

**FIRST READING AND NOTICE OF HEARING  
CITY OF PORTAGE, MICHIGAN  
NOTICE**

TO THE RESIDENTS AND PROPERTY OWNERS OF THE CITY OF PORTAGE AND ALL OTHER INTERESTED PERSONS.

NOTICE IS HEREBY GIVEN, that an Ordinance to amend Section 42-481, Site Plan Reviewed, of Article 4, Zoning, Chapter 42, Land Developing Regulations, of the Codified Ordinances of Portage, Michigan, was introduced for first reading at a regular meeting of the City Council held on May 26, 2015, and that the Council will hold a public hearing on the proposed amendment at the Portage City Hall in said City on June 23, 2015, at 7:30 p.m. or as soon thereafter as may be heard.

NOTICE IS FURTHER GIVEN that the proposed ordinance amendments are summarized as follows:

**THE CITY OF PORTAGE ORDAINS:**

**That Chapter 42 shall be amended as follows:**

**ARTICLE 4. ZONING.**

**Sec. 42-481. – Site plans reviewed.**

- A. No Change.
1. No Change.
  2. No Change.
  3. For any use or development in an I-1, light industrial district or I-2, heavy industrial district, where such use or development does not take place within 200 feet of the zoning district boundary, and within 200 feet of any owner other than the property to be used or developed, and where it is proposed that no driveway intersects a public street within 200 feet of an intersection of two or more public streets. This section will only apply in the following quarter sections:
    - a. West one-half of the northwest quarter of Section 13.
    - b. West one-half of the southwest quarter of Section 13.
    - c. Northeast quarter of Section 14.
    - d. Southeast quarter of Section 14.
    - e. Northeast quarter of the northwest quarter of Section 14.
- B. The following shall have the authority to review, approve or deny site plans as provided by this subdivision:
1. No change.
  2. City administration: The director shall be authorized to approve, deny or approve with conditions site plans submitted for review that meet at least one of the following criteria:
    - a. New nonresidential development in an OS-1, B-1, B-2 or B-3 district with developments comprised of 20,000 square feet or less of building area;
    - b. New nonresidential development in an I-1 or I-2 district with developments comprised of 50,000 square feet or less of building area;
    - c. Existing nonresidential development in an OS-1, B-1, B-2 or B-3 district which involves a building addition to a previously approved site plan when, combined with the existing building, will not exceed 20,000 square feet;
    - d. Nonresidential building additions to previously approved site plans in an I-1 or I-2 district that involve a gross floor area increase of 50 percent or less and will not exceed 50,000 square feet;
    - e. Multifamily residential developments involving eight or fewer total dwelling units;
  3. Should the director determine that a site plan presents issues such as, but not limited to, traffic or environmental conditions which have a greater potential impact on adjacent land uses, neighborhoods and/or the community overall, the director may, with ten-day written notice to the applicant, refer the site plan to the planning commission for review in accordance with the procedures and standards set forth in this subdivision.