



# PLANNING COMMISSION

May 15, 2014

# CITY OF PORTAGE PLANNING COMMISSION

## A G E N D A

May 15, 2014  
(7:00 p.m.)

Portage City Hall Council Chambers

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### APPROVAL OF MINUTES:

- \* May 1, 2014

### SITE/FINAL PLANS:

### PUBLIC HEARINGS:

- \* 1. Final Report: Rezoning Application #14-2, East Centre Avenue and Pasma Avenue

### OLD BUSINESS:

### NEW BUSINESS:

- \* 1. Charter Township of Texas – 2014 Master Plan Update

### STATEMENT OF CITIZENS:

### ADJOURNMENT:

### MATERIALS TRANSMITTED

April 15, 2014 City Council regular meeting minutes  
April 21, 2014 City Council special meeting minutes  
April 22, 2014 City Council budget work session meeting minutes  
March 2014 Summary of Environmental Activity Report

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

## PLANNING COMMISSION

May 1, 2014

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The City of Portage Planning Commission meeting of May 1, 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 18 citizens were in attendance.

### PLEDGE OF ALLEGIANCE:

Chairman Welch led the Commission in the Pledge of Allegiance.

### IN ATTENDANCE:

Michael West, Assistant City Planner; and Randy Brown, City Attorney.

### ROLL CALL:

Mr. West called the role and the following Commissioners were present: Somers, Schimmel, Dargitz, Reiff, Felicijan, Welch, Bosch and Patterson. Commissioner Stoffer was absent and unexcused.

A motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to approve the role. The motion was unanimously approved 8-0.

### APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the April 17, 2014 meeting minutes contained in the agenda packet. A motion was made by Commissioner Dargitz, seconded by Commissioner Patterson, to approve the minutes as submitted. The motion was unanimously approved 8-0.

### PUBLIC HEARINGS:

1. Conceptual Plan Amendment: Sam's Club Fueling Station, 7021 South Westnedge Avenue. Mr. West summarized the staff report dated April 25, 2014 regarding the request by Sam's Real Estate Business Trust to amend the previously approved conceptual plan for Sam's Club to include construction of a fueling station along the northwest portion of the existing site. Mr. West summarized the original 2005 conceptual plan and site plan approvals for the Sam's Club retail center and also discussed citizen and Commission concerns expressed during the April 17<sup>th</sup> meeting regarding possible increased vehicular cut-through traffic between the CareLinc/Tuffy Muffler site and the Sam's Club site, oxygen storage at the CareLinc site and the proximity to the proposed fueling station, storm water drainage and a private "no build" agreement between PlazaCorp and Sam's Club. Mr. West then reviewed changes made to the plan to address vehicular cut-through traffic and storm water drainage from the fueling station. Mr. West restated the Fire Department had reviewed the site plan and conducted a recent inspection of the CareLinc facility and do not have any concerns regarding the proximity of the proposed fueling station. Mr. West briefly discussed the applicant's request for a parking modification to provide a total of 539 spaces for the overall development and the documentation provided in support of the request. Mr. West indicated staff was supportive of the conceptual plan amendment and requested parking modification.

Mr. Matt Ross of Dean L. Carlson Engineers (applicant's representative) was present to support the conceptual plan amendment and explain the fueling station development. Mr. Ross summarized changes made to the plan to address concerns expressed during the April 17<sup>th</sup> meeting. The Commission, Mr. West and Mr. Ross next discussed aspects of the project including the storm water spill containment system, truck maneuvering for the adjacent CareLinc site and internal signage proposed to direct vehicles leaving the fueling station to either Romence Road Parkway or the southernmost South Westnedge Avenue driveway. The public

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hearing was reconvened by Chairman Welch. No citizens spoke in regard to the proposed fueling station development. A motion was then made by Commissioner Bosch, seconded by Commissioner Somers, to close the public hearing. The motion was unanimously approved 8-0.

After additional discussion, a motion was made by Commissioner Patterson, seconded by Commissioner Bosch, to recommend to City Council that the Conceptual Plan Amendment for Sam's Club Fueling Station, 7021 South Westnedge Avenue, be approved with the requested parking modification. Based on information provided by the applicant and the characteristics of the development, provisions of Section 42-414.G (Authority to waive or modify standards) have been satisfied. Prior to voting on the motion and based on the previous discussion, Attorney Brown asked that each Commissioner indicate whether they are a member of Sam's Club, and if so, whether they can make an impartial decision on this agenda item. Commissioners Patterson, Dargitz, Schimmel and Somers stated they were members of Sam's Club and that it had no influence on their ability to make an impartial decision on the conceptual plan amendment. Commissioner Bosch, Welch, Felicijan and Reiff stated they were not members of Sam's Club. The motion was then unanimously approved 8-0.

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

1. Specific (Site) Plan: Sam's Club Fueling Station, 7021 South Westnedge Avenue. Mr. West summarized the staff report dated April 25, 2014 regarding the specific (site) plan to construct an accessory fueling station and associated site improvements along the northwest portion of the existing Sam's Club facility. In conjunction with the conceptual plan amendment, Mr. West indicated that applicant was requesting concurrent review and a conditional approval of the specific (site) plan. Mr. West discussed the proposed setbacks for the fueling station canopy and kiosk/attendant building from Romence Road Parkway and the use of recessed lighting beneath the fueling canopy to reduce brightness and eliminate glare.

Mr. Matt Ross of Dean L. Carlson Engineers (applicant's representative) was present to support the development project. After additional discussion regarding the storm water management system, a motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to approve the Specific (Site) Plan for Sam's Club Fueling Station, 7021 South Westnedge Avenue, subject to City Council approval of the Conceptual Plan Amendment. If City Council approves the conceptual plan with modifications affecting the specific (site) plan, these modifications would also apply to the Planning Commission conditional approval of the specific (site) plan. The motion was unanimously approved 8-0.

#### **PUBLIC HEARINGS:**

1. Preliminary Report: Rezoning Application #14-2, East Centre Avenue and Pasma Avenue. Mr. West summarized the preliminary staff report dated April 25, 2014 regarding the staff recommended and Planning Commission initiated rezoning consideration of several properties located along the south side of East Centre Avenue, east of Lakewood Drive. Specifically, Mr. West stated the consideration involves the possible rezoning of 732, 810, 830, 906, 912, 916 and 918 East Centre Avenue from B-3, general business to OS-1, office service, 710 East Centre Avenue from P-1, vehicular parking to OS-1, office service (excepting the west 5-feet) and the northern approximate 50-feet of 907, 913 and 923 Pasma Avenue from B-3, general business to R-1A, one family residential. Mr. West provided background information regarding previous rezoning considerations along East Centre Avenue and the surrounding zoning/land use pattern. Mr. West also provided a detailed review of the Comprehensive Plan and Future Land Use Map designations for the subject properties and surrounding properties. Mr. West then reviewed the different uses allowed in the B-3, B-1 and OS-1 zoning districts and potential impacts on the adjacent residential neighborhood. The existing land use of the properties involved in the rezoning consideration were then discussed by Mr. West, along with impacts a zoning change would have on these existing uses. Mr. West then referred the Commission to two email communications received from Chad Hoeksema of D & D Greenhouses (916 and 918 East Centre Avenue) and a letter received from Thomas Posthumus (8102 Lakewood Drive) that were included in the final agenda packet.

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The public hearing was opened by Chairman Welch. A total of eight people spoke in regard to the proposed rezoning including four people who supported a zoning change and four people who opposed a zoning change. Brittany Hall (8108 Kingston), Leslie Schero (8119 Kingston), Ruth Hall (8108 Kingston) and Craig Binder (743 East Centre) spoke in support of a zoning change to either an office or low intensity commercial classification. Ms. Brittany Hall presented the results of a Neighborhood Survey she and her father conducted of residents situated near the proposed rezoning site that showed a majority of those surveyed preferred office uses/zoning for the vicinity. Ms. Schero stated she supports the OS-1 zone with lesser impacts on the adjacent residential neighborhood and limited hours of operation. Ms. Ruth Hall stated she opposes the current B-3 zone and supports either an OS-1 or B-1 district. Mr. Binder expressed concerns associated with the existing B-3 zone and intensive commercial land use along this section of East Centre Avenue. Gary Crankshaw (owner, 810 and 831 East Centre), Don Ziemke (owner, 710 and 732 East Centre), Dane Davis (9902 Wexford and commercial real estate broker) and Thomas Rogers (owner, 775 and 801 East Centre) spoke in opposition to a zoning change. Mr. Crankshaw submitted a petition signed by several East Centre Avenue property owners opposing the zoning change and expressed concerns regarding decreased property values and less flexibility for future development/redevelopment with proposed OS-1 district. Mr. Ziemke presented an Office Market Analysis report and stated he believes there is an oversupply of OS-1 zoning and expressed concerns over decreased property values with a proposed zoning change to OS-1 or B-1. Mr. Davis spoke in opposition to the proposed zoning change stating there was an excess of office development and office zoned land in the city. Mr. Rogers stated he also opposes the zoning change and discussed the 2013 rezoning to OS-1 along the north side of East Centre Avenue and the difficulties he has been having trying to market the property for sale/development.

The Commission and Mr. West next discussed various aspects of the proposed rezoning. Commissioner Felicijan asked Mr. Ziemke if banks were concerned about financing his property with a proposed OS-1 zoning change and if a change to B-1 would be less impactful to his property value. Mr. Ziemke stated financing was an issue with a zoning change to OS-1 since it results in a reduced valuation. Mr. Ziemke also indicated a B-1 district was also still a concern since it allows fewer uses than the existing B-3 district. Commissioner Reiff asked Mr. Rogers if efforts to market his properties with other adjacent OS-1 parcels were made given the long, narrow configuration of these properties. Mr. Rogers stated the adjacent property owners were amenable to a combined marketing effort, however, there has been no serious inquiries since the parcels were rezoned to OS-1 last year. A motion was then made by Commissioner Bosch, seconded by Commissioner Reiff, to adjourn Rezoning Application #14-2, East Centre Avenue and Pasma Avenue, to the May 15, 2014 meeting. The motion was unanimously approved 8-0.

Commissioner Dargitz stated that she believes the existing B-3 zoning along this section of East Centre Avenue is an anomaly and impacts on the adjacent residential neighborhood from B-3 land uses would be difficult to mitigate. Commissioner Dargitz stated a B-1 zone or some type of form-based zoning may be an appropriate compromise. Mr. West discussed the existing B-3 zoning of the East Centre Avenue properties that has existed since 1965, the lack of commercial development proposals during this time and the two catalysts that initiated consideration of a zoning change to OS-1: the 1998 proposed Centre Street Market expansion project and the 2013 Great Lakes Convenience gas station project. Mr. West discussed the higher intensity land uses that are allowed in the B-3 district and how this type of development pattern would significantly impact the character of the East Centre Avenue office corridor and the adjacent established residential neighborhoods. During the 2013 rezoning consideration of properties along the north side of East Centre Avenue, Mr. West stated a commercial zoning designation was not even considered due to potential impacts on the adjacent residential neighborhood. Mr. West indicated the Comprehensive Plan has long directed commercial development to designated commercial corridors such as Westnedge, Portage and Shaver, and to major street intersections and nodes throughout the city to avoid a strip commercial development pattern and related impacts. Mr. West stated the zoning decision should be based on adopted community plans, sound planning principles, reasonable and compatible land uses and the interests/concerns of all potentially impacted parties.

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Commissioner Felicijan stated property values fluctuate and he opposes a broad brush OS-1 zoning for the East Centre Avenue properties. Commissioner Felicijan indicated he believes the rezoning process should move slowly to ensure all options are considered and the city makes the right decision for both the property owners and adjacent residents. Commissioner Patterson discussed different ways properties are typically valued and expressed concerns with placement of additional hardship on the existing property owners. Commissioner Patterson stated he agrees that the Commission should proceed cautiously and look at creative options that may be available. Commissioner Reiff discussed financing issues and stated that owner, occupied development, whether it be office or commercial, is most attractive to lending institutions.

**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 8:45 p.m.

Respectfully submitted,

Michael K. West, AICP  
Assistant City Planner

**TO:** Planning Commission

**DATE:** May 9, 2014

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

**SUBJECT:** Final Report – Rezoning Application #14-2, East Centre Avenue and Pasma Avenue

**I. INTRODUCTION:**

During the April 3, 2014 meeting, the Planning Commission reviewed and discussed the existing zoning, land use and Future Land Use Map designations of several properties located along the south side of East Centre Avenue, east of Lakewood Drive. This review was prompted in part by a recent development proposal involving a gas station, convenience store and drive-thru restaurant at 710 and 732 East Centre Avenue. Specifically, there are seven East Centre Avenue properties and portions of three other Pasma Avenue properties zoned B-3, general business that are inconsistent with the 2008 Comprehensive Plan (and draft 2014 Comprehensive Plan) designation of office. In addition, the property at 710 East Centre Avenue is zoned P-1, vehicular parking (with the exception of the west 5-feet that is zoned R-1A, one family residential). At the conclusion of the April 3<sup>rd</sup> discussion, the Planning Commission voted unanimously to initiate the process to consider rezoning 732, 810, 830, 906, 912, 916 and 918 East Centre Avenue from B-3, general business to OS-1, office service, 710 East Centre Avenue from P-1, vehicular parking to OS-1, office service (excepting the west 5-feet) and the northern approximate 50-feet of 907, 913 and 923 Pasma Avenue from B-3, general business to R-1A, one family residential. A copy of the April 3, 2014 Planning Commission meeting minutes is attached while a listing of the properties involved with this rezoning consideration is provided in the table below.

Address	Parcel Number	Existing Zoning	Proposed Zoning
710 East Centre Avenue	04680-016-O	P-1/R-1A (west 5 feet)	OS-1/R-1A (west 5 feet)
732 East Centre Avenue	00022-150-O	B-3	OS-1
810 East Centre Avenue	00022-145-O	B-3	OS-1
830 East Centre Avenue	00022-140-O	B-3	OS-1
906 East Centre Avenue	00022-105-O	B-3	OS-1
912 East Centre Avenue	00022-100-O	B-3	OS-1
916 East Centre Avenue	00022-101-O	B-3	OS-1
918 East Centre Avenue	00022-095-O	B-3	OS-1
907 Pasma Avenue (north 50-feet)	04683-154-O	B-3	R-1A
913 Pasma Avenue (north 50-feet)	04683-155-A	B-3	R-1A
923 Pasma Avenue (north 50-feet)	04683-155-B	B-3	R-1A

**II. EXISTING CONDITIONS:**

Ownership, Zoning and Land Use. The table on the following page and attached zoning and aerial photo maps summarize and illustrate the ownership, zoning and land use of these 11 parcels.

Parcel	Ownership	Acres	Zoning	Land Use
710 East Centre Avenue	Alto Convenience, Inc.	0.39	P-1 (west 5-feet zoned R-1A)	Former Centre Street Market Parking Lot/Vacant
732 East Centre Avenue	Alto Convenience, Inc.	1.85	B-3	Former Centre Street Market/Vacant
810 East Centre Avenue	Crankshaw, Gary K & K.E.	1.85	B-3	Otis Montessori Academy
830 East Centre Avenue	KEC Holdings, LLC	0.93	B-3	Vacant
906 East Centre Avenue	Elzinga, Tamara – Rev Trust	1.34	B-3	Non-conforming single family residence
912 East Centre Avenue	Hall, Ruth J & D. C. Trust	0.44	B-3	Non-conforming single family residence
916 East Centre Avenue	D & D Greenhouses, LLC	0.62	B-3	Greenhouses/Vacant
918 East Centre Avenue	D & D Greenhouses, LLC	3.95	B-3	Greenhouses/Vacant
907 Pasma Avenue (north 50-feet)	Brososke, Ronald J & P.A.	0.40	B-3	Single family residence (rear yard)
913 Pasma Avenue (north 50-feet)	Bradshaw, Nicole E	0.20	B-3	Single family residence (rear yard)
923 Pasma Avenue (north 50-feet)	Pennell, Laura L	0.20	B-3	Single family residence (rear yard)

Zoning/Development History. With the exception of the 710 East Centre Avenue parcel, which was rezoned to P-1 in 1998, the above referenced properties have maintained the B-3, general business zoning classification since 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 (Rezoning Application #97-12). In a report dated July 1, 1998, the Department of Community Development recommended the subject property be rezoned to OS-1, office service and, furthermore, expand the OS-1 zoning to include the Centre Street Market parcel (732 East Centre Avenue) and Otis Montessori School parcel (810 East Centre Avenue). As part of the final analysis, staff indicated the proposed B-3 zone was not consistent with the Comprehensive Plan and Future Land Use Map designations of office, the surrounding land use/zoning pattern and the proposed B-3 district represents "...the most intense of the commercial districts" with potential uses including "...gas stations, automotive repair, new/used car lots, motels/hotels, dry cleaning plants, among others". Staff further concluded that these "...higher intense commercial uses will have a greater impacts on the surrounding residential uses" and that there were "...other more appropriate sites within the city and City Centre area to accommodate general business, higher intense retail uses". After considering the request, City Council approved a zoning change to P-1, vehicular parking for 710 East Centre Avenue 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.

Consistent with the Comprehensive Plan, there have been many zoning changes to OS-1 along East Centre Avenue during the past couple decades. The most recent OS-1 rezoning occurred in 2013 when a group of property owners requested a rezoning of several properties located along the north side of East Centre Avenue, between Lakewood Drive and Garden Lane, from one family residential to office service.

Public Streets/Utilities. East Centre Avenue, between Waylee Street and Portage Road, is designated a 5-lane major arterial roadway with 20,233 vehicles per day (2011) and a capacity of 37,100 vehicles per day (level of service "D"). Municipal water and sanitary sewer are available along East Centre Avenue.

Historic District/Structures. The properties subject to the rezoning consideration are not located within a historic district and do not contain any historic structures.

Environmental Issues. The City of Portage Sensitive Land Use Inventory Map does not identify wetland or floodplain areas on or adjacent to the properties subject to the rezoning consideration.

### **III. PUBLIC REVIEW/COMMENT**

The Planning Commission convened a public hearing at the May 1, 2014 meeting. A total of eight people spoke in regard to the proposed rezoning including four people who supported a zoning change and four people who opposed a zoning change. Brittany Hall (8108 Kingston), Leslie Schero (8119 Kingston), Ruth Hall (8108 Kingston) and Craig Binder (743 East Centre) spoke in support of a zoning change to either an office or low intensity commercial classification. Ms. Brittany Hall presented the results of a Neighborhood Survey (see attached) she and her father conducted of residents situated near the proposed rezoning site that showed a majority of those surveyed preferred office uses/zoning for the vicinity. Ms. Schero stated she supports the OS-1 zone with lesser impacts on the adjacent residential neighborhood and limited hours of operation. Ms. Ruth Hall stated she opposes the current B-3 zone and supports either an OS-1 or B-1 district. Mr. Binder expressed concerns associated with the existing B-3 zone and intensive commercial land use along this section of East Centre Avenue. A letter supporting a zoning change to OS-1 for the East Centre Avenue properties was also received from Thomas Postumus, 8102 Lakewood (see attached).

Gary Crankshaw (owner, 810 and 831 East Centre), Don Ziemke (owner, 710 and 732 East Centre), Dane Davis (9902 Wexford and commercial real estate broker for the Bradley Company) and Thomas Rogers (owner, 775 and 801 East Centre) spoke in opposition to a zoning change. Mr. Crankshaw submitted a petition (see attached) signed by several East Centre Avenue property owners opposing the zoning change and expressed concerns regarding decreased property values and less flexibility for future development/redevelopment with proposed OS-1 district. Mr. Ziemke presented an Office Market Analysis report and stated he believes there is an oversupply of OS-1 zoning and expressed concerns over decreased property values with a proposed zoning change to OS-1 or B-1. Mr. Davis spoke in opposition to the proposed zoning change stating there was an excess of office development and office zoned land in the city. Mr. Rogers stated he also opposes the zoning change and discussed the 2013 rezoning to OS-1 along the north side of East Centre Avenue and the difficulties he has been having trying to market the property for sale/development. Two email communications opposing the proposed zoning change to OS-1 were also received from Chad Hoeksema of D & D Greenhouses, 916 and 918 East Centre Avenue (see attached).

### **IV. REZONING ANALYSIS:**

The following analysis has been prepared based on general land use considerations, the Comprehensive Plan, traffic conditions and surrounding development patterns. Issues to be considered are consistency

with the Future Land Use Plan Map and Development Guidelines, suitability of the existing zoning classification and the impacts of the proposed zoning classification.

Comprehensive Plan/Future Land Use Map Consistency. The Comprehensive Plan/Future Land Use Map has long designated the properties along East Centre Avenue as appropriate for office land use. The northern portion of the three Pasma Avenue properties is identified for low density residential land use. These land use designations date back to the 1996 Comprehensive Plan that was adopted by the Planning Commission and has carried forward with subsequent Plan updates (2002, 2008 and pending 2014). This section of East Centre Avenue is also designated as an office corridor with a predominant office, personal service establishment, institutional and residential land use pattern. The Comprehensive Plan identifies the office land use designation and the corresponding OS-1 district as an effective transition zone between residential uses and major arterial roadways since office uses typically have limited hours of operation (weekdays from approximately 8am-5pm), a building style and mass similar to residential structures and less traffic generation.

In regard to commercial land use designations, the Comprehensive Plan describes general business areas as providing a full range of retail goods and services catering more to automobile traffic from a broader market area, up to a 10 mile radius, including surrounding communities. General business uses include retail stores, hotels and motels, fast food and sit-down style restaurants, automobile sales and services, furniture and appliance stores and highway service establishments with patrons originating from area neighborhoods, surrounding communities, through travelers and surrounding businesses and industries. The Future Land Use Map identifies appropriate locations for general business areas and the corresponding B-3 district as concentrated to primary commercial nodes (e.g., Centre-Portage, Centre-Westnedge-Shaver), along major thoroughfares (Westnedge, Portage, Shaver) and at major roadway intersections in a manner that prevents a sprawling commercial corridor.

The Comprehensive Plan indicates that local business areas are intended to encourage and support low intensity local business uses and service establishments (i.e., convenience stores, small sit-down style restaurants, pharmacies, banks, offices, etc.) which provide convenience goods and services to residents and employees in the immediate neighborhood, generally within a two mile radius, while maintaining a compatible neighborhood scale. Local business areas are generally located at secondary street intersections or nodes, near single-family residential neighborhoods accessible by walkway or bikeway connections, where the economic vitality of the businesses are a direct result of patronization by local customer traffic. The Future Land Use Map identifies appropriate locations for local business areas and the corresponding B-1 district as concentrated to neighborhood commercial nodes located near secondary street intersections (e.g., West Centre-Oakland, East Centre-Lovers Lane, East Centre-South Sprinkle, Long Lake-South Sprinkle, West Milham-South 12<sup>th</sup> Street). The Comprehensive Plan also states a strategy of the local business area is to confine neighborhood centers to small nodes and avoid allowing nearby parcels to be converted to commercial use which often leads to decentralization of the small business node and a strip commercial development pattern.

There are two East Centre Avenue commercial nodes located in close proximity to the Kingston/Lakewood residential neighborhood: one at Lovers Lane and one at South Westnedge Avenue/Shaver Road. Each node is approximately one-quarter mile from the residential neighborhood area within convenient walking distances. As indicated above, the addition of more commercial zoning

along this segment of East Centre Avenue could lead to the decentralization of the business nodes (additional tenant vacancies) and a strip commercial development pattern.

As stated in the Comprehensive Plan, the Future Land Use Map is a representation of general physical features/land use activities in the city when fully developed and does not imply that all of the changes will or should occur in the near term. In addition, development and redevelopment will proceed in a manner consistent with current market conditions, transportation and infrastructure capacity, as examples, and other matters which help determine the appropriate timeframe.

With regard to the data presented at the May 1<sup>st</sup> public hearing by Mr. Ziemke that indicated there was a high office vacancy rate within Portage and an over-supply of office-zoned land, it is understood from subsequent discussions with the Bradley Company that the data is not representative of all office buildings/uses within the city. Based on information received, the 1.77 million square feet of existing office space includes: multi-tenant office buildings 5,000 square feet and larger; excludes owner-occupied/single-tenant buildings; and small offices under 5,000 square feet in area (based on city records, there is a total of 2.85 million square feet of building area used for office purposes). In addition, the data does not include the former Pfizer building (380,000 square feet) at the northeast corner of Portage and Romence Road, but does include the former Pfizer "Quad" building which has approximately 300,000 square feet of vacant office space. It is further understood that the same subset of data was used in regard to the 493,022 square feet of actively marketed vacant office space. In summary, the evaluation of office vacancies was focused on multi-tenant, larger scale office space and does reflect the overall market for office uses within the city.

It is important to note that the development of office uses within the city, including along the East Centre Avenue corridor, has primarily been owner-occupied office buildings less than 5,000 square feet in area, which have been developed at a scale that is compatible with adjacent neighborhoods. During the past 10 years, which includes the Great Recession period that began in 2008, 45 office-related projects were completed in the city. Of the 45 projects, 38 were new, small scale office buildings. During this same time period, only one large-scale multi-tenant office building was constructed in the city, 950 Trade Centre Way. Along the East Centre Avenue corridor, projects included Appletree Learning Center, Randall L. Brown & Associates PLC, Post Community Credit Union, and Portage Community Center. While office redevelopment has been gradual along this designated office corridor, there is a consistent trend involving East Centre Avenue frontage properties transitioning from residential to office zoning/land use.

With regard to commercial property, no analysis of zoning and commercial vacancies was presented at the May 1<sup>st</sup> public hearing. However, within the general vicinity there are 68.7 acres zoned either B-1, B-3 or CPD (not including the properties subject to rezoning) along East Centre Avenue between Shaver Road and Portage Road. Consistent with the Comprehensive Plan, the commercial zoning is generally located within the commercial nodes (Lovers Lane/East Centre and Portage Road/East Centre) and at the intersection of Shaver Road/South Westnedge within the City Centre Area. Of the 68.7 acres, 29 acres are vacant and several other properties are under-utilized (e.g. occupied by a nonconforming single-family dwelling). Furthermore, and as identified in the Lake Center Subarea Plan, there are other vacant or under-utilized properties along Portage Road south of East Centre Avenue that could be redeveloped in the ongoing effort to revitalize this important commercial corridor. Finally, the properties subject to the

rezoning have been zoned B-3, general business since the comprehensive rezoning of the city in 1965. During this time period, the properties have remained under-utilized with no (re)development activity other than the Otis Montessori school that renovated an existing building in 1990.

With regard to existing zoning, there is no “vested interest” that guarantees zoning will not change: In fact zoning changes are suggested in the Comprehensive Plan, such as along East Centre Avenue: An identified strategy of the office land use designation in the Comprehensive Plan is to continue to support development in the primary office corridors (Centre Avenue and Milham Avenue), including zoning changes where appropriate. During preparation of the Plan (including the draft 2014 Comprehensive Plan Update), such changes were carefully considered to ensure the general development arrangement remains consistent and landowners will be ensured a reasonable use of their land.

Development Guidelines. The Development Guidelines are intended to be used by the Commission and staff when reviewing private development proposals, infrastructure improvement programs (i.e. public expenditures on streets, sewers and water mains that influence the location, intensity and timing of development) and public programs that affect the physical environment. The guidelines also provide direction and underpinning for regulations that affect land use (e.g. zoning, subdivision, parking, landscaping and others), may suggest incentives to influence community development and preservation and may suggest adjustments to other policies that influence the use of land for consistency with community development objectives. The proposed OS-1 and R-1A zones are consistent with applicable development guidelines contained in the Comprehensive Plan (attached).

Suitability and Differences Between Existing/Proposed Zoning Districts. As was evident with the recent proposal by Great Lakes Convenience to construct a gasoline station/convenience store and fast food restaurant at the former Centre Street Market property, the B-3 zoning district allows a variety of intensive commercial land uses, either as principal permitted uses or special land uses, that may not be appropriate adjacent single family residences and other institutional land uses such as child day care facilities and schools. As information for the Commission, staff is also considering an ordinance amendment to establish specific locational requirements for gasoline stations in the B-3 zone. Differences between the B-3 and OS-1 zoning districts are summarized in the table below

<b>Differences Between B-3 and OS-1 Zoning Districts</b>		
<b>Requirement</b>	<b>B-3</b>	<b>OS-1</b>
<b>Intent</b>	Designed to provide sites for more diversified businesses and are often located to serve pass by traffic with locations typically mapped along major traffic arteries and/or adjacent to B-2 community business districts.	Designed to accommodate office and institutional land use activities and planned to serve as transitional areas between residential districts and commercial districts and between major thoroughfares and residential districts.
<b>Allowable Uses (examples)</b>	Retail and Service Establishments; Restaurants (sit-down style and fast food with drive thru); Micro-breweries and Brew Pubs; Theaters, Assembly Halls and Concert Halls; Business Schools and Colleges; Gasoline Stations; Automobile Repair Stations; Automatic and Self-Service Car Washes; New/Used Vehicle Dealerships; Dry Cleaning Plants; Motels/Hotels and Work/live Accommodations.	Executive, Administrative and Professional Offices; Medical Offices and Clinics; Banks and Credit Unions; Art and Photographic Studios; Personal Service Establishments; Institutional Uses such as Public and Private Elementary, Intermediate and High Schools, Public and Private Colleges and Universities, Religious Institutions, Child Day Care Centers,

<b>Differences Between B-3 and OS-1 Zoning Districts</b>		
Requirement	B-3	OS-1
		Convalescent Homes; Funeral Homes; Vocational, Trade and Business Schools and Work/live Accommodations.
Setbacks	<u>Front:</u> 30' (10' for parking); <u>Rear:</u> 20' <u>Rear:</u> 20' <u>Side:</u> 0-10' (depending on adjacent zoning/land use and Building Code)	<u>Front:</u> 27' (10' for parking); <u>Rear:</u> 20' <u>Rear:</u> 20' <u>Side:</u> 0-15' (depending on adjacent land use and Building Code)
Height	35' (one-story and 25' where adjacent residential district; increases permitted subject to PC/CC approval)	Same
Screening	6' berm (if greater than 3 acres). 6' screen, 10' greenstrip (if less than 3 acres)	Same
Signage	Freestanding: Up to 180 sq. ft. Wall: Up to 100 sq. ft. <sup>1</sup>	Freestanding: Up to 75 sq. ft. Wall: Up to 100 sq. ft.

<sup>1</sup> Can be increased if the length of the wall is  $\geq 100$  feet.

In addition to a comparison of B-3 and OS-1 zoning district uses, it is acknowledged that during the May 1<sup>st</sup> public hearing there was an interest expressed in evaluating B-1, Local Business uses for the vicinity. The B-1 district permits all uses permitted in the OS-1 district and smaller scale retail uses (up to 10,000 square feet in area), small scale restaurants (up to 1,500 square feet in area excluding drive in/drive through serves and sale of alcoholic beverages), dry cleaning retail businesses, and churches as principal permitted uses. The B-1 district permits as special land uses larger scale retail stores (up to 20,000 square feet), funeral homes, veterinary clinics, and work/live accommodations.

Existing Land Use/Impacts of Proposed Zoning Change. As shown on the attached Aerial Photo Map, a large portion of the proposed rezoning area is currently vacant and impacts of a proposed zoning change would vary depending on the particular property. As the Commission is aware, the former Centre Street Market property (710 and 732 East Centre Avenue) is currently vacant and under new ownership. While the request for a gasoline station/convenience store development has been withdrawn by the owner, Great Lakes Convenience has indicated plans to construct a new 8,000 square foot retail strip center with a restaurant and drive-thru component (a concept plan has been submitted and review comments have been provided to the property owner). If a zoning change to OS-1 occurred prior to construction of the retail strip center, the proposed retail uses would not be permitted. However, if construction of the project occurred before the OS-1 zoning change, any established retail uses would become nonconforming. Alternatively, the uses within the development could be converted to personal service and/or office uses permitted within the OS-1 district.

The existing Otis Montessori Academy would continue as a special land use in the OS-1 district and would be allowed to expand subject to Planning Commission review/approval. The two nonconforming single family residential parcels located at 906 and 912 East Centre Avenue would remain nonconforming, while the existing greenhouses located at 916 and 918 East Centre Avenue would become nonconforming uses. As additional information, Section 42-133 of the Zoning Code provides regulations for nonconforming lots, buildings, structures and uses. In summary, a nonconforming use

may continue until it is removed, changed to a conforming use or intentionally abandoned. A property and/or building with a nonconforming use can have a change of tenancy, ownership or management without losing its nonconforming status. General maintenance and repair of the property and/or building in which the nonconforming use is located is also permitted. Additionally, if a building in which a nonconforming use is located were destroyed by fire, tornado or other act of God, the building could be reconstructed to its original location within 18 months. Finally, nonconforming uses cannot be enlarged to occupy a greater area of land, and cannot be moved in whole or part to another area of the property without review by the Zoning Board of Appeals. With regard to the greenhouses at 916 and 918 East Centre Avenue, a review of aerial photography indicates there is minimal vacant land remaining for expansion. Furthermore, additional protections may also be afforded to the existing greenhouse use under the Right-to-Farm Act.

A zoning change from P-1 to OS-1 (while retaining the west 5-feet as R-1A) at 710 East Centre Avenue would have no adverse impact on the existing off-street parking lot, while permitting additional office development options for the property owner with minimal impacts on the adjacent properties. A zoning change from B-3 to R-1A for the northern portions of 907, 913 and 923 Pasma Avenue parcels would further protect the existing single family residences and correct this zoning map irregularity.

Traffic Considerations. The proposed OS-1 rezoning and associated development/redevelopment of the East Centre Avenue properties is anticipated to generate less traffic than development/redevelopment under the existing B-3 district. In addition, office uses tend to have less evening and weekend traffic which is more compatible with the adjacent neighborhood. Specific access management related issues including driveway locations and shared/cross access will be reviewed at the site plan stage of redevelopment/redevelopment.

## **V. RECOMMENDATION:**

Several alternatives are available for Planning Commission consideration including the following:

- 1) Recommend to City Council that Rezoning Application #14-2 be approved and 732, 810, 830, 906, 912, 916 and 918 East Centre Avenue be rezoned from B-3, general business to OS-1, office service; 710 East Centre Avenue be rezoned from P-1, vehicular parking to OS-1, office service (excepting the west 5-feet); and the northern approximate 50-feet of 907, 913 and 923 Pasma Avenue be rezoned from B-3, general business to R-1A, one family residential.
- 2) Recommend to City Council that Rezoning Application #14-2 be approved and 732, 810, 830, 906, 912, 916 and 918 East Centre Avenue be rezoned from B-3, general business to B-1, local business; 710 East Centre Avenue be rezoned from P-1, vehicular parking to B-1, local business (excepting the west 5-feet); and the northern approximate 50-feet of 907, 913 and 923 Pasma Avenue be rezoned from B-3, general business to R-1A, one family residential.
- 3) If Alternative 1 or 2 are not recommended to City Council, it is appropriate that the northern approximate 50-feet of 907, 913 and 923 Pasma Avenue be rezoned from B-3, general business to R-1A, one family residential to address the zoning irregularity of these three properties, while the remaining East Centre Avenue properties would maintain the existing zoning designations.

4) Withdraw Rezoning Application #14-2 with no changes to the existing zoning designations.

Based on the foregoing analysis and consistent with the Comprehensive Plan, Future Land Use Map and surrounding zoning/land use pattern, staff recommends Alternative 1. Rezoning the East Centre Avenue parcels to OS-1 would afford the property owners a variety of office, personal service and institutional land use options, while ensuring the adjacent single family residential neighborhood a land use development pattern that is consistent and compatible with the Comprehensive Plan and Future Land Use Plan designations and the established land use/zoning pattern along the East Centre Avenue office corridor.

Although not consistent with the Comprehensive Plan and Future Land Use Map, Alternative 2 with a B-1 zoning designation would provide the currently zoned B-3 properties on the south side of East Centre Avenue with commercial development options that would likely result in less impact on the surrounding single family residential neighborhood in comparison with the current B-3 zoning. If this option was recommended by the Planning Commission to City Council, it is advised that the recommendation include an acknowledgment that a rezoning to B-1 is more consistent with the Comprehensive Plan than the current B-3 zoning, and that the designation of East Centre Avenue as an office corridor within the Comprehensive Plan/Future Land Use map remains valid overall.

If the Planning Commission recommends the properties be rezoned, it is also recommended that a text amendment be initiated concurrent with the rezoning that would permit the existing greenhouse or “specialized agriculture” to continue as a conforming use. The Zoning Code currently specifies that “specialized agriculture” is permitted as a conforming use within the several zoning districts (R-1A – R-1E, one-family residential, B-2, Community Business, B-3, General Business; I-1, Light Industrial and I-2, Heavy Industrial Districts), and was adopted in 1989 to provide protections to long-established greenhouse operations within the community. In this regard, a similar text amendment would provide additional protections to the long-established greenhouse use at 916 and 918 East Centre Avenue, while ensuring that future uses on this property are compatible with the adjacent neighborhood to the south and other adjacent properties. If the Planning Commission wishes to initiate a text amendment, it is recommended that the public hearing for the rezoning be adjourned to June 5, 2014, and that a public hearing on the text amendment also be set for June 5, 2014. In this manner, the rezoning and text amendment could be reviewed by the Planning Commission concurrently.

Attachments: Rezoning Application and April 3, 2014 Planning Commission meeting minutes  
Zoning/Vicinity Map  
Future Land Use Map  
Aerial Photo Map  
Development Guidelines  
April 28, 2014 letter received from Mr. Thomas Posthumus, 8102 Lakewood Drive  
April 28, 2014 email communication received from Chad Hoeksema, 916 & 918 East Centre  
May 1, 2014 email communication received from Chad Hoeksema, 916 & 918 East Centre  
Neighborhood Survey submitted by Ms. Brittany Hall, 8108 Kingston Drive  
Petition against proposed rezoning submitted by Mr. Gary Crankshaw, 810 & 830 East Centre  
Office Market Assessment submitted by Mr. Don Ziemke, 710 & 732 East Centre



3. My (our) interest in the property and purpose for submitting the proposed Zoning Amendment: Rezoning consideration consistent with City of Portage Comprehensive Plan.

4. CURRENT ZONING: B-3/P-1 PROPOSED ZONING: OS-1/P-1/R-1A

**ZONING TEXT AMENDMENT**

1. The proposed language to be considered is (attach additional sheets as necessary):  
\_\_\_\_\_  
\_\_\_\_\_
2. The Zoning Code Chapter and Section wherein the proposed text would be modified/inserted.  
\_\_\_\_\_
3. My (our) interest in and purpose for submitting the proposed Zoning Ordinance Amendment.  
\_\_\_\_\_  
\_\_\_\_\_

We attach a statement hereto indicating why, in our opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment will advance the public health, safety and welfare. An assessment of the impact of the proposal on the community and property of other persons in the vicinity of the amendment or affected by the amendment is also attached.

<u>Paul Welch, Chairman</u> (Signature of Applicant)	<u>City of Portage Planning Commission</u> (Signature of Applicant)
<u>7900 South Westnedge Avenue</u> (Address)	<u>Portage, Michigan 49002</u> (Address)
<u>(269) 329-4477 (Community Development Department)</u> (Phone)	<u>(Phone)</u>

A copy of all actions taken regarding this application shall be attached and shall be considered a part of this application.

## Rezoning Application #14-2

Address	Ownership	Parcel Number	Existing Zoning	Proposed Zoning
710 East Centre Avenue	Alto Convenience, Inc.	04680-016-O	P-1/R-1A (west 5 feet)	OS-1/R-1A (west 5 feet)
732 East Centre Avenue	Alto Convenience, Inc.	00022-150-O	B-3	OS-1
810 East Centre Avenue	Crankshaw, Gary K & K.E.	00022-145-O	B-3	OS-1
830 East Centre Avenue	KEC Holdings, LLC	00022-140-O	B-3	OS-1
906 East Centre Avenue	Elzinga, Tamara – Rev Trust	00022-105-O	B-3	OS-1
912 East Centre Avenue	Hall, Ruth J & D. C. Trust	00022-100-O	B-3	OS-1
916 East Centre Avenue	D & D Greenhouses, LLC	00022-101-O	B-3	OS-1
918 East Centre Avenue	D & D Greenhouses, LLC	00022-095-O	B-3	OS-1
907 Pasma Avenue (north 50-feet)	Brosofske, Ronald J & P.A	04683-154-O	B-3	R-1A
913 Pasma Avenue (north 50-feet)	Bradshaw, Nicole E	04683-155-A	B-3	R-1A
923 Pasma Avenue (north 50-feet)	Pennell, Laura L	04683-155-B	B-3	R-1A

of South Westnedge Avenue and West Kilgore Road. Mr. West indicated the Planning Commission concluded its review and recommendation of the proposed CPD, commercial planned development rezoning application and associated conceptual plan/narrative on February 20, 2014 and City Council would be conducting a public hearing to consider these applications on April 15, 2014. In an effort to expedite the Earth Fare project, Mr. West stated the applicant has requested Planning Commission review and conditional approval of the specific (site) plan. Mr. West indicated the development project has been designed in substantial conformance with the proposed conceptual plan.

Mr. Andy Wenzel of The Hinman Company (applicant representative) was present to support the development project. Mr. Wenzel presented a revised building elevation and discussed site related issues including access, loading/unloading area, internal landscape islands and sidewalk installation along West Kilgore Road and South Westnedge Avenue and within the site. After a brief discussion, a motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to approve the Specific (Site) Plan for Earth Fare, 605 and 531 West Kilgore Road, subject to City Council approval of the Conceptual Plan submitted by Jereco LLC and 5024 South Westnedge LLC for the 5.3 acre tract of land located near the southwest corner of South Westnedge Avenue and West Kilgore Road. Attorney Brown suggested the motion include a statement that any condition placed on the conceptual plan approval by City Council would also apply to the site plan approval by the Planning Commission. Commissioners Bosch and Patterson concurred. The motion was unanimously approved 6-0.

**PUBLIC HEARINGS:**

None.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

1. **East Centre Avenue Rezoning Consideration.** Mr. Forth summarized the staff report dated March 28, 2014 regarding the staff recommendation to initiate a rezoning consideration of several properties located along the south side of East Centre Avenue, east of Lakewood Drive. Mr. Forth reviewed the properties involved in the recommended rezoning area, existing land use and ownership information. Mr. Forth also provided background information regarding the surrounding zoning/land use pattern and the Future Land Use Map designation of this area. Mr. Forth discussed the nonconforming use regulations of the Zoning Code and the impacts an OS-1 rezoning would have on existing land uses. Mr. Forth then discussed the staff recommendation to initiate the process to consider rezoning 732, 810, 830, 906, 912, 916 and 918 East Centre Avenue from B-3, general business to OS-1, office service, 710 East Centre Avenue from P-1, vehicular parking to OS-1, office service (excepting the west 5-feet) and the northern approximate 50-feet of 907, 913 and 923 Pasma Avenue from B-3, general business to R-1A, one family residential.

Vice-Chairman Felicijan stated he believes a rezoning is appropriate, however, some B-1, local business zoning should be considered. Vice-Chairman Felicijan also indicated he believes there is an over capacity of office zoned property in the city and asked whether Great Lakes Convenience alternative proposal for a retail strip center and restaurant would be allowed in the OS-1 district. Mr. Forth stated the retail/restaurant use would not be allowed in the OS-1 district. Commissioner Patterson stated Great Lakes Convenience purchased 710 and 732 East Centre Avenue for commercial purposes and believes the alternative proposal should be considered by the Planning Commission before initiating any rezoning consideration of the property. Commissioner Dargitz indicated she prefers smaller commercial nodes and the B-1 zone to help facilitate more walkable and neighborhood friendly commercial uses. Commissioner Patterson concurred but stated he still believes it is premature to consider a rezoning until Great Lakes Convenience comes forward with alternative

development plan for retail strip center and restaurant. Mr. Forth indicated there have been no discussions or contact with Great Lakes Convenience since the March 20, 2014 Planning Commission meeting. Mr. Forth stated the appropriate approach to soliciting public comment regarding any rezoning is through the formal public hearing process.

Vice-Chairman Felicijan asked if any person in the audience would like to comment on the consideration to initiate a rezoning consideration of these several properties. Mr. Craig Binder (743 East Centre Avenue) stated he was in favor with the rezoning, however, was not familiar with the B-1 zoning district. Ms. Brittany Hall (8108 Kingston) stated she would be supportive of a lower intensity commercial zoning that limited uses and hours of operation to minimize impacts on the adjacent residential neighborhood. Attorney Brown stated the hours of operation for a principal permitted use could not be restricted.

After a brief discussion, a motion was made by Commissioner Dargitz, seconded by Commissioner Bosch, to initiate the process to consider rezoning 732, 810, 830, 906, 912, 916 and 918 East Centre Avenue from B-3, general business to OS-1, office service, 710 East Centre Avenue from P-1, vehicular parking to OS-1, office service (excepting the west 5-feet) and the northern approximate 50-feet of 907, 913 and 923 Pasma Avenue from B-3, general business to R-1A, one family residential. The motion was unanimously approved 6-0.

2. Comstock Township Master Plan Amendments. Vice-Chairman Felicijan referred the Commission to the communication received from Comstock Township regarding proposed amendments to the Master Plan. Proposed amendments involve several properties located along River Street, north of the I-94 Business Loop, approximately two miles from the City of Portage corporate boundary. A motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to receive the Comstock Township Master Plan Amendments with no specific comments offered. The motion was unanimously approved 6-0.

8:00 p.m. - The Commission took a short recess.

8:10 p.m. - The Commission reconvened the meeting in City Hall Conference Room No. 1

3. 2014 Comprehensive Plan Update, Transportation and Land Use + Character. Mr. Forth referred the Commission to the draft Transportation chapter of the 2014 Comprehensive Plan Update. Mr. Forth summarized the Introduction, Complete Streets, Context Sensitive Streets, Corridor Management and Street Capacity and Operations sections and asked if the Commission had any comments. Commissioner Dargitz asked if non-paved pathways can be an alternative where sidewalks along streets are not provided or planned. Mr. Forth stated they are an option in certain locations. Commissioner Dargitz also asked where the roadway capacity tables were and how roadway projects were presented to KATS for funding. Mr. Forth stated roadway capacity tables were being finalized and were being added to the Community Snapshot report. Mr. Forth also explained how roadway projects were presented to KATS by the local agencies and prioritized for funding purposes.

Mr. Forth then referred the Commission to the draft Land Use + Character chapter of the 2014 Comprehensive Plan Update. Mr. Forth summarized the various sections of the chapter and asked if the Commission had any comments. Vice-Chairman Felicijan stated on page 43 there is a reference to "see table at right", however, there is no table. Mr. Forth stated that reference was a carry-over from a previous section and would be removed. Commissioner Dargitz asked how "transitions" between land uses were being proposed with changes to the Future Land Use Map. Mr. Forth stated the Future Land Use Map was intended to identify general land use patterns across the city and more specific area reviews could be performed after adoption of the plan. Commissioner Somers asked whether language could be added to Page 48 (Lakefront Residential) that would reference a goal of establishing a more consistent lakefront setback to preserve the viewshed for all lakefront residents (i.e., 45 degree viewshed). Mr. Forth indicated this suggestion is probably best included in the Implementation Strategies section of the plan.

Mr. Forth reviewed the March 28, 2014 staff report and Future Land Use Map that identifies 19 proposed changes and asked if the Commission had any comments. Commissioner Dargitz suggested reordering the

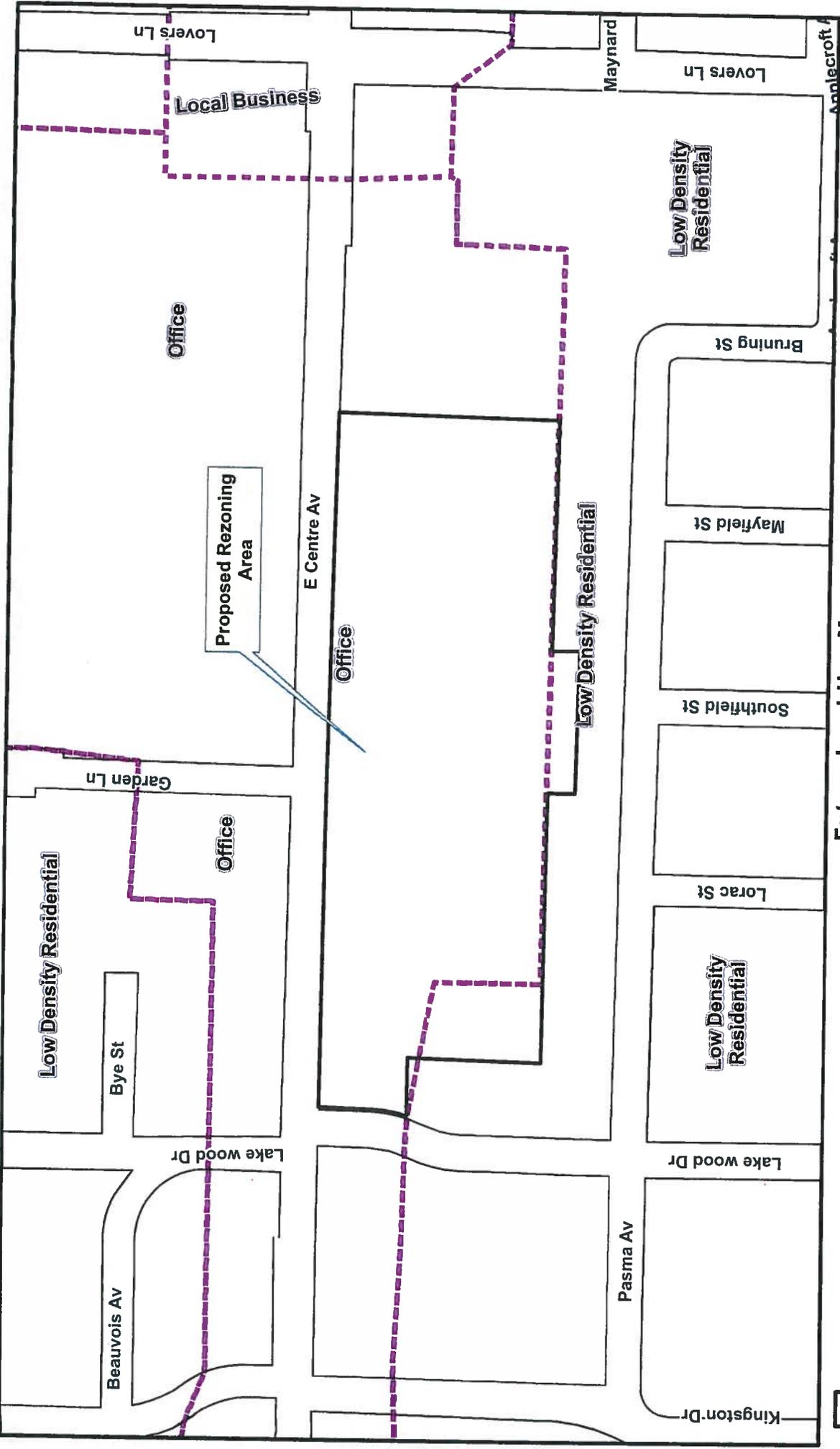


**Rezoning Consideration  
700-900 Block  
East Centre Avenue**

Zoning Boundary  
Proposed Rezoning Area



1 inch = 160 feet

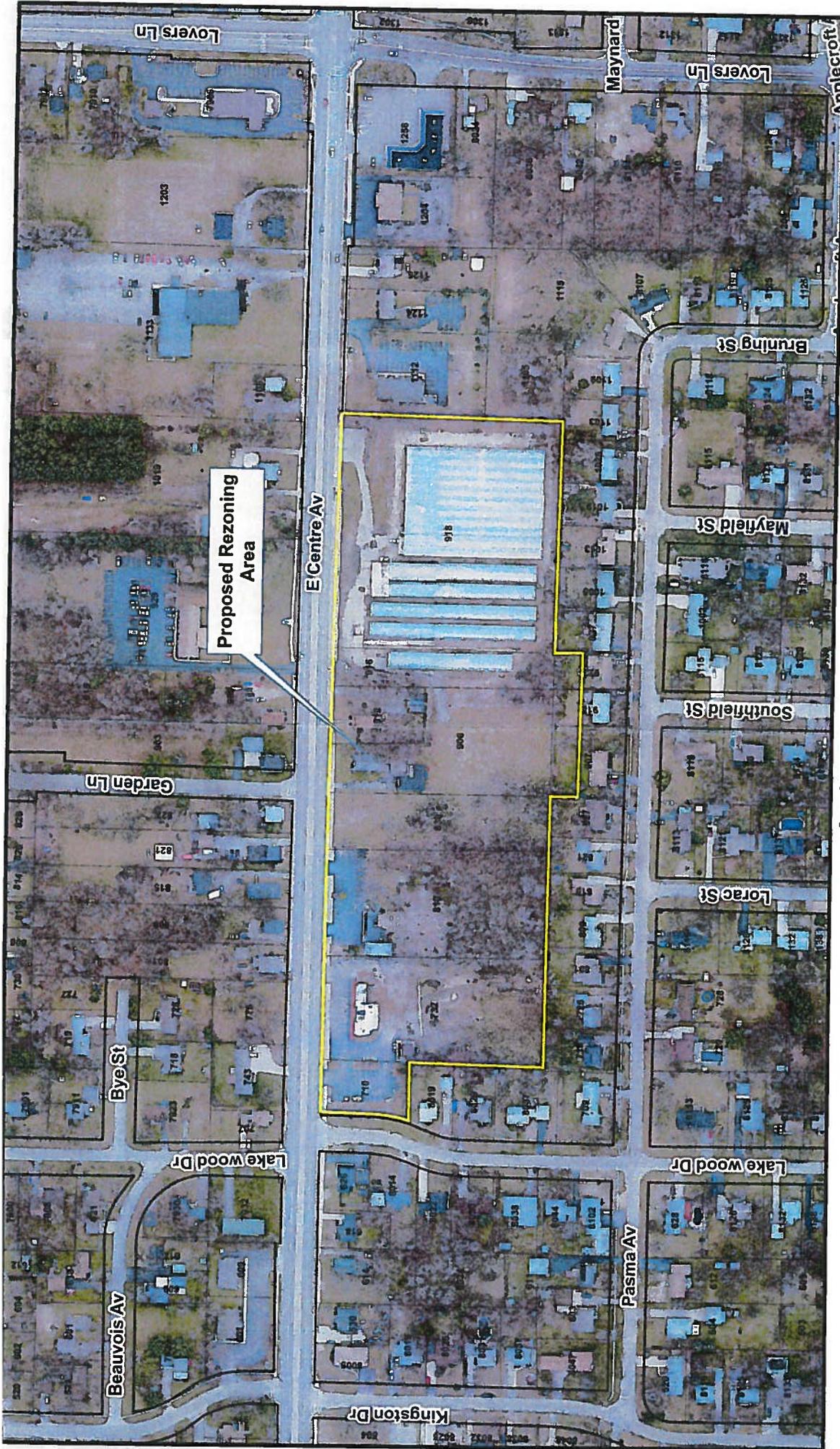


**Future Land Use Map  
700-900 Block  
East Centre Avenue**

-  Proposed Rezoning Area
-  Future Land Use



1 inch = 160 feet



Proposed Rezoning Area

**Aerial Photography  
700-900 Block  
East Centre Avenue**

□ Proposed Rezoning Area



1 inch = 160 feet

## DEVELOPMENT GUIDELINES

### Rezoning Application #14-02 (OS-1, Office Service/R-1A, One Family Residential)

Guideline	Description	Consistent	Comments
Rezoning Request – Z-1	Consistency with Future Land Use Plan	Yes	Future Land Use Map designates the eight East Centre Avenue properties as appropriate for office land use. This section of East Centre Avenue is also a designated office corridor with a predominant office, personal service establishment, institutional and residential land use pattern. An identified strategy of the office land use designation is to continue to support development in the primary office corridors (Centre Avenue and Milham Avenue), including zoning changes where appropriate. The Future Land Use Map also designates the northern portion of the three Pasma Avenue properties as appropriate for low density residential land use.
Protection of Residential Neighborhoods – R-1	Protect of Residential Neighborhoods	Yes	The Comprehensive Plan identifies Centre Avenue as one of two primary office corridors and indicates that office uses are an effective “transitional” use between higher intensity uses and major streets and interior residential neighborhoods. Office uses typically have limited hours of operation (weekdays from approximately 8am to 5pm), a building style and mass that is similar to residential structures and less traffic generation.
Commercial – 1	Coordinated Development	See comment	Specifics of any redevelopment proposal will be reviewed at the site plan stage of development.
Commercial – 2	Commercial/Office Uses in General	Yes	Rezoning site is located along East Centre Avenue, a major arterial street, and adjacent to an established single family residential neighborhood. A change in zoning from B-3 to OS-1 would prevent undesirable strip commercial development and more intensive commercial land uses that may have greater impacts on the adjacent single family residential neighborhood.
Commercial – 3	Local Business Uses	N/A	The East Centre Avenue properties involved in the rezoning consideration are not situated in an area designed for local business land use and the corresponding B-1 zoning district. Local business uses are generally located at secondary street intersections and concentrated to neighborhood commercial nodes such as West Centre/Oakland, East Centre/Lovers Lane, East Centre/South Sprinkle, Long Lake Drive/South Sprinkle and West Milham/South 12 <sup>th</sup> Street.
Commercial – 4	Regional and General Business Uses	N/A	The East Centre Avenue properties involved in the rezoning consideration are also not situated in an area designed for regional business (B-2 zone) or general business (B-3). These land use designations and corresponding zoning districts typically involve more intensive commercial development projects that are concentrated to the major thoroughfares and designated commercial corridors such as Westnedge, Portage and Shaver and at primary commercial nodes such as Centre/Portage and Centre/Westnedge/Shaver in a manner that prevents a sprawling commercial corridor.
Commercial – 5	Portage Commerce Square	N/A	Rezoning site is not situated within the Portage Commerce Square.
Commercial – 6	City Centre Area	N/A	Rezoning site is not situated within the City Centre Area.
Commercial – 7	Lake Center Business Area	N/A	Rezoning site is not situated within the Lake Center Business Area.

<b>Guideline</b>	<b>Description</b>	<b>Consistent</b>	<b>Comments</b>
Commercial – 8	Office/Commercial Site Design	Yes	Since the East Centre Avenue properties involved in the rezoning consideration are located adjacent to single family residential zoning/land use, office buildings would be limited to one-story and 25-feet in height. Conflicting land use screening would also be required where adjacent to residential zoning and/or land use. Issues associated with screening, buffering, landscaping, access, sidewalks, etc. would be reviewed when a site plan is submitted.
Natural & Historic Resources - 1	Environmental Protection	Yes	Rezoning site is not characterized by environmentally sensitive areas (wetlands, floodplain, etc).
Natural & Historic Resources - 2	Floodplain	Yes	Rezoning site is not situated within the 100-year floodplain.
Natural & Historic Resources - 3	Water Quality	Yes	Reviewed at the site plan stage of development.
Natural & Historic Resources – 4	Noise	Yes	Reviewed at the site plan stage of development.
Natural & Historic Resources – 5	Historic Resource Preservation	N/A	Rezoning site is not situated within a designated historic preservation area and does not contain any historic structures.
Transportation – 1	Transportation Systems	Yes	East Centre Avenue is a five-lane major arterial street with 20,233 vehicles per day (2011); and a capacity of 37,100 vehicles per day (level of service “D”). Traffic generation from the proposed OS-1 zone is anticipated to be less than from the current B-3 zone and can be accommodated.
Transportation – 2	Street Design	Yes	Access related issues including the number and location of driveways, shared and cross access will be reviewed at the site plan stage of development/redevelopment.
Transportation – 3	Access Management	Yes	See Transportation – 1 and Transportation – 2 above.
Transportation – 4	Non Motorized Travel	Yes	Specifics associated with the inclusion of walkways and pathways will be reviewed at the site plan stage of development/redevelopment.
Transportation – 5	Right-of-Way Preservation	Yes	Reviewed at the site plan stage of development/redevelopment.
Transportation – 6	Parking	Yes	Reviewed at the site plan stage of development/redevelopment.
Municipal Facilities & Services – 2	Sanitary Service	Yes	Sanitary sewer is available.
Municipal Facilities & Services – 3	Underground Utilities	Yes	Reviewed at the site plan stage of development/redevelopment

APRIL 28, 2014

RECEIVED

APR 28 2014

COMMUNITY DEVELOPMENT

DEAR PLANNING COMMISSION

I SUPPORT THE ZONING CHANGE FROM B-3  
TO OS-1 FOR THE PROPERTIES ON CENTRE ST.  
THE SPECIFIC PROPERTIES ARE 710, 732, 810, 830,  
906, 912, 916, 918 EAST CENTRE AND 907, 913, 923 BASMA

SINCERELY,

*Thomas Posthumus*

THOMAS POSTHUMUS RESIDENT / OWNER 8902 LAKEWOOD

**Michael West - Fwd: Open House @D&D Greenhouses,LLC 918 E.Centre**

---

**From:** Christopher Forth  
**To:** Georgeau, Victoria; West, Michael  
**Date:** 4/28/2014 8:11 AM  
**Subject:** Fwd: Open House @D&D Greenhouses,LLC 918 E.Centre

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FYI

>>> Chad Hoeksema <choeksema1@yahoo.com> 4/28/2014 8:06 AM >>>  
Good Morning Planning Commission Members,

My name is Chad Hoeksema. My brother Tim and I own D&D Greenhouses,LLC. We currently own 3 greenhouse production facilities located on Schuring Road and Centre Avenue in Portage. Our facility on 918 E. Centre Avenue is under consideration to be rezoned from B-3 to OS-1. We strongly appose the zoning changes and the damage it will cause to our future business plans. Tim and I are inviting all Planning Commission members to attend an open house tonight from 6-7:30 and Wednesday April 30th at 7-8:00am. We are at peak growing/shipping season and feel it is important for you to see what we do and get a better understanding on why these changes will be harmful to our business.

If you are able to attend please RSVP to me at choeksema1@yahoo.com or call me @ 271-5509. If you are not able to attend at the scheduled times we are also willing to meet at a more convenient time for you.

Thank you for you time.

Chad Hoeksema  
D&D Greenhouses,LLC  
Portage,MI 49024  
269.271.5509 cell

For those that are not able to attend...Our history

Tim and I are life long Portage residents and graduates of Portage Public Schools. We are also 3rd generation farmers. Our grandpa John Hoeksema started growing celery and vegetables on Schuring Road many years ago. Like most celery farmers in Portage he transitioned to growing bedding plants to better provide for his family. Grandpa retired and sold his business to his youngest sons Don and Dale in the mid 1960's and D&D Greenhouses was formed. In late 2008 our dad Don decided to retire after 42 years in business and Tim and I bought his share and formed D&D Greenhouses,LLC. Tim and I currently sell annuals, perennials, herbs, and vegetables to independent retailers in 7 states. We purchased the E.Centre facility to expand our business and provide for our young families. If the proposed zoning changes are passed our future is in jepordy and we will be unable to improve our facility to compete in today's difficult business environment. Thanks again for you consideration in not rezoning our property.

## Michael West - East Centre ReZoning

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**From:** Chad Hoeksema <choeksema1@yahoo.com>  
**To:** Michael West <westm@portagemi.gov>, Christopher Forth <forthc@portagemi....>  
**Date:** 5/1/2014 2:35 PM  
**Subject:** East Centre ReZoning  
**CC:** Tim D&D <timahoeksema@yahoo.com>

---

Micheal,

Per our discussion yesterday about D&D Greenhouse,LLC future plans for our property.....

Our "Master Plan" is to not change the building on the east side of the property but to gradually tear down the individual hoop type houses on the west side of the property and add on to the existing gutter connected range as time and money allow. The greenhouse industry has changed greatly in the last 10 years and we need to be efficient with labor and natural resources in order to be profitable, The older existing house are difficult to use and not energy efficient. We do not plan to build to the north or south, or increase our "foot print", we only want to make better use of the land and resources we have. I hope this help, let me know what you want us to clarify.

Regretfully we will not be able to make it to the zoning meeting tonight. Although we farm inside we are not different that a tradition Field crop farmer. We have invested hundreds of thousands of dollars in our products and now it is time to harvest or crops. We have 6 weeks to make a living and we are at the peak now. Could you make sure this email is shared with all individuals on zoning board?

We oppose the proposed zoning for the following reasons.

We want to continue grow and expand our business as the demand for our products grows. We bought the Centre Ave. location to expand our current business and for the future. We want a assurance that zoning changes will not hinder or cause hardship to our business. As the business world has changed we need to be able to change and adapt our greenhouses in order to be able to compete in the marketplace. Having to ask permission to build and go through the time consumings process of asking for variances is not a good option for us.

We are also concerned with the effect of property values. We have been told by legal advisors that this zoning change is a down grade in zoning and will have a big impact on our property values. This has an immediate effect on us with financing of future projects and a future effect when we decide to retire or sell our business.

We would also like the city to clarify why we need more OS1 zoning. Is there need for it? If this is a down grade in zoning will our taxes go down? If OS1 is not in demand will this cause more urban blight as these properties continue to be undeveloped?

Thanks again for contacting me and taking the time to explain the process. If you need anything else please let us know

## Neighborhood Survey Summary

## Potential Zoning Change to 732/710 E. Centre Ave.

Survey performed on April 26-28, 2014 by Mr. Gregory Hall (father) and Ms. Brittany Hall (daughter)  
(8108 Kingston Drive)

Streets visited: S. Kingston, W. Pasma, W. Prosperity, S. Lakewood, Centre surrounding property

All returned surveys included in data

(Some were distributed but never returned; some households did not answer the door.)

### Method:

Due to the checking of more than one box (max. 3/5), each **person** was given three votes.

For example, if a person checked 3 boxes, one vote went into each category,

but if a person checked 1 box, all 3 votes went into 1 category.

If a person expressed equal interest in 2 categories, each was given 1.5 votes.

If a person checked 2 boxes but preferred one, 2 votes were given to the preferred category,

with the leftover vote given to less desirable category.

Couples who shared the same survey were still given 3 votes per **person**.

Couples with the same survey and two checked boxes were assigned 3 votes per box.

### Data:

B-1	36	29.27%
B-2	4	3.25%
B-3/no change	3	2.44%
OS-1	68	55.28%
Other zone*	12	9.76%

Total votes: 123 100%

Total surveyed: 41

\*4 separate individuals checked "other zone"

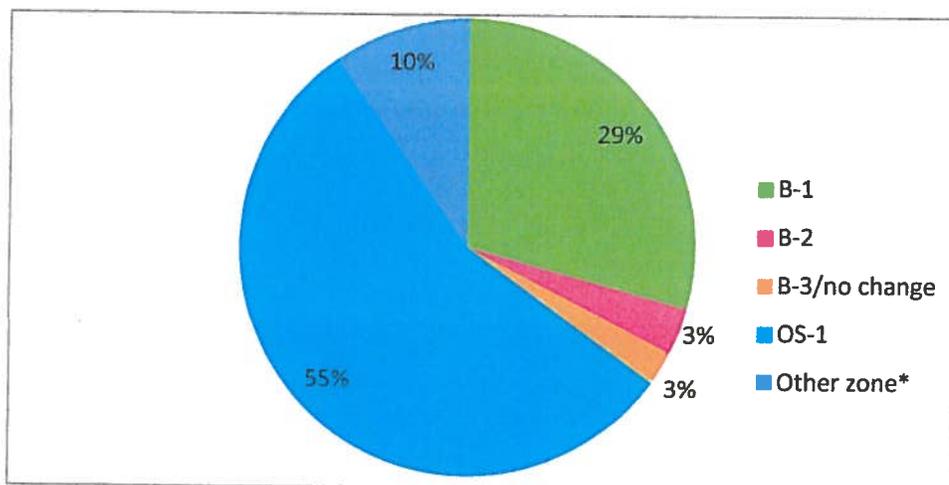
1 individual did not specify a zone

1 individual wrote "fruit market"

1 individual wrote "farmers market/return to prior zone/agriculture"

1 individual wrote "#1 farmers market #2 office service or local business"

(All 3 votes for last individual inserted into "other zone" since a preference between OS-1 and B-1 was unclear.)



Note: individual surveys may contain notes to City of Portage and/or Planning Commission.  
All returned/collected surveys attached.

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26, 27, 28, 2014

The former Centre Street Market used to be located at addresses of 732 E. Centre Ave (B-3 General Business) and 710 E. Centre Ave (P-1 Vehicular Parking).

**The Portage Planning Commission is considering rezoning this area.**

At the April 3<sup>rd</sup> meeting, the planning commission expressed interest in the neighbors' opinions.

**This potential zoning change will be discussed at the meeting on May 1, 2014 (this Thursday) at 7 p.m. at Portage City Hall.**

Your attendance is encouraged. Whether or not you are able to attend, **please complete the survey below.** Your opinion will be represented statistically, and the individual surveys will be given to the planning commission at the May 1<sup>st</sup> meeting.

For formal city purposes, please provide your name and address:

Name: CRAIG BINDER

Address: 743 EAST CENTRE AVE

PORTAGE, MI 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26-27, 2014

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For formal city purposes, please provide your name and address:

Name: Kerny Koss

Address: 8048 Kingston Dr.

Portage Mi 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)

Other zone: #1 farmers market #2 office service or local business  
(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26~~27~~, 2014

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For formal city purposes, please provide your name and address:

Name: BRENT RICHMAN

Address: 8048 KINGSTON DR.

PORTAGE, 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: FARMERS MARKET / RETURN TO PRIOR ZONE / AGRICULTURE  
(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April ~~26~~27, 2014

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For formal city purposes, please provide your name and address:

Name: \_\_\_\_\_

*Ruth Hauer*

Address: \_\_\_\_\_

*8108 Kingston Dr.*

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
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- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

# Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April ~~26~~ 27, 2014

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For formal city purposes, please provide your name and address:

Name: Leslie Schero

Address: 8119 Kingston Drive

Portage, MI 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April ~~26~~ 27, 2014

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For formal city purposes, please provide your name and address:

Name:

Nick Schero

Address:

8119 Kingston DR

PORTAGE MI 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)

Other zone: \_\_\_\_\_

(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April ~~26~~ 27, 2014

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For formal city purposes, please provide your name and address:

Name: Deborah Kay Hutchins

Address: 8133 Kingston Drive

Portage, MI 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April ~~26~~ 27, 2014

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For formal city purposes, please provide your name and address:

Name: Rick Hutchins

Address: 8133 Kingston Drive  
Portage, MI 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26-27, 2014

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For formal city purposes, please provide your name and address:

Name: Melissa Ottesen

Address: 8124 Kingston Dr.

Portage MI 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April ~~26~~ 27, 2014

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For formal city purposes, please provide your name and address:

Name: Dean & Michelle Theodore

Address: 8140 Kingston Drive  
Portage

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- (2)  B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- (3)  OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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Zoning choices listed in order presented on the map

# Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26-27, 2014

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For formal city purposes, please provide your name and address:

Name: Brittany Hall

Address: 8108 Kingston Dr Portage, MI 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

1 vote  
2 votes

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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Zoning choices listed in order presented on the map

# Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26-27, 2014

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For formal city purposes, please provide your name and address:

Name: \_\_\_\_\_

GREG HALL

Address: \_\_\_\_\_

8108 KINGSTON DR

49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
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- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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Zoning choices listed in order presented on the map

# Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26-27, 2014

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For formal city purposes, please provide your name and address:

Name: Heidi + Craig Ewald

Address: 10925 Oakland Dr  
*(note to city from Bethany Hall - this couple was visiting with friends on Kingston Drive. My dad and I did not go to Oakland Drive to ask their opinion, but since they are citizens of Portage, I included their votes.)*

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- 6)  B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

# Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April ~~26~~27, 2014

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**Thursday) at 7 p.m. at Portage City Hall.**

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For formal city purposes, please provide your name and address:

Name: Marsha Nemer

Address: 8037 Kingston Dr

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April ~~26~~27, 2014

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For formal city purposes, please provide your name and address:

Name: Randy Griggs

Address: 8037 Kingston

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April ~~26~~ 27, 2014

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For formal city purposes, please provide your name and address:

Name:

Brenda Kingsley

Address:

8025 Kingston Dr.

Portage, MI 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26~~6~~<sup>27</sup>, 2014

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For formal city purposes, please provide your name and address:

Name: Kerstin Burnworth

Address: 801 Pasma Ave.

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office) *Makes the most sense*
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26~~27~~, 2014

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For formal city purposes, please provide your name and address:

Name:

Ginger R. Kellward

Address:

720 Susma Ave.

Portage, MI. 49009

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
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- Other zone: \_\_\_\_\_  
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# Neighborhood Survey

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April 26-27, 2014

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For formal city purposes, please provide your name and address:

Name:

Lillie Elaine Brady

Address:

725 Pasma Ave

Portage, Mi 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)

B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)

B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)

OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)

Other zone: \_\_\_\_\_

(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portage.mi.gov

Zoning choices listed in order presented on the map

city needs to buy the Centre St Market instead of building one at cherry flats. only city w/o local farm market

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26~~(27)~~, 2014

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For formal city purposes, please provide your name and address:

Name: Aue Baker

Address: 728 PABYMA

Portage MI 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
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- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26~~27~~, 2014

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For formal city purposes, please provide your name and address:

Name: ED FITTS

Address: 628 PASMA AVE  
PORTAGE MI 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26~~26~~<sup>27</sup> 2014

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For formal city purposes, please provide your name and address:

Name: JIM & MARIA HARVEY

Address: 526 PASMA AVE.

PORTAGE, MI 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- (6)  B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26-27, 2014

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For formal city purposes, please provide your name and address:

Name: Kelly Kuster

Address: 8125 Lakewood Dr

Portage 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)

Other zone: Fruit Market  
(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

# Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26-27, 2014

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For formal city purposes, please provide your name and address:

Name: Nancy Centers

Address: 8038 Lake Wood Dr.

Portage, MI 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)

B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)

B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)

OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)

Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

Signed: Nancy Centers

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26~~(27)~~, 2014

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For formal city purposes, please provide your name and address:

Name:

Kristi Berryman

Address:

8204 Lake Wood

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)

B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)

B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)

OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)

Other zone: \_\_\_\_\_

(Please list any specific suggestions on back of page.)

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## Neighborhood Survey

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For formal city purposes, please provide your name and address:

Name: Margaret Posthumus

Address: 8102 Lakewood

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)

Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April 26-27, 2014

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For formal city purposes, please provide your name and address:

Name: STEVE MCEL

Address: 8144 WAREWOOD

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)

B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)

B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)

OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)

Other zone: \_\_\_\_\_

(Please list any specific suggestions on back of page.)

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Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

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For formal city purposes, please provide your name and address:

Name: TELLI Eichorn

Address: 8030 Lake Wood Dr

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
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For formal city purposes, please provide your name and address:

Name: Sandra Daniel

Address: 8137 Lakewood dr.

Portage MI 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
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- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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## Neighborhood Survey

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For formal city purposes, please provide your name and address:

Name:

*Joe Guzman*

Address:

*520 Prosperity*

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- (1.5)  B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- (1.5)  OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

Examples obtained through the City of Portage Zoning map at portagemi.gov  
Zoning choices listed in order presented on the map

## Neighborhood Survey

Potential Zoning Change to 732/710 E. Centre Ave

April ~~26~~ 27, 2014

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For formal city purposes, please provide your name and address:

Name: Lois Jones

Address: 604 Prosperity Dr  
Portage MI 49002

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- (1.5)
- or →  B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- (1.5)  OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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Zoning choices listed in order presented on the map

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For formal city purposes, please provide your name and address:

Name: Amy Small

Address: 609 Prosperity Drive

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- (1 vote)
- 2  B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- (2 votes)
- 1  OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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Zoning choices listed in order presented on the map

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For formal city purposes, please provide your name and address:

Name: LOU & BONNIE GUMINSKI

Address: 622 PROSPERITY

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- (3)  OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)

(3)  Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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Zoning choices listed in order presented on the map

## Neighborhood Survey

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For formal city purposes, please provide your name and address:

Name: Bart & Daniela Litjens

Address: 704 Prosperity  
Portage, Mi

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- Do not like {
- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
  - B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
  - B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- like X
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)

Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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For formal city purposes, please provide your name and address:

Name: Heather Brown

Address: 524 Prosperity Dr

Portage MI

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
- B-3 General Business/NO ZONING CHANGE (local ex: Meijer, McDonald's)
- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
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Zoning choices listed in order presented on the map

## Neighborhood Survey

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For formal city purposes, please provide your name and address:

Name: Andrew Schenfeld

Address: 525 Prosperity Dr.

Portage, MI 49092

**Please check the box below that most accurately describes your wishes regarding the zoning of the afore mentioned properties:**

Please note: the examples provided do not imply specific usage of the Centre Ave site

- B-1 Local Business (local ex: Milwood Animal Clinic, Farm Bureau Insurance)
- B-2 Community Business (local ex: Celebration Cinema, Breakaway Bicycles)
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- OS-1 Office Service (local ex: John Smith Chiropractic, Post Office)
- Other zone: \_\_\_\_\_  
(Please list any specific suggestions on back of page.)

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Zoning choices listed in order presented on the map

# PETITION

We, the undersigned citizens of Portage, Michigan, strongly oppose the Portage Planning Commission's proposed re-zoning from B-3 to OS-1, for the East Centre St. properties highlighted on the attached map.

Printed Name	Signature	Address	Comment	Date
THOMAS C. ROYER KLOOSTERMAN SHIRLEY	Thomas Royer	801 E. CENTRE 775 E. CENTRE	CENTRE IS A MAJOR ROAD B-3 IS OKAY	4/23/14
LeRoy M. Butler	Shirley Kloosterman	903 E. CENTRE AVE	REMAIN IT THE SAME	4/23/14
JOYCE L. ALPERSON STEPH M. GUSSEHEAD STEPH LEE	Joyce L. Alperson	821 E. Centre	Very Busy Street Should Be B-3	4/27/14
Don Zembek Jr	Steph Lee	837 E. CENTRE 809 E. Centre		4-28-14 4-29-14
MARK CRANKSHAW	Don Zembek Jr	825-810 E. Centre		4/30/2014
KAREN CRANKSHAW	Mark Crankshaw	810 + 830 E. CENTRE 810 + 830 E. CENTRE		5-1-14
	Karen Crankshaw			11

