 16 (FRONT)
EIFS COLOR 17 (FRONT)	EIFS COLOR 18 (FRONT)	EIFS COLOR 19 (FRONT)	EIFS COLOR 20 (FRONT)
EIFS COLOR 21 (FRONT)	EIFS COLOR 22 (FRONT)	EIFS COLOR 23 (FRONT)	EIFS COLOR 24 (FRONT)
EIFS COLOR 25 (FRONT)	EIFS COLOR 26 (FRONT)	EIFS COLOR 27 (FRONT)	EIFS COLOR 28 (FRONT)
EIFS COLOR 29 (FRONT)	EIFS COLOR 30 (FRONT)	EIFS COLOR 31 (FRONT)	EIFS COLOR 32 (FRONT)
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EIFS COLOR 37 (FRONT)	EIFS COLOR 38 (FRONT)	EIFS COLOR 39 (FRONT)	EIFS COLOR 40 (FRONT)
EIFS COLOR 41 (FRONT)	EIFS COLOR 42 (FRONT)	EIFS COLOR 43 (FRONT)	EIFS COLOR 44 (FRONT)
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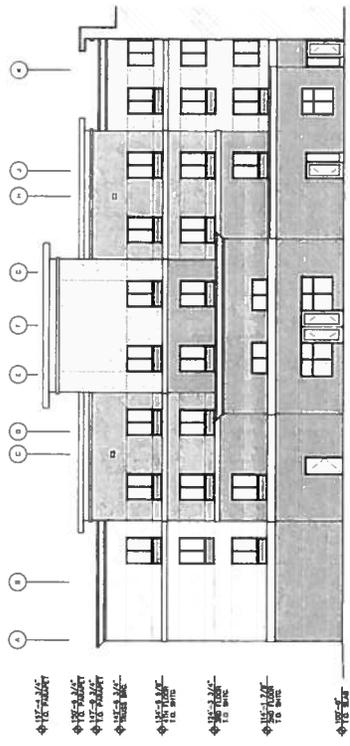
FLAG NOTES

PHONE BLINDS FOR BUILDING SHOWN AS REQUIRED SHOWN BY OWNER
 WHEREAS, TYPICAL SET DETAIL 1/ANZD.

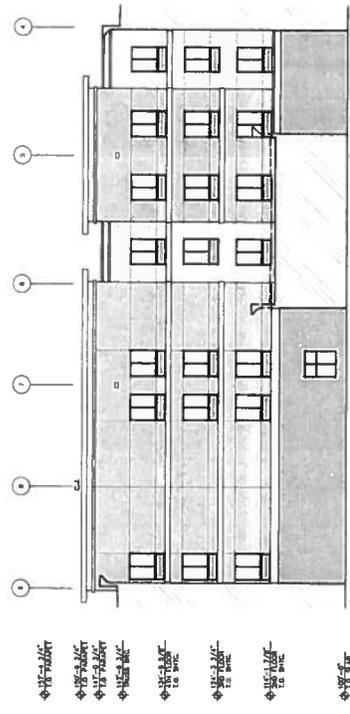




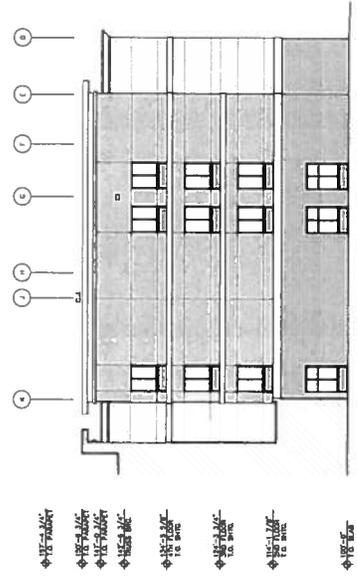
1 WEST (SIDE) ELEVATION
 Scale: 1/8" = 1'-0"



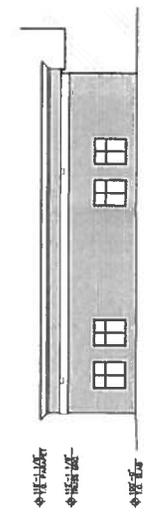
2 SOUTH COURTYARD ELEVATION
 Scale: 1/8" = 1'-0"



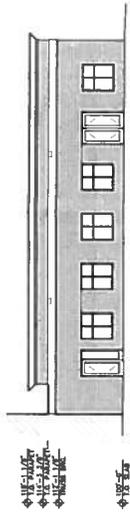
3 WEST COURTYARD ELEVATION
 Scale: 1/8" = 1'-0"



4 NORTH COURTYARD ELEVATION
 Scale: 1/8" = 1'-0"



5 NORTH POOL ROOM ELEVATION
 Scale: 1/8" = 1'-0"



6 SOUTH POOL ROOM ELEVATION
 Scale: 1/8" = 1'-0"

DISCLAIMER
 EXTERIOR MATERIALS MAY CHANGE DUE TO COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

EXTERIOR FINISH SCHEDULE

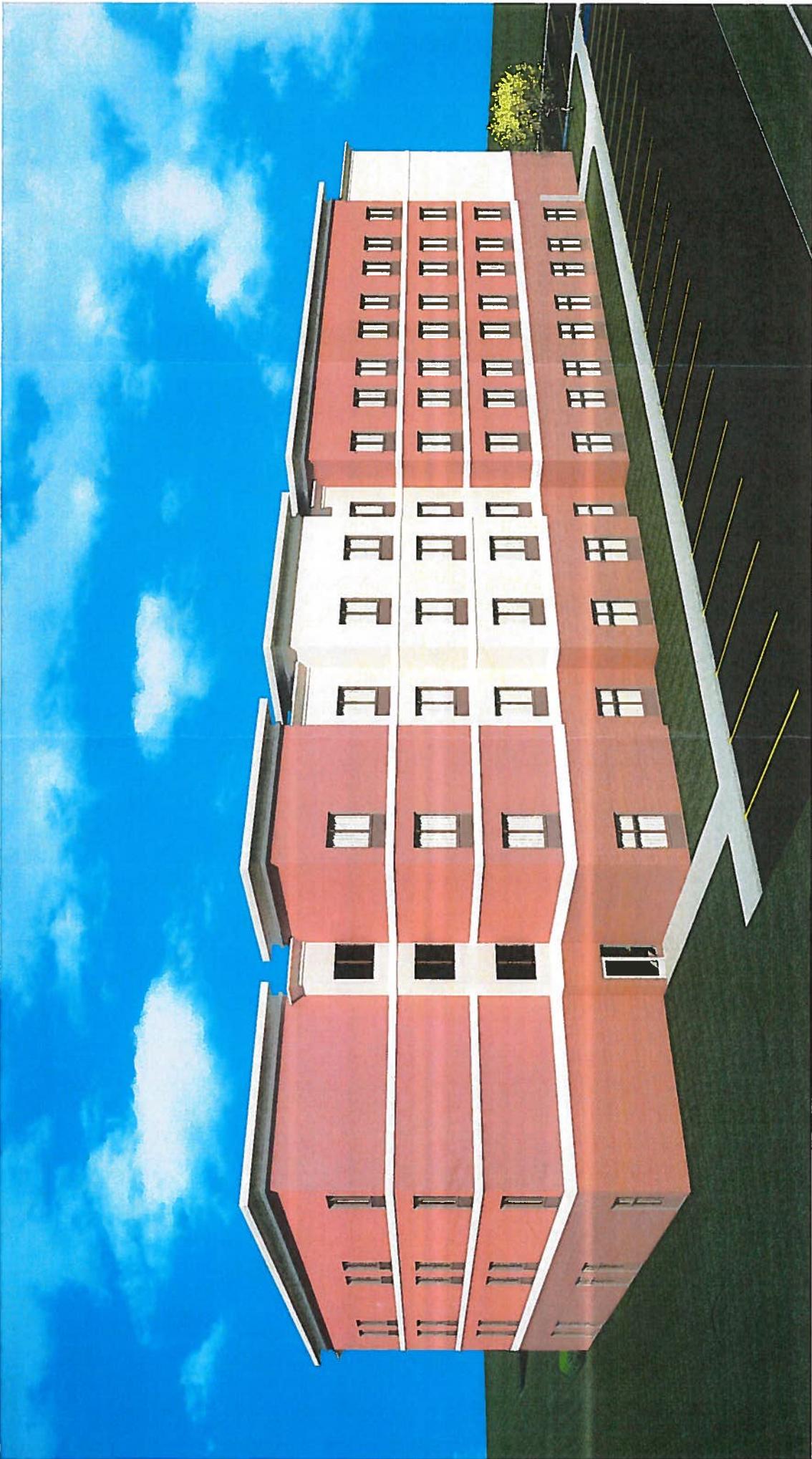
(E1)	EXTERIOR WALLS	COLOUR 1 (ACCENT/TIM)
(E2)	EXTERIOR WALLS	COLOUR 2 (TYP)
(E3)	EXTERIOR WALLS	COLOUR 3 (TYP)
(E4)	EXTERIOR WALLS	COLOUR 4 (TYP)

GENERAL NOTES:
 1. FINISHES TO BE 1/4" GYP BOARD WITH JOINT COMPOUND.
 2. FINISHES TO BE 1/2" GYP BOARD WITH JOINT COMPOUND.
 3. FINISHES TO BE 1/2" GYP BOARD WITH JOINT COMPOUND AND PAINTED ALUMINUM TO MATCH SURFACE ON WHICH IT OCCURS, UNLESS NOTED OTHERWISE.

FLAG NOTES

△ FINISHES TO BE 1/4" GYP BOARD WITH JOINT COMPOUND.
 △ FINISHES TO BE 1/2" GYP BOARD WITH JOINT COMPOUND.
 △ FINISHES TO BE 1/2" GYP BOARD WITH JOINT COMPOUND AND PAINTED ALUMINUM TO MATCH SURFACE ON WHICH IT OCCURS, UNLESS NOTED OTHERWISE.





TO: Planning Commission **DATE:** February 28, 2014
FROM: Vicki Georgeau, ^{VP} Director of Community Development
SUBJECT: Special Land Use Permit: Great Lakes Convenience, 710 and 732 East Centre Avenue

I. INTRODUCTION:

A Special Land Use Permit application has been submitted by Great Lakes Convenience, Inc. requesting approval to establish a gasoline station/convenience store and associated site improvements at 710 and 732 East Centre Avenue. The 2.24 acre zoning lot contains split zoning with the 710 East Centre Avenue parcel zoned P-1, vehicular parking (with the exception of the west 5-feet along Lakewood Drive which is zoned R-1A, one family residential) and the 732 East Centre Avenue parcel zoned B-3, general business. The zoning lot is improved with a 1,624 square foot market building (formerly Centre Street Market), a 567 square foot office building and associated parking and loading/unloading areas.

Originally, the applicant proposed to demolish existing structures and redevelop the site with construction of a gasoline station consisting of a fueling canopy with five pump islands (10 fueling stations), a 4,000 square foot convenience store building and an attached 1,550 square foot drive-thru restaurant. On February 19, 2014, the applicant submitted a revised development proposal which eliminated the attached 1,550 square foot drive-thru restaurant and increased the size of the convenience store to 4,500 square feet. A copy of the revised preliminary site plan is attached for Commission review.

II. BACKGROUND INFORMATION:

The following background information is provided for Commission consideration:

Existing Land Use/Zoning	<ul style="list-style-type: none"> • <u>Site:</u> Former Centre Street Market with 1,624 square foot market building, 567 square foot office building and associated site improvements zoned B-3, general business (732 East Centre) and P-1, vehicular parking (710 East Centre) with exception of west 5-feet which is zoned R-1A, one family residential. • <u>South/West:</u> Single family residences within the established Loehr Acres subdivision zoned R-1A, one family residential. • <u>East:</u> Otis Montessori Academy child day care/preschool (810 East Centre) zoned B-3. • <u>North:</u> Across East Centre Avenue, nonconforming single family residences zoned OS-1, office service.
Zoning History	<ul style="list-style-type: none"> • The former Centre Street Market parcel (732 East Centre Avenue) and properties located to the east, along the south side of East Centre Avenue, have been zoned B-3 since the comprehensive rezoning of the city in 1965. • In 1998, a request was received to rezone 710 East Centre Avenue from R-1A to B-3 to accommodate a planned expansion of the Centre Street Market. After considering the request, City Council approved a zoning change to P-1, vehicular parking with the exception of the west 5-feet along Lakewood Drive that was to remain zoned R-1A to prevent vehicular access to/from Lakewood Drive.

Comprehensive Plan	<ul style="list-style-type: none"> • Future Land Use Map component of the Comprehensive Plan identifies the subject property and adjacent properties to the east and west north, along both the north and south sides of East Centre Avenue, as appropriate for office land use. Centre Avenue is also designated as an office corridor in the Comprehensive Plan. Adjacent properties to the south, within the Loehr Acres neighborhood, are designed for low density residential land use.
Access	<ul style="list-style-type: none"> • An Enter-Only and Exit-Only driveway arrangement from East Centre Avenue is proposed to serve the development project. • East Centre Avenue is designated as a 5 lane major arterial with 20,233 vehicles per day (2011); capacity of 37,100 vehicles per day (level of service "D").
Historic District/ Structure	<ul style="list-style-type: none"> • The subject site is not located within a historic district and does not contain any historic structures.
Land Development Regulations	<ul style="list-style-type: none"> • The application has been submitted under Section 42-262.C.4, <i>Special Land Use</i> in the B-3 zoning district: "<i>Automobile service stations for the sale of gasoline, oil and minor accessories only, but not including major vehicle repair or other activities where any adverse external effects could extend beyond the property line.</i>" • Section 42-462, <i>General Standards for Review of Special Land Uses</i>, sets forth additional criteria for evaluating a special land use and allows conditions to be established.

III. PREVIOUS PLANNING COMMISSION REVIEW:

The Planning Commission convened a public hearing at the January 23, 2014 meeting. Mr. Don Ziemke Jr. of Great Lakes Convenience (applicant/owner), Mr. Tim Stewart of Hurley & Stewart (applicant engineer) and Ms. Julie Kroll of RS Engineering (applicant traffic consultant) were present to support the application and explain the development project. A total of 17 citizens spoke in opposition to the proposed development citing a variety of concerns including the incompatibility of the commercial use adjacent to the residential neighborhood and Otis Montessori Academy child day care/preschool, traffic generation and related impacts, outdoor lighting, noise, loitering, decreased property values, environmental and safety concerns. As of the date of this report, several letters from area residents have also been received and are provided as attachments to this report. On February 6th and 20th and at the request of the applicant, the Planning Commission adjourned the public hearing regarding this matter.

IV. ANALYSIS:

During an initial meeting with the applicant in November 2013, staff expressed concerns regarding compatibility with surrounding land uses, intensity of the use, access, and traffic flow/safety. Over the course of the past several months, staff and the applicant have engaged in meetings, discussions and reviews regarding the proposed development to identify possible solutions to eliminate or at least minimize impacts associated with access, traffic generation/distribution and potential adverse impacts on the adjacent single family residential neighborhood and Otis Montessori Academy child day care/preschool. While the recent revision to the development proposal (removal of the attached 1,550 square foot drive-thru restaurant) has slightly reduced the overall intensity of the project, staff still has significant concerns regarding the compatibility of the gasoline station/convenience store use

immediately adjacent to an existing single-family residential neighborhood and child day care/preschool facility.

Traffic/Access Issues

To evaluate issues associated with access and traffic generation/distribution, the applicant hired RS Engineering, LLC to perform a Traffic Impact Study for the development project. Based on previous staff reviews and in conjunction with the revised development proposal, RS Engineering submitted a revised Traffic Impact Study on February 19, 2014.

The 2011 average daily traffic for East Centre Avenue, between Waylee Street and Portage Road, was approximately 20,200 vehicles per day, while the roadway has a capacity for 37,100 vehicles per day. The Traffic Impact Study indicates the proposed 4,500 square foot gasoline station/convenience store will generate the following vehicle trips (the numbers in parentheses below include the vehicle trips associated with the development with a fast food drive-thru restaurant as initially proposed with the development):

- 5,873 (6,450) vehicle trips on an average weekday;
- 370 (480) vehicle trips during the a.m. peak hour;
- 351 (464) vehicle trips during midday peak hour; and
- 439 (454) vehicle trips during the p.m. peak hour.

For Commission information, each vehicle that enters a site is counted twice: once for entering and once for exiting. As a result, 5,873 (6,450) vehicle trips indicates that 2,937 (3,225) vehicles entered and exited the site during an average weekday. Vehicle trips generated by the development from existing traffic volumes already on the adjacent street (pass-by trips) were also considered as part of the Traffic Impact Study. When pass-by trips are considered, an estimate can be obtained of the total number of *new* trips that a development project will create, which will be added to the adjacent roadway network. For this development project, the traffic consultant has estimated the total number of *new* vehicle trips that will be added to the adjacent roadway network will be 2,349 (2,703) vehicle trips or 1,175 (1,352) total vehicles during the average weekday.

Although the number of vehicle trips has decreased as a result of the elimination of the fast food drive-thru restaurant, the proposed gasoline station/convenience store use will still generate a significant number of vehicle trips into/out of the subject property with peak hour traffic that will conflict with peak periods along East Centre Avenue. In addition to potential adverse impacts on single-family dwellings in the vicinity and Otis Montessori adjacent to the site, staff has concerns regarding the level of service (LOS) for vehicles attempting to exit the site onto East Centre Avenue during the p.m. peak hour and the possibility of increased traffic accidents. When the development project included a fast food drive-thru restaurant, the LOS for exiting vehicles was estimated to be "E" (37 seconds of delay). Without the restaurant, the amount of delay for exiting vehicles decreased only slightly to 35 seconds (LOS "D"). While these traffic volumes and increased delays may be more common along established commercial corridors such as South Westnedge Avenue, Portage Road or within a designated

commercial node, they are not typical along the interior of designated office corridors such as East Centre Avenue where residential, office and institutional land uses are predominant.

For comparison purposes, if the site were developed with a 19,500 square foot (20% lot coverage) multi-tenant commercial building permitted under the current B-3 zoning, the ITE Trip Generation Manual, Eighth Edition indicates a commercial building of this size would generate 2,383 vehicle trips per average weekday. If the property were to develop with office uses consistent with the Comprehensive Plan designation, an approximate 19,500 square foot office building with 50% administrative and 50% medical office uses would generate 406 vehicles per average weekday. Although a commercial building generates more vehicle trips than a similar size office building, the proposed gas station/convenience store still generates significantly more traffic than either an office or commercial use.

With regard to proposed access, the Access Management Ordinance requires a single driveway unless the applicant can demonstrate a substantial need for additional access. Given the intensity of the gasoline station/convenience store use, the configuration of the property and the need for large tanker trucks to maneuver within the site, the applicant contends development of the property with a single access from East Centre Avenue is difficult. From a traffic engineering perspective, if two access drives for the development are necessary for large truck maneuvering and due to the proposed site design, a single driveway from East Centre Avenue and a secondary driveway from Lakewood Drive is preferred over two access drives along East Centre Avenue. However, a past rezoning decision retained a 5-foot wide strip of R-1A zoning along the western portion of 710 East Centre Avenue that prohibits vehicular access to Lakewood Drive. Retention of this R-1A zoned 5-foot strip of land is intended to protect the adjacent residential neighborhood from the vehicular impacts associated with nonresidential uses on this particular corner property.

As such, development of the site with one-way paired driveways with a deceleration lane is the next preferred access arrangement if two driveways were to be approved for the proposed use. The revised Traffic Impact Study and preliminary site plan now identifies a one-way paired access arrangement with an Enter-Only driveway proposed along the west side of the site and an Exit-Only driveway proposed along the east side of the site. However, no deceleration lane is provided for the entrance drive. In addition, as proposed by the applicant, the location of the entrance only driveway on the west side of the site presents traffic safety/flow concerns at the adjacent intersection of Lakewood Drive with East Centre Avenue. Vehicles waiting to execute left-turns into the development or slower vehicles turning right into the west driveway on East Centre Avenue would marginalize the available gaps for the Lakewood Drive side street traffic. In addition, it is noted that within 600 feet of the proposed development there are four driveways and two side streets, creating a minimum of 48 conflicting turn movements within the development area. Designating the east driveway as the entrance-only driveway and west driveway as the exit-only driveway, with a deceleration lane would help lessen this traffic concern. With regard to the deceleration lane, the criterion for installation requires 110 right-turn vehicles during the peak hour. The traffic consultant has estimated the projected right-turn traffic volume for the proposed development during PM peak hour at 107 vehicles, which is marginally less than the requirement. Given that the right turn vehicle volume is

within the margin of error for traffic projections, installation of a deceleration lane to facilitate safer through traffic on East Centre Avenue is appropriate.

Preliminary Site Plan

In support of the special land use permit, the applicant has also submitted a revised preliminary site plan (received on February 19, 2014) that identifies the location of the proposed building, fueling canopy and pumps, parking, storm water, screening and related improvements. The applicant has indicated that a finalized, engineered site plan will be submitted at a future date, pending Planning Commission review and approval of the special land use permit. Therefore, at this time, no action on the site plan is required. However, the following comments on the preliminary site plan are offered for consideration.

In addition to the comments above regarding the Enter-Only and Exit-Only driveways and the deceleration lane, the proposed width of these drives is excessive (36-feet) and will likely encourage illegal turning movements. Narrowing of these drives and installation of appropriate directional signage and pavement striping would minimize illegal turning movements and better facilitate the proposed one-way access arrangement and internal site circulation pattern. The revised preliminary site plan also identifies a vehicular circulation pattern around the entire convenience store building including the west and south sides where adjacent single family residences. Reconfiguration of the building and drive lanes to eliminate vehicular traffic along the west and south sides of the site where adjacent single family residences is appropriate.

Neighborhood Issues

To fully assess potential adverse impacts on the adjacent single family residential neighborhood, staff requested information/clarification regarding hours of operation, outdoor lighting and noise generation for the proposed development project. During the January 23rd Planning Commission meeting, the applicant clarified the hours of operation will be 6am-11pm (Monday thru Friday) and 7am-11pm (Saturday & Sunday). While these hours of operation may be typical for a gas station/convenience store, other less intensive retail and office uses have shorter hours of operation, especially into the late evening. As part of the February 19th revised preliminary site plan submittal, the applicant also provided a Site Lighting Photometric Plan. While specific details regarding proposed outdoor lighting units including copies of manufacturer specification sheets have not yet been provided, the Site Lighting Photometric Plan indicates that light levels associated with the development will not exceed 0.3 foot candles along the western and southern property lines where abutting single family residential zoning/land use. To ensure glare prevention from the canopy lights, recessed light fixtures are appropriate.

In regard to noise, the applicant has indicated the development project would meet all applicable ordinance requirements. For Commission information, maximum decibel levels for noise emanating from the property are 55 dB(A) between 7am-10pm and 50 dB(A) between 10pm-7am. In addition to maximum decibel levels, the noise ordinance also establishes a "noise disturbance" standard that is defined as "any sound which endangers or injures the safety or health of humans or animals, or annoys or disturbs the peace or quiet of any residential area, or endangers or injures personal or real property."

While the applicant has expressed confidence that these ordinance provisions will be satisfied, staff has concerns that decibel level violations and/or noise disturbances will likely be generated through various aspects of the development project given the close proximity to established single family residences and the Otis Montessori child day care/preschool. The gasoline station development represents one of the most intensive commercial uses in the B-3 zone with high traffic generation and significant outdoor activities including multiple vehicle fueling stations/pumps, large fuel tanker truck deliveries, car vacuums and air compressors. In addition, there appears to be a trend with gas station pumps that utilize exterior speakers and/or video screens with audio devices that create additional noise associated with such uses. Given these use characteristics and the surrounding land use pattern, noise related disturbances and complaints from the proposed gasoline station are likely to be more prevalent at this location.

In an attempt to alleviate potential impacts from the development project, the applicant is proposing to install a wooden screening fence around the perimeter of the site (8-foot tall along the west property line and 6-foot tall along the south end of the parking lot and east property lines) and trees plantings, as required by the Zoning Code. Installation of a screening fence to the south property line to enclose the storm water retention basin is appropriate. A copy of a preliminary site plan is attached with the application materials.

Environmental Issues

While concerns regarding potential environmental impacts have been voiced by area residents, issues associated with the operation of the gasoline station including underground storage tanks, fueling pumps, spills and air emissions are regulated by the Michigan Department of Environmental Quality.

Zoning Code Provisions

Section 42-262.C.4 of the Zoning Code identifies gasoline stations as a special land use in the B-3, general business zoning district: "Automobile service stations for the sale of gasoline, but not including major vehicle repair or other activities where any adverse external effects could extend beyond the property line." Additionally, Section 42-462 of the Zoning Code identifies six General Standards for Review of Special Land Uses that the Planning Commission shall take into consideration when reviewing any special land use permit application. A listing and analysis of these standards is provided below:

- A. Promote the intent and purpose of this article. Article 4, Zoning, promotes the public health, safety, comfort, convenience and general welfare through orderly development. The proposed gasoline station development represents a significant change in land use intensity for the subject property that is not consistent or compatible with surrounding properties. Health, safety and general welfare concerns exist with the location of the proposed gasoline station immediately adjacent to single family residences and the Otis Montessori child day care/preschool.
- B. Be compatible with adjacent uses of land and the natural environment. The proposed gasoline station development is not compatible with the adjacent single family residential neighborhood to the west and south, or the adjacent Otis Montessori child day care/preschool to the east. Nonconforming single family residences zoned OS-1, office service are also situated immediately to the north, along the north side of East Centre Avenue.

- C. Not unduly affect the capacities of public services or facilities. While public water and sanitary sewer is available to serve the proposed gasoline station development, significant traffic generation from the use is anticipated that will impact East Centre Avenue and adjacent land uses (see Standard F below).
- D. Be consistent with the public health, safety and welfare. Operation of the proposed gasoline station development immediately adjacent single family residences and a child day care/preschool facility is not considered to be consistent with the public health, safety and welfare.
- E. Be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan. The Future Land Use Map component of the Comprehensive Plan identifies the subject property as appropriate for office land use and also identifies Centre Avenue as a designated office corridor. The proposed gasoline station use is not consistent with these Comprehensive Plan designations. Additionally, the proposed gasoline station development is not harmonious with Goal 1, Land Use & Development – Objective 1.3 that states: “Accommodate appropriate non-residential uses adjacent to and in some situations within residential areas when the location is essential or supports the neighborhoods, provided such uses and site design are compatible” and Goal 2, Housing – Objective 2.2 of the Comprehensive Plan that states: “Protect residential neighborhoods from intrusion of incompatible land uses, noise and air pollution, groundwater contaminates, and traffic at inappropriate speeds.”
- F. Be planned and designed to ensure that the nature and intensity of the principal use and all accessory uses, and the site layout and its relation to the streets giving access to it, shall not be hazardous or otherwise detrimental to the area or unduly conflict with normal traffic to and from the use. The nature and intensity of the proposed gasoline station development is projected to generate approximately 5,873 vehicle trips on an average weekday with a.m. and p.m. peak hours that will conflict with peak periods on East Centre Avenue. Given the high intensity of the use and the necessity of two one-way paired access drives onto East Centre Avenue for the use, a LOS “D” (average 35 seconds of delay per vehicle) is anticipated for vehicles exiting the site making a left-turn onto East Centre Avenue during the p.m. peak hour. The above combined factors cause concern and increase the possibility of traffic accidents. The traffic volumes and increased delays are not typical along the interior of an office corridor such as East Centre Avenue where residential, office and institutional uses are predominant.

Per statutory requirements, residents/property owners within 300 feet of the zoning lot have been notified in writing of the special land use permit application and Planning Commission meeting. A notice was also published in the local newspaper. Several written communications from concerned neighbors and citizens have been received and are included as attachments to this report. Additionally, the applicant has also submitted letters of support for the proposed development which are also attached to this report.

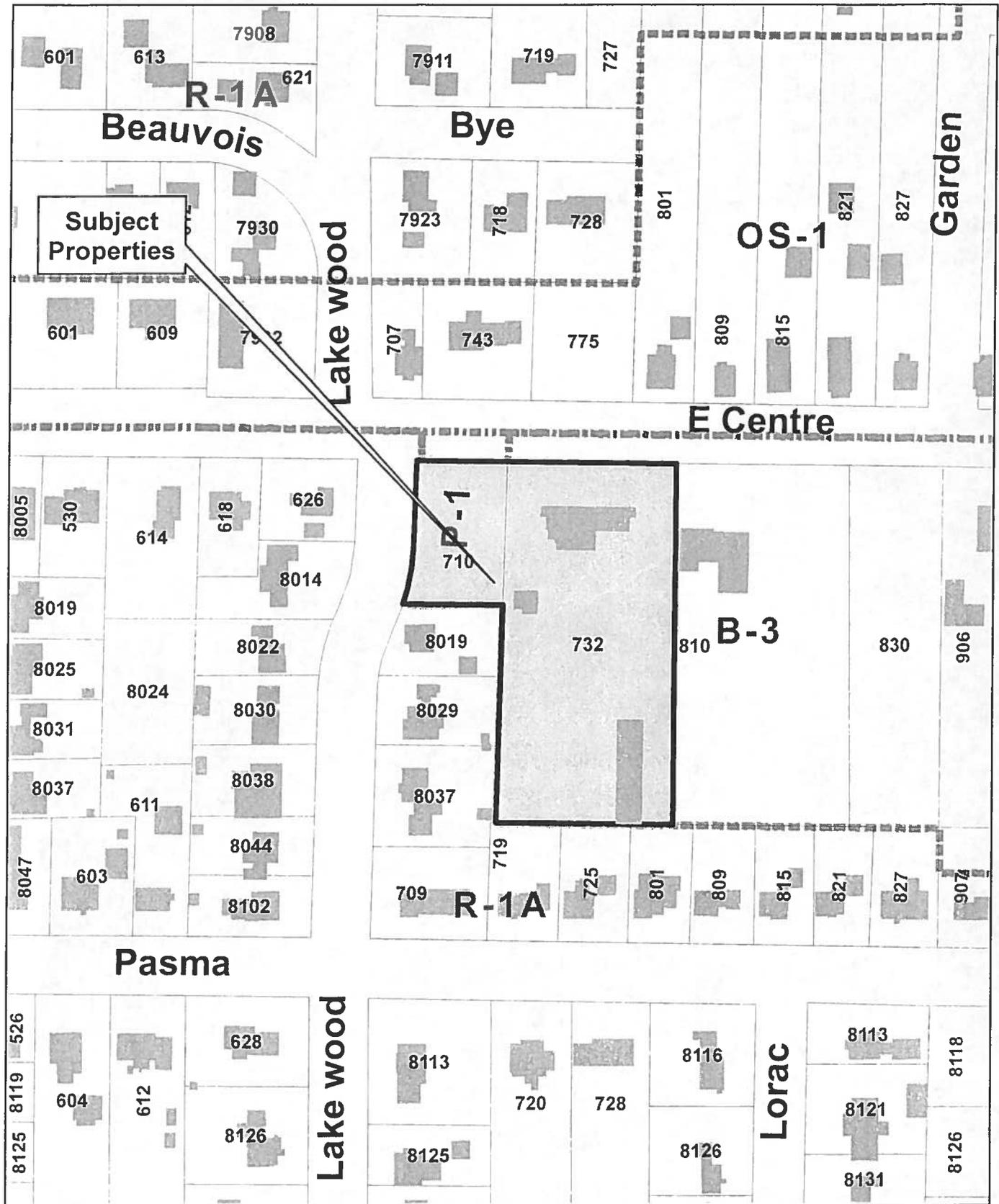
V. RECOMMENDATION:

Based on the above analysis and subject to any additional information that might be presented during the public hearing, staff is recommending that the Special Land Use Permit for Great Lakes Convenience, 710 and 732 East Centre Avenue, be denied. The proposed gasoline station development is not consistent with the Future Land Use Map or specific Land Use/Development and Housing goals

and objectives contained in the Comprehensive Plan. Furthermore, the proposed gasoline station development is also not consistent with the General Standards of Review for Special Land Uses (Section 42-462, Zoning Code) in regards to promotion of the public health, safety and welfare; compatibility with adjacent land uses; traffic generation and associated adverse impacts to adjacent properties and safety on East Centre Avenue. Finally and based on the information submitted by the applicant, it appears that various aspects of the gasoline station development will generate additional adverse external effects including noise that are likely to extend beyond the property line, which is not consistent with specific standards for a gas station Special Land Use.

Finally and consistent with the Comprehensive Plan, it is appropriate to initiate a rezoning of the several properties located along the south side of East Centre Avenue, east of Lakewood Drive, from B-3, general business to OS-1, office service. For Commission information, a similar zoning change recommendation was provided to the Planning Commission in 1998. At that time, the Commission decided not to proceed with the zoning change since the former Centre Street Market would have become a nonconforming use in the OS-1 district. While these properties have maintained this commercial zoning classification since the 1960s, the Comprehensive Plan has long identified this area as appropriate for office land use. This office land use designation dates back to the 1996 Comprehensive Plan that was adopted by the Planning Commission and has carried forward with each subsequent Plan update (2002, 2008 and pending 2014). This section of East Centre Avenue is also designated as an office corridor with a predominant office, residential and institutional land use pattern. A zoning change to OS-1 would result in a more consistent and compatible zoning and land use development pattern that is sensitive to the adjacent single family residential neighborhood. This action may be initiated by the Planning Commission after receipt of a more detailed report by staff, which can be provided at the March 20th Planning Commission meeting.

Attachments: Vicinity/Zoning Map
Aerial Photograph Map
Special Land Use Permit Application
Preliminary Site Plan and Landscape Plan
Site Lighting Photometric Plan
Proposed Building Elevations
Letters of Support (provided by the applicant)
January 23, 2014 Planning Commission meeting minutes
Citizen Correspondence Received

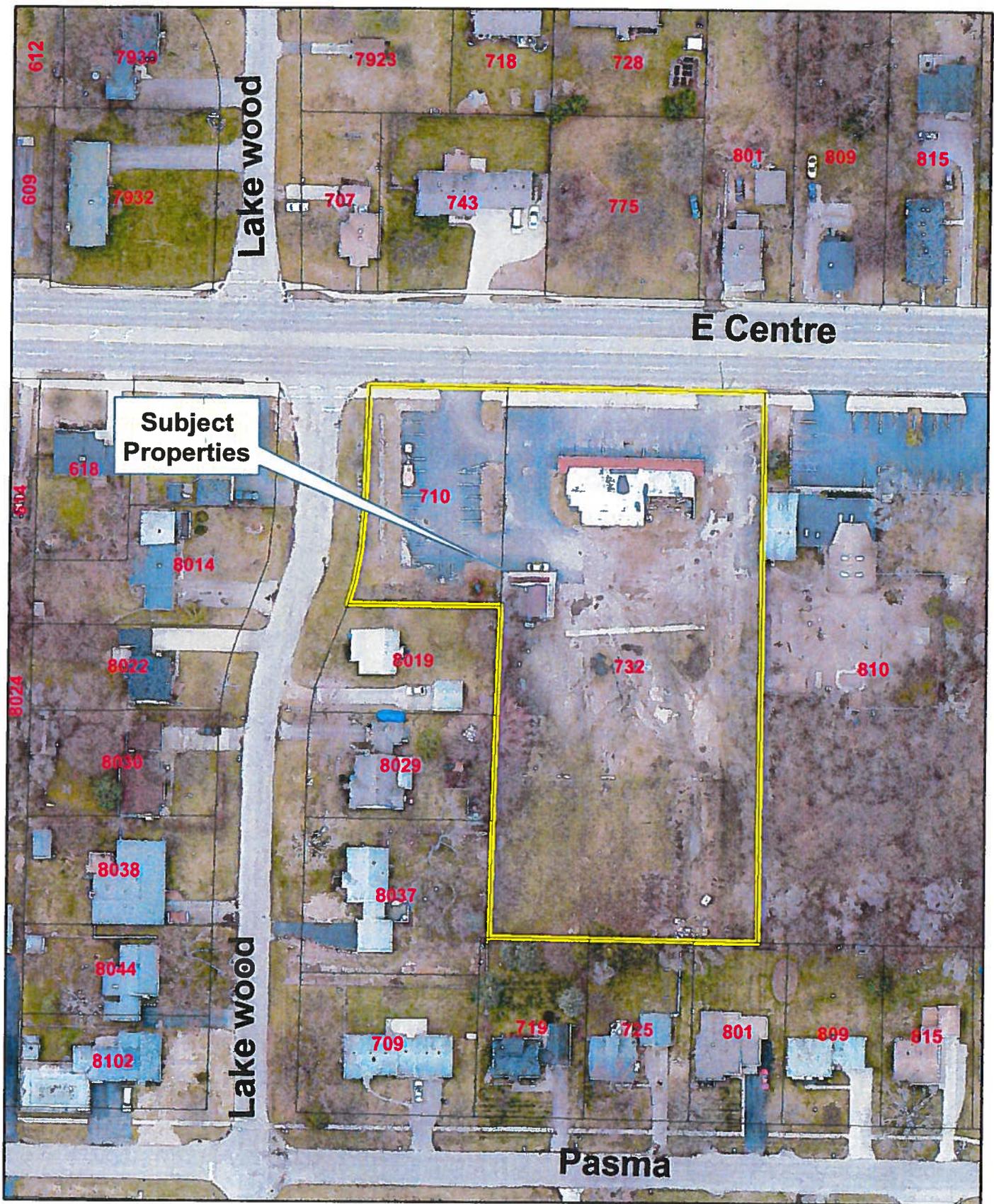


Special Land Use Permit

710 & 732 East Centre Avenue


 1 inch = 153 feet

Legend
 Subject Properties
 Zoning Boundary



Subject Properties

**Special Land Use Permit
710 & 732 East Centre Avenue**



1 inch = 98 feet

Legend

Subject Properties



RECEIVED
NOV 27 2013

Department of Community Development

COMMUNITY DEVELOPMENT

APPLICANT INFORMATION

Name DON ZIEMKE, JR. - GREAT LAKES CONVENIENCE, INC.		Telephone Number (616)437-7475	
Address 7404 KETTLE LAKE	City ALTO	State MI	Zip code 49302

OWNER INFORMATION (if different)

Name Jacob Elzinga		Telephone Number 269-271-7016	
Address 2217 E. Centre	City Portage	State MI	Zip code 49002

PROPERTY INFORMATION

Address of property 732 AND 710 E. CENTRE AVE.	Zoning District B3 AND P1	Land Area (acres) 2.24 COMBINED
Legal Description (or attach separate page) SEC 22-3-11 COM N 1/4 POST SEC 22 TH W 297 FT FOR PL OF BEG TH S 440 FT TH W 198 FT TH E ALG N LI SD SEC 198 FT TO PL OF BEG. RES N 33 FT FOR HWY AND LOEHR ACRES LOT 16 & 17.		

PROPOSED USE

Description of proposed Special Land Use (attach additional page(s), if necessary)

A 4,000 SF CONVENIENCE STORE AND GAS STATION COMBINED WITH A 1,550 SF RESTAURANT WITH A DRIVE THROUGH WINDOW AND ASSOCIATED SITE IMPROVEMENTS.

OWNER CERTIFICATION

I hereby certify that I am presently the legal owner for the above-described property and all of the above information is true and accurate. I further acknowledge that approval of this Special Land Use Permit constitutes an agreement with the City of Portage and all conditions or limitations imposed shall be fulfilled.

Signature: Jacob Elzinga Date: 11/27/2013

ZONING REQUIREMENTS

LOT #732 - B3 GENERAL BUSINESS
 LOT #710 - P1 VEHICULAR PARKING

SETBACKS

BUILDING SETBACKS
 FRONT = 30'
 REAR = 20'
 SIDE GREENSPACE SETBACKS 10'

PARKING

CONVENIENCE STORE REQUIRED: (ASSUME 70% USABLE)
 1 SPACE/150 USF X 3,150 USF = 21 SPACES PROVIDED
 39 SPACES PROVIDED
 BARRIER FREE SPACES REQUIRED: 2 SPACES
 BARRIER FREE SPACES PROVIDED: 2 SPACES
 ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS
 TYPICAL PARKING SPACE DIMENSION = 9'x18'

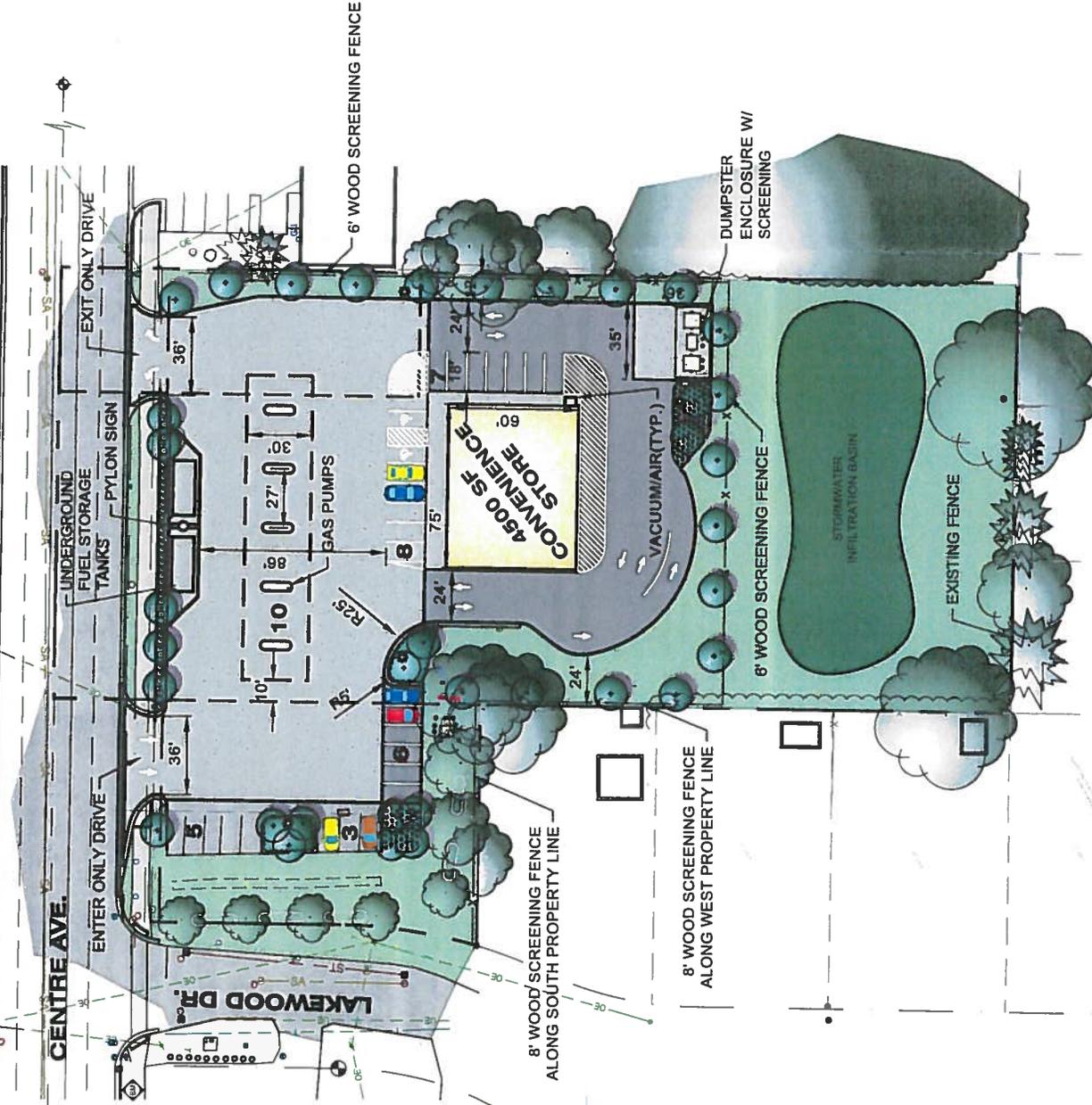
SIGN

B-3 DISTRICT 10' FROM PROPERTY LINE
 73 SF PER SIDE
 MAY NOT EXCEED 25' HIGH
 P-1 DISTRICT 10' FROM PROPERTY LINE
 6 SF PER SIDE
 MAY NOT EXCEED 10' HIGH



LEGEND:

[Pattern]	BITUMINOUS PAVEMENT
[Pattern]	CONCRETE PAVEMENT AND SIDEWALK
[Pattern]	LAWN

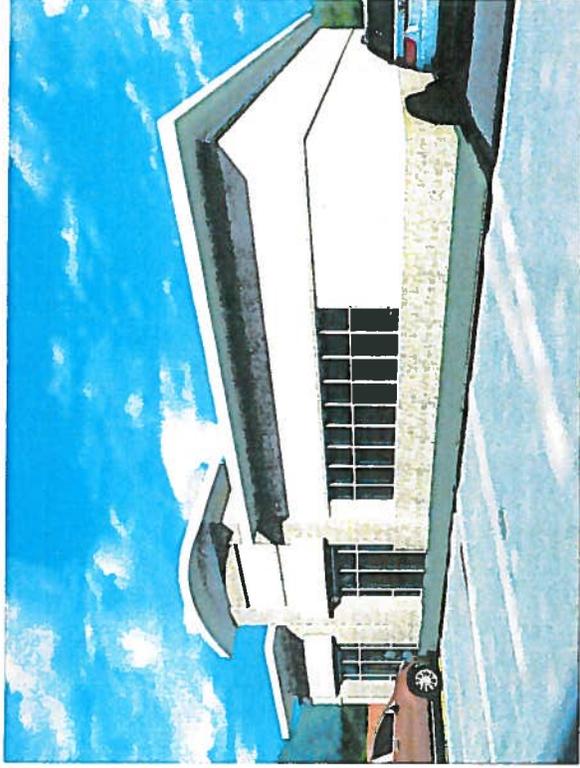


Job No.: 13-0035D
 Date: 2/17/14
 Scale: 1"=50'
 P.M.: TAS
 D.I.: LAB
 Client: GREAT LAKES CONVENIENCE, INC.

Project: CENTRE AVE STATION - CONVENIENCE STORE
 Drawing No. A

Client: GREAT LAKES CONVENIENCE, INC.
 Date: 2/17/14
 Scale: 1"=50'
 P.M.: TAS
 D.I.: LAB
 Job No.: 13-0035D

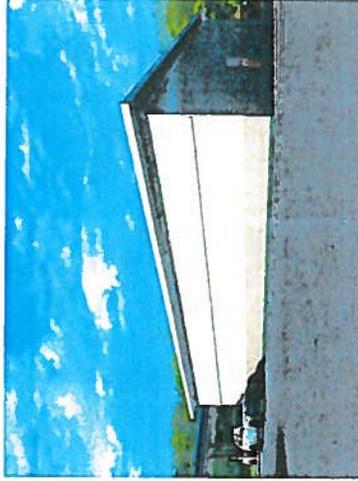
hurley & stewart
 2800 south 11th street
 kalamazoo, michigan 49008
 269 552 4860 fax 269 552 4961
 www.hurleystewart.com



VIEW FROM NORTH EAST



VIEW FROM SOUTH EAST



VIEW FROM SOUTH WEST



VIEW FROM CENTRE AVE.



VIEW FROM NORTH WEST

8196 BROADMOOR AVE.
CALEDONIA, MI 49316



PHONE: 616.891.0070
FAX: 616.891.0430

January 23, 2014

Paul Welch, Chairman
City Of Portage Planning Commission
7900 S. Westnedge Ave
Portage, MI 49002

RE: Special Land Use Application of Great Lakes Convenience

Dear Chairman Welch and Members of the Planning Commission:

I have been asked to write a letter of reference regarding the application Mr. Don Ziemke and Great Lakes Convenience for a Special Land Use in your community. It is my understanding that approval of this application would allow him to create a gas station/convenience store combined with a restaurant.

First, let me tell you that I have family in your community and therefore have visited Portage on many occasions. Similar to Caledonia, Portage is a community where citizens enjoy quality schools, quiet neighborhoods, and a high quality of living. As elected officials – we understandably want to protect and preserve those things that make our town special while encouraging continued investment and reinvestment in our local economy. It has been my experience that making smart land use decisions and guiding growth is a vital part of finding this balance. That is why I always tell citizens that the real “heavy lifting” happens at the planning commission rather than the board meeting!

By way of background, Mr. Ziemke currently owns and operates Campau Corner in Caledonia (Alto). Similar to his application to Portage, Campau Corner is a combination gas station/convenience store and restaurant with drive-through. Additionally, similar to the application you are considering, Campau Corner is located in a residential zone and within a quarter mile of an elementary school rather than in our primary commercial corridor.

I can tell you without hesitation: Campau Corner is an asset to our community and the surrounding residents.

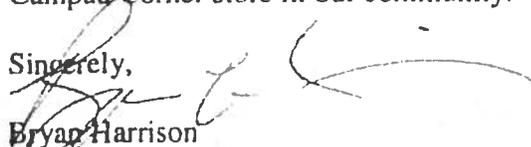
Part of this is due to the fact that our Planning Commission, working cooperatively with Mr. Ziemke, approved the business under what we call “Neighborhood Commercial” development which recognizes that commercial uses can sometimes be desirable near residential centers, helping to meet the daily needs of those who live in the area. These limited areas must be developed with sensitivity and foresight. We both have enough strip malls “in town” and are not interested in approving them out in the neighborhoods. However, when done right, thoughtful

Neighborhood Commercial can avoid strip mall sprawl and deliver an investment in a true neighborhood business.

As with any development proposal, having an applicant who is willing to work with the community for the best possible outcome is key. Don Ziemke is one of the good ones. In my experience, not only is he willing to work with a community to "do it right" up front – his commitment to the community continues long after the business is running. His store has been the site of carwashes for sports teams, and popcorn and cookie sales for scouts. You will also see his store listed as a sponsor of little league teams and as a contributor for Independence Day fireworks. When my daughter went to school at the elementary down the street, the principal would once a year pump gas for a day and collect tips to support the reading program. The list goes on. A true neighborhood business tends to give back to the community.

Trust me, I do not make it a common practice to write "letters of support" for developers. As you can see, Caledonia has had a positive experience with Mr. Ziemke and Great Lakes Convenience. I would welcome you or members of the commission to visit Caledonia to see the Campau Corner store in our community.

Sincerely,



Bryan Harrison
Township Supervisor



Charter Township of Caledonia
8196 Broadmoor Ave · Caledonia, MI 49316
Phone: (616) 891-0070 · Fax: (616) 891-0430

Dale Hermenet
Caledonia Township Trustee
(616)-460-8080

To: Portage Planning Commission.

I understand that Don Ziemke is looking at the possibility of putting a convenient/gas station in your community. While I am not familiar with the location or scope of the project in Portage, I am familiar with the operation that he has in Caledonia and how he runs it. Campau Corner is a very popular establishment and we are very happy to have it as part of our community. Don runs a first class operation that is always impeccably clean, friendly and community minded. They have done a great job in our community and I'm sure they would be great partners to you in the Portage area.

Sincerely,

Dale Hermenet
Caledonia Township Trustee

Kettle Lake Elementary School



8451 Garbow Drive, Alto, MI 49302
Telephone (616) 868-6113 - Fax (616) 868-0021

Wednesday, January 22, 2014

City of Portage Planning Commission,

I am honored to write this letter of support for Don Ziemke's efforts to enhance the City of Portage through the establishment of a business in your community. One of Mr. Ziemke's businesses, Campau Corner, is just down the street from Kettle Lake Elementary School in Alto, Michigan. Campau Corner is not your typical convenience store. Rather, it is the hub of this community and a great place for accessing a wide variety of goods and services.

Campau Corner is an extremely clean, attractive business. Their staff is friendly, personable and customer-focused. There are many regular customers who frequent Campau Corner, including myself, because it is such a welcoming business environment that offers their customers so much under one roof.

Mr. Ziemke has been a great supporter of Kettle Lake Elementary and the Caledonia Community Schools. He has demonstrated his enthusiasm and commitment for our community through his time, financial support and sharing of resources. We are extremely fortunate to have Mr. Ziemke and Campau Corner as a neighbor.

Sincerely,

A handwritten signature in black ink that reads "Sean M. McLaughlin".

Sean M. McLaughlin, Principal
Kettle Lake Elementary School
mclaughlins@calschools.org
616.868.6113

January 15, 2014

City of Portage

7900 S. Westnedge Ave.

Portage, Mi 49002

To whom it may concern:

We live next to Don Ziemke's Convenience Store and Gas Station (Campau Corner) in Caledonia Township, Michigan since 1998. We feel he has been a great neighbor by keeping his facility clean and well maintained.

We have no complaints and are happy to have his gas station/convenience store as a neighbor. We think you would be happy to have him owning and operating a business in your city.

Sincerely,

A handwritten signature in cursive script, appearing to read "John and Georgia Callen".

John and Georgia Callen

6713 Whitneyville Avenue

Alto, Mi 49302

Jesse & Brenda Riva
8298 68th Street SE
Alto, MI 49302

City of Portage
Portage, MI

1/18/14

RE: Don Ziemke

To Whom it Concerns,

We would like to reach out to you and share our experience with Don Ziemke as a business owner. We have resided in our home since 1989, at which time the convenience store was not owned by Don. When he purchased the store in 1998, we didn't know what kind of changes to expect. The environment that he has created is reflected by his and his wife's dedication to provide a safe and clean establishment for the community that they serve. The well lit parking lot has thwarted unsavory activity that was present in the past and the grounds are maintained nicely year round. We are glad to call them neighbors and hope to see them succeed in any future endeavors that they may undertake.

You are welcome to contact us at 616-868-7262 if you have any questions or concerns.

Sincerely,

Jesse & Brenda Riva

January 6, 2014

City of Portage
7900 S. Westnedge Ave.
Portage, MI 49002

To Whom It May Concern:

I am writing this letter in support of the purchaser of the property at 732 E. Centre. As a business owner in Portage and specifically of this property for over 50 years, I feel uniquely qualified to offer my input.

The property referenced above, previously known as Centre Street Market, was owned by me and my family for several decades. During this time there were property issues, several revolving around the driveways and how many were to be allowed. We had resolved this problem by purchasing an adjacent lot with a drive which at the time the City of Portage found to be an acceptable solution. With the sale of the property to a new owner in December of 2013, why should this issue be re-visited now? A successful resolution was previously reached and in good conscience should be extended to the new owner as well.

There are several businesses in the immediate vicinity with two drives to access their property. They know as well as any business owner that it is imperative to have clear and obvious, as well as easily accessible entrances and exits to support customer traffic. Loss of a driveway directly affects revenue and can be detrimental to a business, especially a new one.

The sale of this property was a very personal undertaking on my part. There were several offers that were not even considered due to the nature of the business that they wanted to conduct. The buyer allowed to eventually purchase the land is a well-established and successful business man, who would like to bring a neighborhood-friendly establishment to Portage. Only after community impact research, traffic studies and direct conversations with several neighbors did this sale take place.

In closing, I would like to add that I am, as you all are, 100% in favor of bringing new business to Portage, offering as much help as possible for them to be successful in their endeavors. As a community, we should welcome and support responsible business growth, not hinder its efforts; especially considering the number of jobs and the tax revenue being brought with them.

If you have any questions, I am available via email at janddelzinga@gmail.com.

Thank you for your time.

Sincerely,

Jake Elzinga

pml



Specializing in Employee Benefits
1204 E. CENTRE AVE • PORTAGE, MI 49002 • 269/329-2551 • FAX 269/329-0002

January 23, 2014

City of Portage
7900 S. Westnedge Ave.
Portage, MI 49002

To Whom it May Concern:

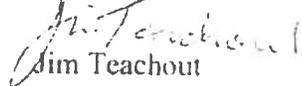
I am writing this letter in support of the purchaser of the property at 732 E. Centre. As a business owner in Portage and a neighbor of this property, I think this project will be a benefit to Portage.

I have known Don Ziemke for 35 years and he is a well-established and successful business man, who would like to bring a neighborhood-friendly establishment to Portage.

I would like to add that I am, as you all are, in favor of bringing new businesses to Portage. As a community, we should welcome and support responsible business growth especially considering the number of jobs and the tax revenue being brought with them.

Thank you for your time.

Sincerely,


Jim Teachout

Letter to City of Portage

Ms. Vicki Georgeau
Portage City Hall
7900 S. Westnedge Ave.
Portage, MI 49002

Dear Ms. Georgeau,

I am writing this letter to express our support of the proposed gas station/convenience store/fast style restaurant at the location of the former Centre st. market.

We were disappointed to see the Market go, but feel the proposed usage would benefit the vicinity and the city of Portage. There is a definite market for additional locations to be able to fulfill consumer need for gas/convenience items in the area.

The nearest competitor would be the location on Portage rd. We use this location often and are continually frustrated because of the wait time and traffic backups because of the lack of competition. We have met with Don Ziemke on three different occasions and find him to be not just another big box business owner. He has past ties to our community and has a strong track record of being a considerate business owner, and a conscientious steward of the communities his business serves.

Bob and I fully support his intentions and feel it would benefit the surrounding area with another option of gas/convenience/fast style restaurant.

Sincerely,

Bob and Nancy Ketteman
Taco Bobs
126 E. Centre
Portage, MI 49002
269-873-0168
nancy@tacobobs.com

January 15, 2014

City of Portage

7900 S. Westnedge Ave.

Portage, Mi 49002

To whom it may concern:

We live next to Don Ziemke's Convenience Store and Gas Station (Campau Corner) in Caledonia Township, Michigan since 1998. We feel he has been a great neighbor by keeping his facility clean and well maintained.

We have no complaints and are happy to have his gas station/convenience store as a neighbor. We think you would be happy to have him owning and operating a business in your city.

Sincerely,

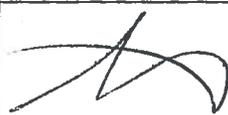
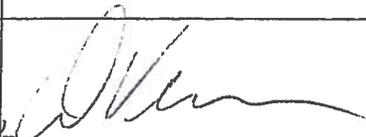
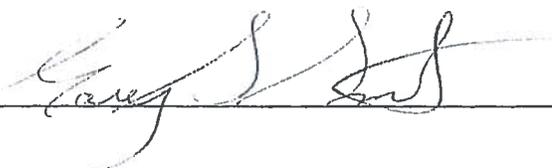


John and Georgia Callen

6713 Whitneyville Avenue

Alto, Mi 49302

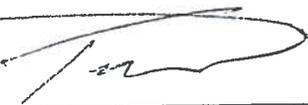
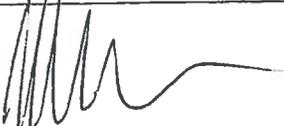
I support the development proposal for 710 & 732 E. Centre Avenue (formerly Centre St Market) with a gas station, C-store, and food service use and hereby encourage the Portage Planning Commission to grant their application for Special Land Use:

Name	Address	Signature
Mike Fleckas	2306 Winters Dr. Portage MI	
STEVE WESTER	9943 SEA BREEZE CT. PORTAGE, MI 49002	
Brian Dudek	9929 SEA Breeze Ct Portage, MI 49002	B Dudek
Brooke Wester	9943 Sea Breeze Ct. Portage MI 49002	Brooke Wester
Diane Verner	9943 Sea Breeze Portage, MI 49002	
Casey Smith	10753 CORA Portage, MI 49002	
BETH SMITH	10753 CORA PORTAGE MI	BETH S
Casey Smith	10753 Cora Portage MI	Casey S. Smith
Baubau Wise	8385 W. W. ACE SCHOOLCRAFT, MI	Baubau Wise
Kim Brady	307 Calico Ave. Portage, MI 49002	Kim Brady
Cory Keelan	5439 MEREDITH DR APT G Portage, MI 49002	
Chad Brady	307 Calico Ave Portage, MI 49002	C Brady

I support the development proposal for 710 & 732 E. Centre Avenue (formerly Centre St Market) with a gas station, C-store, and food service use and hereby encourage the Portage Planning Commission to grant their application for Special Land Use:

Name	Address	Signature
Karen Kramer	1818 Colchester Portage, MI 49024	Karen Kramer
Janet McBarnes	2105 Banbury Kal, MI	Janet McBarnes
Laura Warren	9428 Chapel Portage MI 49024	Laura Warren
Pam Nance	8191 Moorbridge Portage, MI 49024	Pam Nance
Jennifer Sarantos	6802 Manhattan St Portage, MI 49024	Jennifer Sarantos
Jaime Huneke	8191 Moorbridge Portage, MI 49024	Jaime Huneke
Tim Warren	9428 Chapel Portage MI 49024	Tim Warren
Fred Kramer	1818 Colchester Portage	Fred Kramer
Virginia Wester	9635 Tarpon Springs Dr. Portage, MI 49002	Virginia Wester
Roger Wester	9635 Tarpon Springs Dr. Portage, MI 49002	Roger Wester
Tim Haney	808 E Eagle Lake Kalamazoo, MI	Tim Haney
KAREN HANEY	808 E. Eagle Lake Kalamazoo MI	Karen Haney

I support the development proposal for 710 & 732 E. Centre Avenue (formerly Centre St Market) with a gas station, C-store, and food service use and hereby encourage the Portage Planning Commission to grant their application for Special Land Use:

Name	Address	Signature
Keith Wester	10100 Tusculum Ct. Portage 49024	
E. Joy Huitman	10091 Woodlawn Portage MI 4902	
Jill Simonds	8191 Moorsbridge Portage, MI 49024	Jill Simonds
DAVID DARK	10809 CORA DR. PORTAGE, MI	
TODD FOUTS	432 W. Crockett Kalamazoo MI	
TOM ROONEY	13523 E. Brackwood Gable MI 49055	Tom Rooney
Michael Ortega	5539 Greenpice 49009	
Tom NEVERT	5623 Coover St Kalamazoo 49009	
David Habecker	15032 S. 8 th Schoolcraft MI 49087	

I support the development proposal for 710 & 732 E. Centre Avenue (formerly Centre St Market) with a gas station, C-store, and food service use and hereby encourage the Portage Planning Commission to grant their application for Special Land Use:

Name	Address	Signature
CARRIE L. KLEIN	10809 CORA DR PORTAGE MI 49002	
Joshua J. PARKER	11619 Applecroft Ave Portage MI 49002	
Lynessa D. Kuehl	13285 Park West Blvd Nilesburg, MI 49097	
Karamirka Barnier	5413 Clato St. Kalamazoo, MI 49001	
Jaime Bergard	11806 Prairie Edge St Schwartz MI 49087	
Jon Werner	3235 Lost Pine Way Portage, MI 49024	

PLANNING COMMISSION

January 23, 2014

The City of Portage Planning Commission meeting of January 23, 2014 was called to order by Chairman Welch at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Approximately 40 citizens were in attendance.

PLEDGE OF ALLEGIANCE:

Chairman Welch led the Commission in the Pledge of Allegiance.

IN ATTENDANCE:

Christopher Forth, Deputy Director of Planning, Development and Neighborhood Services; Michael West, Assistant City Planner; Randy Brown, City Attorney; Christopher Barnes, Director of Transportation & Utilities; and Muhammad Arif, Traffic Engineer.

ROLL CALL:

Mr. Forth called the roll and the following Commissioners were present: Patterson, Stoffer, Welch, Felicijan, Bosch, Dargitz, Schimmel and Somers. Chairman Welch indicated Commissioner Reiff requested to be excused from the January 23, 2014 meeting. A motion was made by Commissioner Schimmel, seconded by Commissioner Felicijan, to approve the roll and excuse Commissioner Reiff. The motion was approved 8-0.

MEMBERS PRESENT:

Bill Patterson, Wayne Stoffer, Paul Welch, Dave Felicijan, Rick Bosch, Miko Dargitz, Betty Schimmel and Brian Somers.

MEMBERS EXCUSED:

Allen Reiff.

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the January 9, 2014 meeting minutes contained in the agenda packet. Commissioners Dargitz and Somers stated they were not present at the January 9th meeting and would not be voting on the minutes. A motion was made by Commissioner Patterson, seconded by Commissioner Felicijan, to approve the minutes as submitted. The motion was approved 6-0-2 with Commissioners Dargitz and Somers abstaining.

SITE/FINAL PLANS:

None

PUBLIC HEARINGS:

1. Special Land Use Permit: Great Lakes Convenience, 710 and 732 East Centre Avenue. Mr. Forth introduced the item and summarized the staff report dated January 17, 2014 regarding the request by Great Lakes Convenience to establish a gasoline station consisting of five pump islands (10 fueling stations), a 4,000 square foot convenience store building with an attached 1,550 square foot drive-thru restaurant and associated site improvements at 710 and 732 East Centre Avenue. Mr. Forth discussed the zoning history of the properties, previous meetings and conversations with the applicant, preliminary staff review of the revised Traffic Impact Study submitted late last week and other issues involving the application materials (preliminary site plan, inconsistent hours of operation, lack of parking, noise and outdoor lighting). Due to the late submission and outstanding issues involving several important development impacts, Mr. Forth stated staff

was unable to complete the review and provide a full analysis and recommendation prior to January 23, 2014 Planning Commission meeting. Mr. Forth referred the Commission to several letters received from area residents that were included in the final agenda packet.

Mr. Barnes provided a summary of the Traffic Impact Study received to date that had been submitted by the applicant and discussed access options that were available to the site, along with associated impacts on the adjacent roadway. While an access arrangement that included a driveway to/from Lakewood Drive was preferred, Mr. Barnes stated this was not currently an option due to a previous zoning decision to retain a five foot strip of land zoned for single-family residential purposes along the entire length of Lakewood Drive. Commissioner Felicijan asked whether if it was necessary for the applicant to submit outdoor lighting and noise related information with the special land use permit application. Mr. Forth stated this information would be helpful to fully assess the potential impacts of the development on the surrounding residential properties.

Mr. Don Ziemke Jr., Great Lakes Convenience (applicant/owner), was present to explain the development and support the application. Mr. Ziemke introduced his consultant team and provided a brief background of his history with the City of Portage. Mr. Ziemke stated he is not part of a big corporation and owns/operates only one gasoline station/convenience store which is located in Caledonia, Michigan. Mr. Ziemke distributed letters of support he has collected from business owners and citizens near his Caledonia location, along with Kalamazoo County and City of Portage businesses and citizens. Mr. Ziemke presented a rendering of the gasoline station/convenience store building and fueling canopy and discussed the preliminary site plan that focused the gasoline station portion of the development on the northern portion of the property, away from the adjacent neighborhood. Mr. Ziemke discussed screening that was proposed around the perimeter of the development and stated he was confident the project could comply with all ordinance requirements regarding outdoor lighting and noise. Mr. Ziemke also discussed the new technology required for gasoline stations and the safety features that are included in the equipment to minimize accidents and environmental contamination. Mr. Tim Stewart, Hurley & Stewart (applicant engineer), was also present and provided additional detail regarding screening that would be installed around the perimeter of the development and other site design measures that will help reduce impacts on the adjacent neighborhood. Mr. Stewart clarified the conclusions contained in the Traffic Impact Study and confirmed that an Enter-Only/Exit-Only access arrangement was an acceptable alternative; however, two full service driveways was still the preferred option.

The Commission, staff and the applicant discussed various aspects of the development project including site design features, type of restaurant tenant and seating capacity, other comparable uses in the city, traffic generation, parking, hours of operation, noise, outdoor lighting and screening. Mr. Ziemke stated a specific restaurant tenant has not yet been identified and clarified hours of operation for the development as 6am-11pm (Monday through Friday) and 7am-11pm (Saturday and Sunday).

The public hearing was then opened by Chairman Welch. A total of 17 citizens spoke in opposition to the proposed development: Edward Fitts, 628 Pasma; Bart Litjens, 704 Prosperity; Tom Posthumus, 8102 Lakewood; Melissa Ottesen, 8124 Kingston; Leslie Schero, 8119 Kingston; Michelle Theodore, 8140 Kingston; Patty Noel, 1002 Pasma; Betty Hall, 8108 Kingston; Jamie Krenkshaw (Otis Montessori), 810 East Centre; Lisa Krietz, 8126 Lakewood; Dominic Andwan, 3730 East Shore; Kathryn Dunckel, 719 Pasma; Ruth Hall, 8108 Kingston; Greg Hall, 8108 Kingston; Susie Meschke, 8113 Lakewood; Nancy Centers, 8038 Lakewood; and Craig Binder, 743 East Centre. Concerns voiced by these citizens included the incompatibility of the commercial use adjacent to the residential neighborhood and Otis Montessori school, traffic generation and related impacts, outdoor lighting, noise, loitering, decreased property values, environmental and safety concerns.

The Commission and staff discussed the intensity of the use, other zoning districts where gasoline stations are allowed, access and traffic generation. Mr. Barnes discussed driveway separation and driveway separation from public street standards. Mr. Arif elaborated upon an Enter-Only/Exit-Only access arrangement at the site and associated traffic related impacts and issues. Julie Kroll of RS Engineering (applicant traffic consultant) provided a brief summary of the Traffic Impact Study performed for the development project including the methodology, surrounding street characteristics, traffic/trip generation and impacts of the development on the adjacent roadway. Commissioner Stoffer asked the applicant if they could provide at the next meeting a

comparison between the size, intensity and surrounding land use of the Caledonia store compared to the proposed Portage development.

After additional discussion, a motion was made by Commissioner Bosch, seconded by Commissioner Stoffer, to adjourn the public hearing involving the Special Land Use Permit for Great Lakes Convenience, 710 and 732 East Centre Avenue, to the February 6, 2014 meeting. The motion was approved 8-0.

8:55 p.m. - The Commission took a short recess. 9:00 p.m. - The Commission reconvened the meeting.

2. Ordinance Amendment #14-A, Sign Regulations: Mr. Forth introduced the item and summarized the January 17, 2014 staff report and ordinance language regarding proposed amendments to the sign regulations. Mr. Forth discussed previous review and comment received during the Business Sign Forum, as well as input received from the Planning Commission, Zoning Board of Appeals and City Council Ad Hoc Sign Committee. Mr. Forth discussed each proposed amendment and the rationale for the change: 1) Section 42-541, Definitions (sign, sign face and electronic message display); 2) Section 42-542(H), Removal of Signs and Section 42-1284, Removal of Hazardous Signs; 3) Section 42-542(I), Electronic or Mechanical Sign Elements (sign transitions, glare and/or brightness); 4) Section 42-542(J), General Requirements; 5) Section 42-543, Signs Permitted in All Districts (public event signs, new business, change in business or going out of business, temporary signs, temporary pedestrian oriented signs, banner signs, holiday decorations, substitution clause); 6) Section 42-544, Nonconforming Signs; 7) Section 42-522, B-2, B-3 and CPD districts); 8) Section 42-132, Special Events; and 9) Section 42-138, Murals. Mr. Forth also referred the Commission to a response from staff regarding questions/comments received from Commissioner Dargitz that was included in the final agenda packet.

The public hearing was then opened by Chairman Welch. No citizens spoke regarding the proposed amendments to the sign regulations. A motion was then made by Commissioner Bosch, seconded by Commissioner Patterson, to close the public hearing. The motion was approved 8-0. Although no one was present in the audience to comment on the proposed amendments, Mr. Forth stated a public notice was published in the Kalamazoo Gazette and an e-mail was sent to previous participants of the Business Sign Forum again advising of the proposed amendments and public hearing date. However, no comments have been received to date. After a brief discussion, a motion was made by Commissioner Patterson, seconded by Commissioner Bosch, to forego the second meeting and recommend to City Council that Ordinance Amendment #14-A, Sign Regulations, be approved. The motion was approved 8-0.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

STATEMENT OF CITIZENS:

None.

ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 9:25 p.m.

Respectfully submitted,

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

Christopher Forth - RE: Proposed East Centre Avenue Gas Station

From: "Bart Litjens" <bartlitjens@gmail.com>
To: "Christopher Forth" <forthc@portagemi.gov>
Date: 2/25/2014 3:17 PM
Subject: RE: Proposed East Centre Avenue Gas Station
Attachments: Petition gas station - update - 25 February 2014-2.pdf; MDEQ - Storage Tank Information Database.pdf

Dear Mr. Forth,

1) Updated Petition for the Planning Commission

The Planning Commission received a petition during the January 23rd public hearing.

I would like to submit an updated petition for the upcoming Planning Commission (enclosed). As of now 161 people signed the petition.

We have added a breakdown of this number ('how many of the 161 signatures are from Portage-residents').

<<...>>

2) Comparison between Caledonia facility and proposed Portage Development

During the January 23rd meeting, Commissioner Stoffer asked the applicant if they could provide at the next meeting a comparison between the size, intensity and surrounding land use of the Caledonia store compared to the proposed Portage development (source: minutes).

- I would like to add information from the State of Michigan for the Planning Commission to the comparison (enclosed).
- This information discusses a facility at 6785 Withneyville Ave SE in Alto, Mi. The facility is owned by Great Lakes Convenience Inc.: a 4 pump gas station, a Subway restaurant, drive thru and convenience store. I assume this is another facility than the Caledonia facility, but I am not sure.
- Relevant for the comparison is the risk of leaks and spills. This was also brought forward in the petition and several residents during the public hearing.
- The enclosed information shows that risk of leaks already materialized at the Alto location, despite modern and safe technologies (as stated by Mr. Ziemke during the public hearing).
- An underground storage tank leaked gasoline and diesel at the Alto facility (discovery date: 10/06/2010).

- Mrs. Pam Howd (State of Michigan, Department of Environmental Quality) told me that the leak was closed and the reports for the cleanup are coming in as expected.
- This information shows the real risks of a gas station for the adjacent homes (yards) and school.

<<...>>

Sincerely,

Bart Litjens

704 Prosperity Dr.

Portage, Mi 49002

Phone: (269) 329 2448



This email is free from viruses and malware because avast! Antivirus protection is active.