



# PLANNING COMMISSION

June 16, 2016

# CITY OF PORTAGE PLANNING COMMISSION

## A G E N D A

June 16, 2016  
(7:00 p.m.)

Portage City Hall Council Chambers

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### APPROVAL OF MINUTES:

- \* June 2, 2016

### SITE/FINAL PLANS:

- \* 1. Pfizer (north warehouse addition), 7171 Portage Road

### PUBLIC HEARINGS:

### NEW BUSINESS:

- \* 1. Comstock Charter Township Master Plan Update

### OLD BUSINESS: (Adjourn to Conference Room No. 1)

1. Community Impact Projects Grant Fund – additional discussion

### STATEMENT OF CITIZENS:

### ADJOURNMENT:

### MATERIALS TRANSMITTED

June 8, 2016 letter from Landmark Homes withdrawing 715 W. Osterhout from rezoning consideration

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

## PLANNING COMMISSION

June 2, 2016

 DRAFT

The City of Portage Planning Commission meeting of June 2, 2016 was called to order by Chairman Welch at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Two citizens were in attendance.

### **PLEDGE OF ALLEGIANCE:**

Chairman Welch led the Commission, staff and citizens in the Pledge of Allegiance.

### **IN ATTENDANCE:**

Christopher Forth, Deputy Director of Planning, Development and Neighborhood Services and Brian Beach, Assistant City Attorney.

### **ROLL CALL:**

Mr. Forth called the roll: Patterson (yes), Stoffer (yes), Welch (yes), Dargitz (yes), Joshi (yes), Schimmel (yes), Richmond (yes) and Shoup (yes). A motion was offered by Commissioner Stoffer, seconded by Commissioner Richmond, to approve the roll excusing Commissioner Bosch. The motion was unanimously approved 8-0.

Chairman Welch introduced Sarah Joshi and Raymond Shoup as the two newest Planning Commissioners.

### **APPROVAL OF MINUTES:**

Chairman Welch referred the Commission to the May 19, 2016 meeting minutes contained in the agenda packet. A motion was then made by Commissioner Patterson, seconded by Commissioner Stoffer, to approve the minutes as submitted. The motion was unanimously approved 8-0.

### **PUBLIC HEARINGS:**

None

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

None

### **NEW BUSINESS:**

1. **Election of Officers.** Chairman Welch indicated the Planning Commission customarily elects officers during the month of June. Chairman Welch also indicated he was reappointed for one additional year and would like to continue in the capacity as chairman. Chairman Welch indicated he would like to have a succession plan in place for next year when his term will end. Mr. Forth updated the Commission when certain Commission member terms end. Commissioner Stoffer stated he is interested in serving as the vice-chairman and Commissioner Schimmel indicated she is interested in serving as the secretary.

Commissioner Stoffer offered a motion to nominate Paul Welch as the chairman. The motion was supported by Commissioner Dargitz. The motion was unanimously approved and Paul Welch was re-elected Chairman of the Planning Commission.

Commissioner Dargitz offered a motion to nominate Wayne Stoffer as the vice-chairman. The motion was supported by Commissioner Schimmel. The motion was unanimously approved and Wayne Stoffer was elected Vice-Chairman of the Planning Commission.

Commissioner Richmond offered a motion to nominate Betty Schimmel as the secretary. The motion was supported by Commissioner Dargitz. The motion was unanimously approved and Betty Schimmel was elected Secretary of the Planning Commission.

**STATEMENT OF CITIZENS:**

None.

7:25 p.m. - The Commission took a short recess. 7:30 p.m. - The Commission reconvened the meeting in City Hall Conference Room No. 2
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**OLD BUSINESS:**

1. Portage Road Improvements and Road Diet. Forth summarized the communication to the Planning Commission concerning the May 5<sup>th</sup> public open house involving the proposed Portage Road diet. Forth also summarized the additional evaluation underway by the City Administration. Jim and Heather Hall were present to speak in support of the road diet. Mr. Hall indicated the speed of Portage Road is too high and vehicles are still making left turns at Lakeview Drive to travel northbound on Portage Road. Commissioner Dargitz suggested installation of a physical-type barrier that would better prohibit left turns. Chairman Welch indicated a traffic signal at Portage Road and Forest Drive would likely create gaps in the Portage Road traffic making it more convenient for motorists to turn onto Portage Road from a side street or driveway. Commissioner Dargitz asked if the signal timing between the Bacon Road and Zylman Road could be modified to create more gaps in traffic. Commissioner Schimmel asked why the speed limit in front of Lake Center Elementary School is 35 mph and not 25 mph and the school zone sign not located further in advance of the school. Finally, the Commission asked about a southbound Portage Road left turn lane to eastbound Stanley Avenue. Forth noted the road diet, if implemented, would provide for this left turn lane. Forth indicated he was not aware of any current proposals to add a left turn lane at Stanley Avenue. Forth indicated he would follow-up on the Lakeview Drive barrier, signal timing, school zone speed/sign and left turn lane for Stanley Avenue.

2. Ordinance Amendment 15/16-A, Off-street Parking and Loading Regulations. Forth summarized the Department of Community Development communication regarding several proposed amendments to the Off-Street Parking and Loading regulations contained in the Zoning Code. Forth indicated the intent of the amendments is to achieve better, more sustainable off-street parking facility design. In summary, the amendments are designed to address the following:

- Better utilize off-street parking resources by removing barriers that currently prevent joint use of adjacent or nearby facilities.
- Establish a process that allows a property owner to reduce off-street parking based on unique characteristics of a use and other factors that support a reduction in parking.
- Streamline the approval process by allowing the Director and/or Planning Commission to make decisions concerning off-street parking facilities.
- Promote green and sustainable development practices.
- Encourage more pedestrian and non-motorized amenities consistent with the adopted Complete Streets Policy.
- Shopping habits have been altered as a result of increased internet options and growth in other areas of the county that affect local demand for off-street parking. Existing land use categories have been evaluated and parking requirements adjusted, where appropriate, based on local observations and comparison to regional/national standards.
- Promote economic development opportunities involving underutilized off-street parking lots, where appropriate.

Forth provided a brief PowerPoint presentation that included several photographs taken during the afternoon of October 3, 2015 of parking lots located within the South Westnedge Avenue corridor that documented the availability of off-street parking spaces. Forth explained the amendments would require less parking spaces with the exception of casual sit-down restaurants. Commissioners Dargitz and Schimmel suggested there should be more sidewalk-type facilities located in the parking lots that separate pedestrians from vehicles. Commissioner Stoffer suggested retaining the 50 space parking lot threshold when, if a development project proposes to exceed 50 off-street parking spaces, Planning Commission review and approval would be necessary. Commissioner Stoffer noted the percent over the maximum is proposed to increase from 10 to 25 percent and the parking requirements for many commercial land uses are proposed to be reduced. The Commission also discussed protecting existing casual sit down restaurants that may not meet the new standard. Chairman Welch asked there were any further comments. There being no further discussion, Forth indicated staff would be working with the City Attorney to format the proposed amendments in ordinance form and would include it on a subsequent agenda for further discussion.

3. Community Impact Projects Grant Fund – additional discussion. Chairman Welch indicated he reviewed the material concerning other community programs asked the other Planning Commissioners to do the same and provide feedback to Commissioner Dargitz. Chairman Welch asked staff to again forward the information summarizing several other community programs to the Commission members. Forth noted he would e-mail the information. Commissioner Dargitz explained the project for the benefit of the new Planning Commissioners and asked that the programs from other communities be reviewed and identify what ideas might be adaptable to the City of Portage. Once this information is received, Commissioner Dargitz indicated she would assemble it and forward it to the City Council for feedback.

**ADJOURNMENT:**

There being no further business to come before the Commission, the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

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

**TO:** Planning Commission**DATE:** June 10, 2016**FROM:** Vicki Georgeau, <sup>VG</sup> Director of Community Development**SUBJECT:** Site Plan for Pfizer (north warehouse addition), 7171 Portage Road.**I. INTRODUCTION/BACKGROUND:**

A site plan has been submitted by Pfizer requesting approval to construct an approximate 98,000 square foot warehouse addition along the north side of Building 41 on the Pfizer manufacturing complex addressed as 7171 Portage Road. The approximate 436 acre property is zoned I-2, heavy industry and occupied by various manufacturing buildings and related infrastructure associated with the Pfizer manufacturing campus.

On December 14, 2015, the Zoning Board of Appeals (ZBA) granted variances to allow the warehouse addition to be setback 50-feet from the front (north) property line and to allow the loading/unloading area to be located within the front yard of the site subject to installation of 8-foot tall evergreen trees, every 20 lineal feet along Romence Road East (beginning at a point parallel to the northeast corner of the proposed addition and extending 220 feet east), to obscure the view of the loading/unloading area. A copy of the December 14, 2015 ZBA meeting minutes are attached.

At the time of these variance considerations, construction plans had not been finalized and the applicant subsequently engaged a consultant to assist in designing logistics and warehouse operations. Based on the studies, it was determined the warehouse will need to accommodate double the amount of refrigerated space originally anticipated and include office and turret truck repair areas. Also, the floor elevation of the proposed warehouse addition needs to be four feet above the adjoining ground elevation to match the floor elevation of Building 41 so equipment can pass back and forth between buildings without the use of ramps. These changes from the original plan reduced the amount of interior pallet storage area. As a result and in an effort to keep the building footprint while maximizing storage space, Pfizer is now proposing to increase the height of the building addition to 65 feet, where a maximum 60-foot building height is permitted. The Zoning Code typically permits the Planning Commission and/or City Council to approve building height modifications provided that "all yards shall be at least equal to the height of the structure." As a result of this language and since the ZBA has already approved a 50-foot front setback whereby the building setback and height cannot be equal, an additional variance is needed to authorize the increased building height. The ZBA will consider this additional variance request during the June 13, 2016 meeting.

Consistent with the December 14, 2015 ZBA approval, the site plan identifies the required 8-foot tall evergreen tree plantings along Romence Road East. Additional landscaping will also be installed along Romence Road East, west of the evergreen tree plantings. In conjunction with the proposed building addition, the existing boulevard access from Romence Road East will be closed and a new full service access constructed slightly to the east. Storm water from the area of the building addition will be collected and conveyed to the existing storm water management system located on the Pfizer manufacturing campus. Outdoor lighting units (light poles and building mounted) will contain shielded fixtures and conform to applicable ordinance standards.

## II. RECOMMENDATION:

The site plan has been reviewed by the City Administrative departments. Staff recommends that the Site Plan for Pfizer (north warehouse addition), 7171 Portage Road, be approved subject to the proposed 65-foot building height and related setback variance being approved by the Zoning Board of Appeals.

Attachment: December 14, 2015 Zoning Board of Appeals meeting minutes  
Site Plan Sheets

T:\COM\DEV\2015-2016 Department Files\Board Files\Planning Commission\PC reports\Site Plans\Pfizer (north warehouse addition), 7171 Portage Road-SP.doc

## CITY OF PORTAGE ZONING BOARD OF APPEALS

Minutes of Meeting – December 14, 2015

The City of Portage Zoning Board of Appeals meeting was called to order by Phillip Schaefer at 7:00 p.m. in the Council Chambers. Five people were in the audience.

**MEMBERS PRESENT:** John Byrnes, Phillip Schaefer, Glenn Smith, Chadwick Learned, Lowell Seyburn, Randall Schau, and Alexander Philipp.

**MEMBERS EXCUSED:** Michael Robbe, Jeffrey Bright.

**IN ATTENDANCE:** Jeff Mais, Zoning & Codes Administrator and Charlie Bear, Assistant City Attorney.

**APPROVAL OF THE MINUTES:** Learned moved and Schaefer seconded a motion to approve the November 9, 2015 minutes as submitted. Upon voice vote, the motion was approved 7-0.

### **NEW BUSINESS:**

**ZBA #15-8, Bruce Sperling, 425 Brittany Drive:** Mais summarized the variance request to retain an existing 120 square-foot detached accessory building, that when combined with the area of the existing attached garage and recent garage addition, exceeds the ground floor area of the dwelling by 120 square feet. Mr. Sperling was present to answer questions. Learned noted the applicant had provided no practical difficulty in the application and asked if the applicant had anything to add at this time. Mr. Sperling stated no.

The public hearing was opened. No one spoke for or against the request. The public hearing was closed.

A motion was made by Seyburn, seconded by Schau to deny a variance to retain an existing 120 square-foot detached accessory building, that when combined with the area of the existing attached garage and recent garage addition, exceeds the ground floor area of the dwelling by 120 square feet for the following reasons: There are no exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning district; the variance is not necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district in the vicinity because there are conforming alternatives available such as increasing the ground floor living area; the immediate practical difficulty causing the need for the variance request was created by the applicant; and the variance would materially impair the intent and purpose of the zoning ordinance. In addition, the application and supporting material, staff report, and all comments, discussion and materials presented at this hearing be incorporated in the record of this hearing and the findings of the Board, and that action of the Board be final and effective immediately. Upon roll call vote: Philipp-Yes, Byrnes-Yes, Seyburn-Yes, Smith-Yes, Learned-Yes, Schau-Yes, Schaefer-Yes. The motion passed 7-0.

**ZBA #15-07, Pfizer Inc., 7171 Portage Road:** Mais summarized the requests for: a) a variance to construct a 97,500 square-foot industrial warehouse addition 50 feet from the front (north) property line where a minimum 100-foot front setback is required; and b) a variance to locate a loading area in a required front yard. Tome Kaste, Project Manager, explained the new warehouse addition is needed to accommodate increased production. The applicant explained the warehouse must be located at the north end of building 41 to accommodate the logistical flow, as raw materials enter from south and end up as finished products ready to ship at the north end of building. Mr. Kasten stated constructing a separate warehouse building in a conforming location was not an option as federal regulations prohibit finished products from leaving the building until they are shipped directly to market, and no other practical conforming locations for a warehouse addition were available. Mr. Kasten added the proposed addition would have landscaping in front of both the building addition and the loading dock areas and the addition would be very unlikely to impact any neighbors negatively as the nearest building would be about 400 feet away on the north side of Romence Road East. Learned noted no manufacturing activities were proposed in the addition but wondered if that could change in the future. Mr. Kasten stated Pfizer had no such plans. Learned inquired of staff if it could happen with a future owner. Mais responded the possibility exists. Byrnes noted the addition would be removing parking spaces along the north side of the facility and wondered if more parking would be added elsewhere. Mr. Kasten stated yes.

A public hearing was opened. No one spoke for or against the request. The public hearing was closed.

A motion was made by Seyburn, seconded by Smith, to grant: a) a variance to construct a 97,500 square-foot industrial warehouse addition 50 feet from the front (north) property line where a minimum 100-foot front setback is required; and b) a variance to locate a loading area in a required front yard, with the condition that 8-foot tall evergreens obscuring the view of the loading area be placed every 20 lineal feet beginning at a point parallel to the northeast corner of the proposed addition and extending 220 feet east along Romence Road East (except the driveway) for the following reasons: there are exceptional circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning district, which include federal regulatory requirements and the location of previously constructed buildings; the variance is necessary for the preservation and enjoyment of a substantial property right, the right to continue to manufacture and ship pharmaceutical products; the immediate practical difficulty causing the need for the variance was not created by the applicant; the variance will not be detrimental to adjacent property and the surrounding neighborhood, and; the variance will not materially impair the intent and purpose of the Zoning Ordinance. In addition, the application and supporting material, staff report, and all comments, discussion and materials presented at this hearing be incorporated in the record of this hearing and the findings of the Board, and that action of the Board be final and effective immediately. Upon roll call vote: Philipp-Yes, Byrnes-Yes, Seyburn-Yes, Smith-Yes, Learned-Yes, Schau-Yes, Schaefer-Yes. The motion passed 7-0.

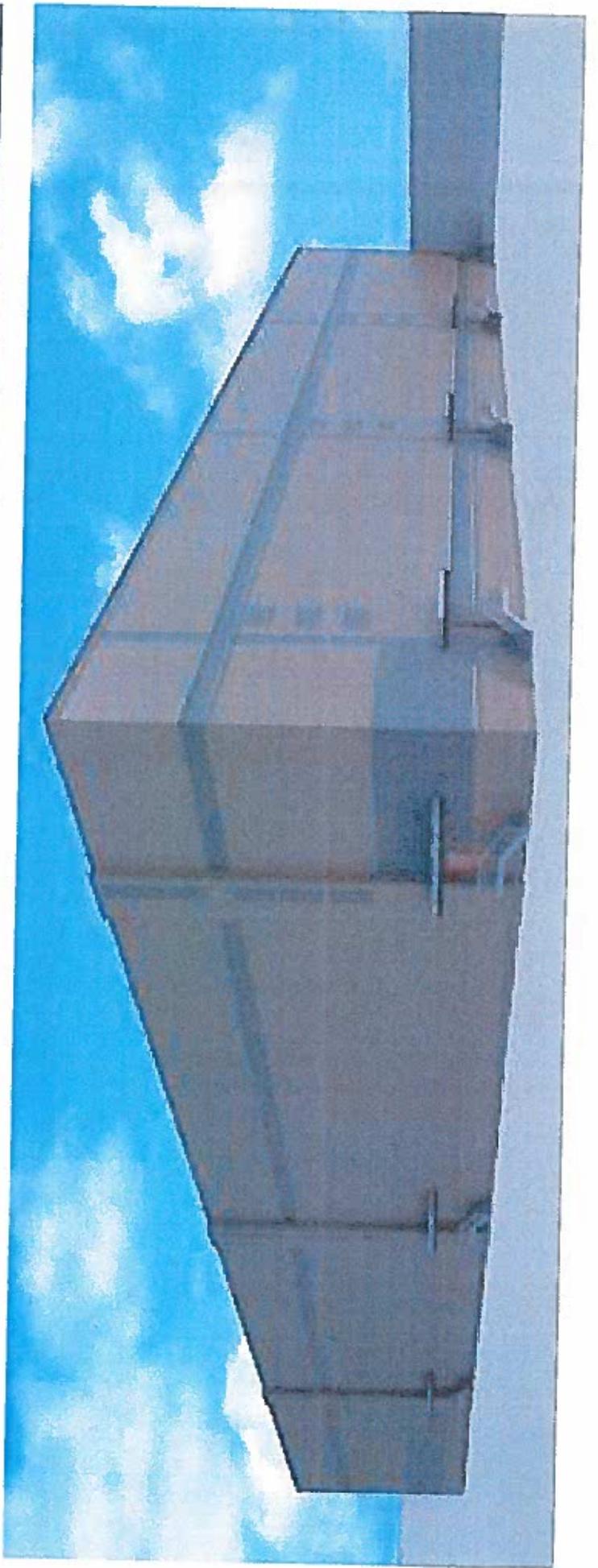
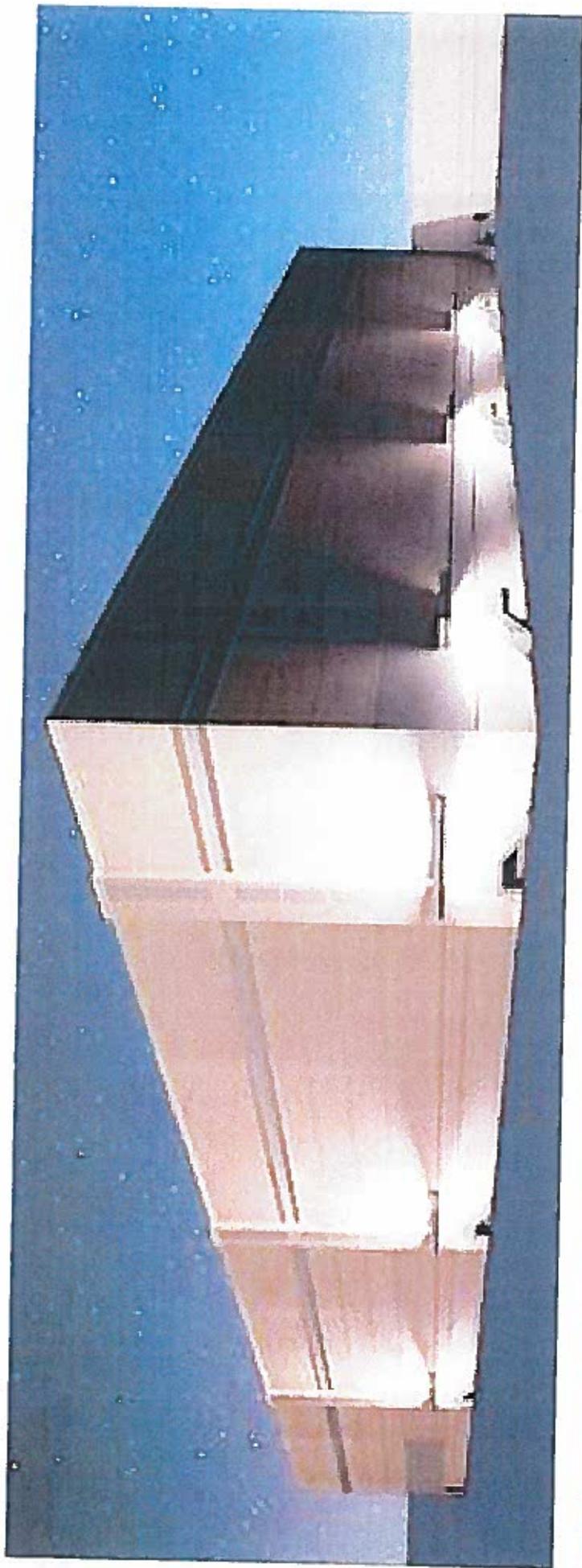
**OTHER BUSINESS:** Seyburn stated he would not be available to attend the January meeting.

**STATEMENT OF CITIZENS:** None.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Jeff Mais  
Zoning & Codes Administrator



# SITE ENGINEERING PLANS FOR THE PFIZER B41 NORTH WAREHOUSE EXPANSION

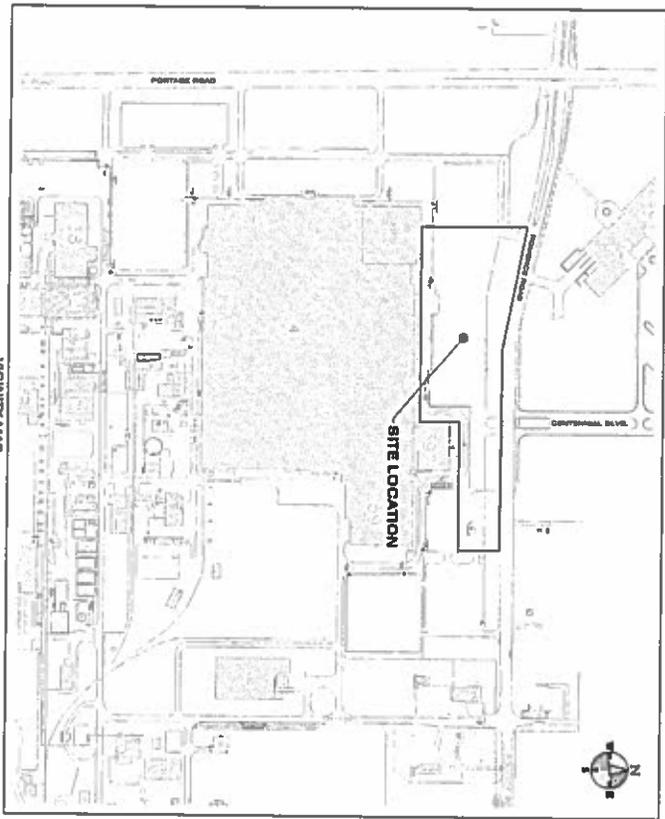
PORTAGE, MI

**OWNER**  
**PFIZER**  
 7000 PORTAGE ROAD  
 KALAMAZOO, MI 49001  
 269-433-4000

**PLANS PREPARED BY:**  
  
**hurley & stewart**  
 Hurley & Stewart, Inc.  
 2000 South 11th Street  
 Kalamazoo, Michigan 49001  
 269-332-4500 fax 269-332-4881  
 www.hurley-stewart.com

**UTILITY CONTACTS:**

CONTRACTOR CONTACT TO: MICHIGAN ELECTRIC LIGHT & POWER 1400 EAST MAIN STREET LANSING, MI 48206	616
CONTRACTOR CONTACT TO: MICHIGAN WATER SUPPLY 1400 EAST MAIN STREET LANSING, MI 48206	616
UTILITY CONTACTS: PORTAGE WATER DEPARTMENT 1111 1/2 BIRCH PORTAGE, MI 49782	CALL 811/8000
PORTAGE SANGRAPHIC 1200 SANGRAPHIC LANSING, MI 48206	CALL 811/8000
PORTAGE FIRE DEPARTMENT 200 2ND AVENUE PORTAGE, MI 49782	CALL 811/8000
PORTAGE DEPARTMENT OF PUBLIC SERVICES 200 2ND AVENUE PORTAGE, MI 49782	CALL 811/8000

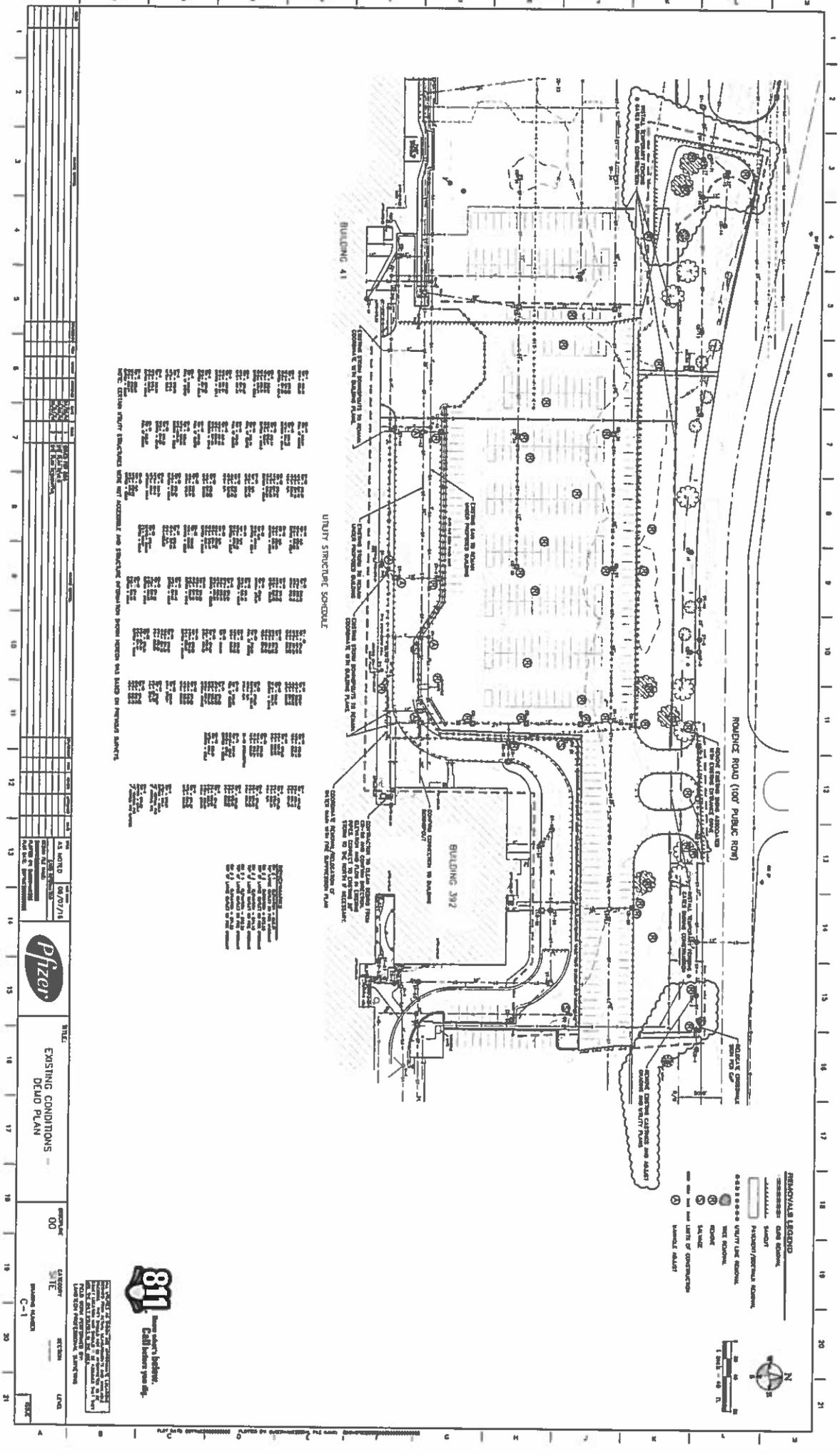


- DRAWING INDEX**
- | SHT # | DESCRIPTION                     |
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| C-0   | COVER SHEET                     |
| C-1   | EXISTING CONDITIONS - DEMO PLAN |
| C-2   | SITE LAYOUT PLAN                |
| C-3   | SITE UTILITY PLAN               |
| C-4   | SITE GRADING-SESSC PLAN         |
| C-5   | DETAIL SHEET                    |
| C-6   | PROJECT NOTES                   |
| L-1   | LANDSCAPE PLAN                  |

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**hurley & stewart**  
 Hurley & Stewart, Inc.  
 2000 South 11th Street  
 Kalamazoo, Michigan 49001  
 269-332-4500 fax 269-332-4881  
 www.hurley-stewart.com





UTILITY STRUCTURE SCHEDULE

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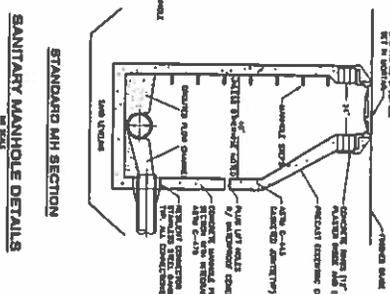
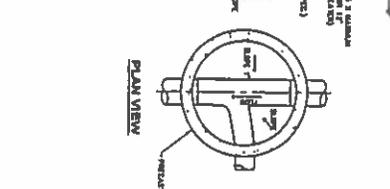
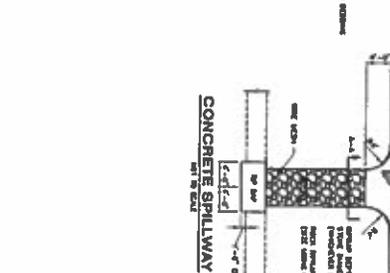
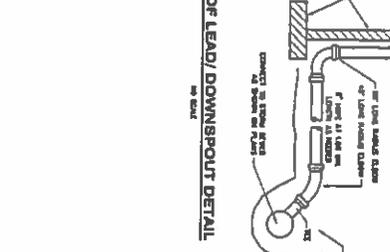
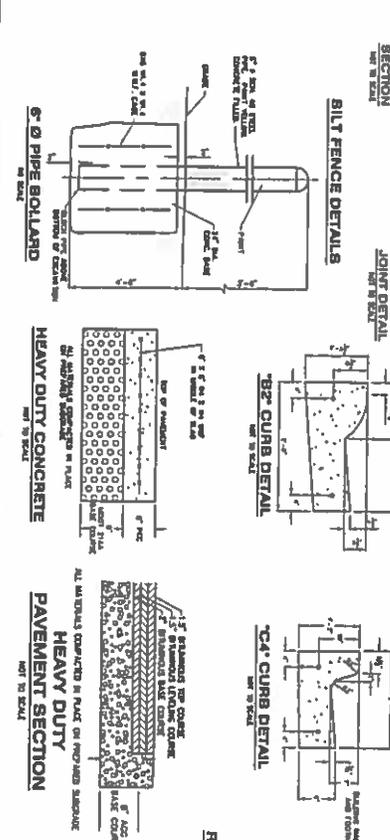
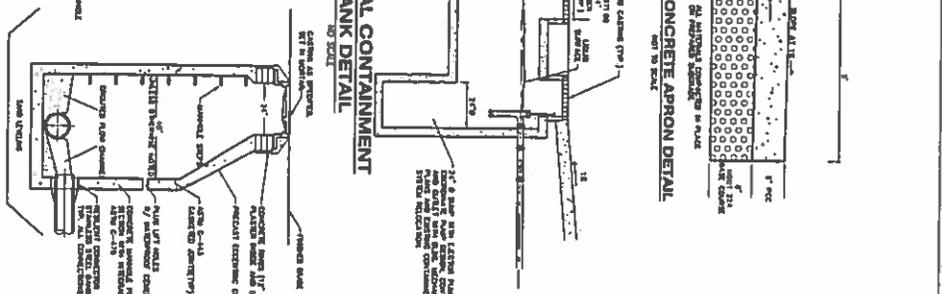
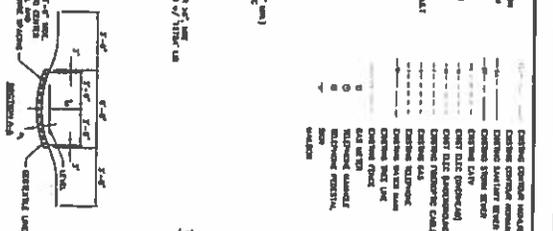
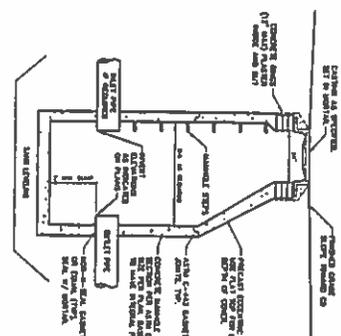
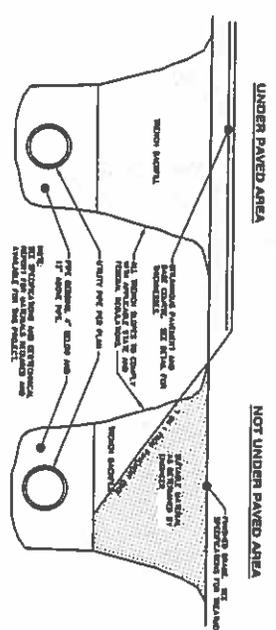
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**Pfizer**

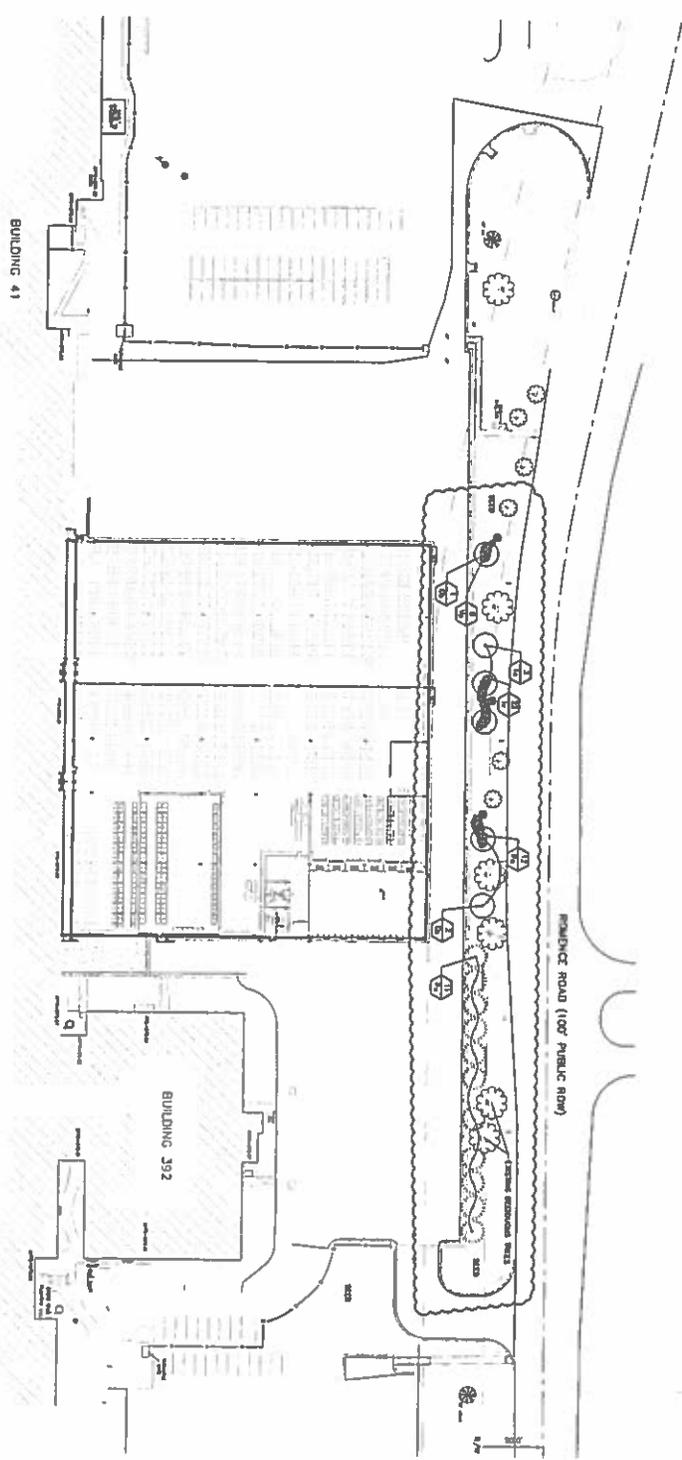
DETAIL SHEET

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LANDSCAPE PLAN

00 SITE

811  
Call before you dig.

- PORTABLE PLANTING REQUIREMENTS**
- 1. ALL PLANTS TO BE PLANTED MUST BE PLANTED WITHIN THE SPECIFIED PLANTING PERIOD.
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**TO:** Planning Commission

**DATE:** June 10, 2016

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

**SUBJECT:** Charter Township of Comstock Master Plan Update

## I. INTRODUCTION

Attached is a communication and draft copy of the Comstock Charter Township Vision 2025 Master Plan. Pursuant to the Michigan Planning Enabling Act, Comstock Township is requesting review and comment from all contiguous municipalities and other required agencies by July 14, 2016.

As cited in the document, the Comstock Charter Township Vision 2025 Master Plan represents a foundational policy statement about what the community is, what its residents value and what those residents and businesses hope the community will become. The Vision 2025 Master Plan is intended to serve as an update to the 2009 Comstock Township Land Use Plan. As required by the Michigan Planning Enabling Act, the Vision 2025 Master Plan includes a Zoning Plan which sets forth the principal district and use regulations of the Township Zoning Ordinance and how the zoning districts correspond to the future land use designations of the Plan. In addition to providing legal and policy justification, the Vision 2025 Master Plan may also serve as the primary marketing and design document for the township.

The Vision 2025 Master Plan is divided into four main chapters (Introduction, Community Elements, Future Land Use and Implementation). *Chapter 1, Introduction* discusses the history of the township, the Master Plan process and structure, and includes a Vision Statement. *Chapter 2, Community Elements* includes a review of existing conditions, updated demographic information from the 2010 U.S. Census and goals/objectives regarding community, recreation, employment and transportation/mobility. *Chapter 3, Future Land Use* discusses land use trends across the township and includes future land use map designations and descriptions. *Chapter 4, Implementation* includes general implementation strategies for the overall township, along with more specific implementation strategies for three specific sub areas of the township (Comstock Center, Gull Road and Sprinkle Road).

Staff has reviewed the draft Comstock Township Vision 2025 Master Plan and does not have any specific comments or concerns. The Planning Commission is advised to review the Plan document prior to the June 16, 2016 meeting. The document can be accessed through the Comstock Township website (<http://comstockvision.com/>) or a hard copy of the document can be provided by the Department of Community Development, upon request. Any comments/concerns expressed by the Planning Commission will then be forwarded to township officials for consideration.

**Attachments:** Notice of Transmittal of Master Plan from Comstock Charter Township Planning Commission

*Ann Nieuwenhuis, Supervisor  
Anna L. Goodsell, Clerk  
Bret Padgett, Treasurer*

# Charter Township of Comstock

*Sandra Bloomfield, Trustee  
Jeffrey D. Bogema, Trustee  
David Burgess, Trustee  
Jerry T. Amos, Trustee*



**RECEIVED**

**APR 29 2016**

COMSTOCK TOWNSHIP PLANNING COMMISSION

**COMMUNITY DEVELOPMENT**

NOTICE OF TRANSMITTAL OF PROPOSED MASTER PLAN

AND

NOTICE OF PUBLIC HEARING ON PROPOSED MASTER PLAN

Enclosed is a disc containing the draft Master Plan for Comstock Township approved for distribution by the Comstock Township Board at its meeting on April 18, 2016. The draft Master Plan is also available at [www.comstockvision.com](http://www.comstockvision.com).

In accordance with Section 41 of the Michigan Planning Enabling Act (MCL 125.3841), the enclosed draft Master Plan is being submitted to you for review and comment. All local governments or other entities receiving a copy of a proposed Master Plan have up to 63 days to review such proposed Master Plan and comment on it.

In accordance with Section 43 of the above-mentioned statute, this notice shall also serve as **Notice of the Public Hearing** on the draft Master Plan to be held at 7:00 p.m., Thursday, July 14, 2016 at the Comstock Township Hall (6138 King Highway).

In accordance with the Planning Enabling Act, any written comment that you wish to make with respect to the proposed Master Plan should be submitted to the Comstock Township Planning Commission within 63 days from the submission of the Notice to you or in-person at the July 14, 2016 public hearing on the Master Plan. Written comments should be sent to:

Comstock Township Planning Commission  
Attn: Jodi Stefforia, Planning & Zoning Administrator  
6138 King Highway, PO Box 449  
Comstock, MI 49041  
*Or electronically by email: [zoning @comstockmi.gov](mailto:zoning@comstockmi.gov)*

If you are a Planning Commission or a legislative body, then you are required under the above-mentioned statute to concurrently submit a copy of any such written comments to the Kalamazoo County Metropolitan Planning Commission c/o Lotta Jarnefeldt at 201 W Kalamazoo Avenue, Kalamazoo, MI 49007.

If you have any questions, please contact Township Planning & Zoning Administrator Jodi Stefforia at (269) 381-2360.

Jennifer Jones-Newton, Secretary  
Comstock Township Planning Commission  
April 25, 2016

*6138 King Highway, P. O. Box 449, Comstock, Michigan 49041-0449  
Phone 269-381-2360 FAX 269-381-4328*



5176 Queen Victoria Lane  
Kalamazoo, MI 49009  
(269) 806-6823  
aaron@landmarkhomesmi.com

RECEIVED  
JUN 09 2016  
COMMUNITY DEVELOPMENT

June 8, 2016

Dear Vicki,

Please accept this notice as LandMark Development's official withdrawal for Rezoning Application #15/16-5, 715 W.Osterhout. Thank you and your team for all the hard work and efforts to help us on this project. It was truly a pleasure to work with the City of Portage and I'm looking forward to working together again soon in the future.

Thank you,

Aaron A. Hovestadt - Managing Partner