

## **PLANNING COMMISSION**

**January 23, 2020**

The City of Portage Planning Commission meeting of January 23, 2020 was called to order by Chairman Corradini at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Seven citizens was in attendance.

### **PLEDGE OF ALLEGIANCE**

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

### **IN ATTENDANCE**

Michael West, Senior City Planner; and Matt Quardokus, Assistant City Attorney.

### **ROLL CALL**

Mr. West called the roll: Meyer (yes); Pezzoli (yes); Baldwin (yes); Fries (yes); Schimmel (yes); Corradini (yes); Joshi (yes) and Patterson (yes). A motion was then made by Commissioner Schimmel, seconded by Commissioner Joshi, to approve the roll excusing Commissioner Harrell-Page. The motion was unanimously approved 8-0.

### **APPROVAL OF MINUTES**

Chairman Corradini referred the Commission to the January 9, 2020 meeting minutes contained in the agenda. A motion was made by Commissioner Joshi, seconded by Commissioner Baldwin, to approve the minutes as submitted. The motion was unanimously approved 8-0.

### **SITE/FINAL PLANS**

None.

### **PUBLIC HEARING**

1. Final Report: Tentative Plan Amendment for Greenspire Planned Development, 3413 West Centre Avenue and 8546 Shirley Court. Mr. West summarized the final staff report dated January 17, 2020 regarding a request from American Village Builders and The Hinman Company requesting to amend the previously approved 2017 tentative plan for the Greenspire Planned Development. Mr. West stated the tentative plan amendment proposes to: 1) Reclassify approximately 8.43 acres from commercial to residential/mixed residential-commercial land use; 2) Increase the total number of multiple family residential apartment units from 704 units to 1,020 units with a resulting overall density increase from 8.45 units/acre to 11.12 units/acre; 3) Reconfigure the size and location of proposed commercial and mixed residential-commercial buildings along West Centre Avenue; and 4) Revise the anticipated phasing/construction schedule. Mr. West discussed the reclassification of land acreage from commercial to residential and mixed residential/commercial, and the requested residential density modifications for the overall development and from individual phases VII-C and VV-D. Mr. West stated that once completed, Greenspire will represent the first mixed-use type of development in the city. Mr. West indicated that staff was supportive of the tentative plan amendment subject to the four conditions listed in the staff report.

Mr. Greg Dobson of American Village Builders (applicant representative) was present to support the application and discuss the proposed tentative plan amendments. Mr. Dobson summarized the history of the Greenspire development project originally envisioned by Joe Gesmundo and Roger Hinman. Mr. Dobson then summarized the two main areas of the PD where changes were proposed: 1) Northwest portion of property, between the marsh and Tozer/Shirley Court and 2) 8546 Shirley Court parcel. Mr. Dobson discussed the two

mixed-use residential/commercial buildings proposed along West Centre Avenue and presented a sample building elevation which depicted this proposed four-story structure with retail/office space on the 1<sup>st</sup> floor and residential apartments on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors. Mr. Dobson restated his efforts to reach out to the residential neighbors along Shirley Court and Tozer Court to discuss the proposed changes to the development, listen to any concerns and to maintain the open line communication.

The public hearing was reconvened by Chairman Corradini. No citizens spoke in regard to the proposed tentative plan amendment. A motion was made by Commissioner Joshi, seconded by Commissioner Schimmel, to close the public hearing. The motion was unanimously approved 8-0. A motion was then made by Commissioner Meyer, seconded by Commissioner Baldwin, to recommend to City Council that the Tentative Plan Amendment for the Greenspire Planned Development be approved subject to the four conditions listed in the January 17, 2020 Department of Community Development staff report. The motion was unanimously approved 8-0.

2. Special Land Use Permit: Airtech Automation, 8815 South Sprinkle Road. Mr. West summarized the staff report dated January 17, 2020 regarding a special land use permit application submitted by Kyle McLeod to establish an office/showroom for a heating & cooling contractor (Airtech Automation) within the southern portion of the existing commercial building located at 8815 South Sprinkle Road. Mr. West provided a summary of the ordinance requirements and the proposal provided by the applicant. Mr. West indicated the application fulfills the requirements for issuance of a special land use permit and was recommended for approval subject to the applicant receiving all necessary building related permits for interior building modifications and occupancy.

Kyle McLeod of Airtech Automation was present to support the application. Mr. McLeod described the operations of his business and reiterated that no fabrication of materials and no exterior storage of equipment or materials/supplies including portable construction offices will occur at the site. The public hearing was then opened by Chairman Corradini. No citizens spoke regarding the proposed special land use permit. A motion was then made by Commissioner Baldwin, seconded by Commissioner Schimmel, to close the public hearing. The motion was unanimously approved 8-0.

After a brief discussion, a motion was made by Commissioner Fries, seconded by Commissioner Pezzoli, to approve the Special Land Use Permit for Airtech Automation, 8815 South Sprinkle Road, subject to the applicant obtaining all necessary building related permits for interior building modifications and any other Building/Fire Code requirements. The motion was unanimously approved 8-0.

## **NEW BUSINESS**

1. Public Street Vacation – Gladys Street (west portion). Mr. West summarized the staff report dated January 17, 2020 regarding a request from McShane & Bowie PLC, on behalf of PlazaCorp Realty Advisors, for the city to vacate its interest in 1) the former Gladys Street public right-of-way (west approximate 416 feet) located along the east side of South Westnedge Avenue, and 2) the service drive that extends north/south from the former Gladys Street to the new or realigned Gladys Street. Mr. West provided a summary of the 1994 Gladys Street realignment project that reconstructed and relocated Gladys Street to the north so as to align with the South Westnedge Avenue/Mall Drive signalized intersection. Mr. West indicated that since 1994, these remaining roadways segments have functioned primarily as service drives for Burger King and the former Mercantile Bank. Mr. West briefly summarized the public street vacation process established in the Michigan Land Division Act and City Charter. Mr. West stated that future re-designation/reuse of these roadway segments as a functional public street is not practical and the public right-of-way is no longer needed by the city. Mr. West also indicated that vacation of this public street right-of-way would allow for development/redevelopment flexibility for the adjacent property owners by providing more useable property and eliminating multiple front yard building setback requirements.

Andy Wenzel of PlazaCorp Realty Advisors was present to support the application. Mr. Wenzel discussed the proposed redevelopment project planned by PlazaCorp at the southeast corner of Gladys Street and South Westnedge Avenue. Mr. Wenzel stated this redevelopment project is truly a public/private collaborative and will improve the appearance of this property along South Westnedge Avenue.

The Commission, Mr. Wenzel and Mr. West next discussed various aspects of the public street vacation including the existing access provided to the Burger King site, existing public utilities through this public right-of-way and the need for the city to retain necessary easements, the conceptual redevelopment plan for the former Mercantile Bank site and communication between the city, PlazaCorp and Burger King. After a additional discussion, a motion was made by Commissioner Joshi, seconded by Commissioner Patterson, to recommend to City Council that the west approximate 416-feet of Gladys Street, along with the north/south service drive, be vacated subject to the city retaining appropriate easements for the existing public water, sanitary sewer and storm sewer mains. The motion was unanimously approved 8-0.

**OLD BUSINESS**

None.

**STATEMENT OF CITIZENS/COMMISSIONERS**

Commissioner Baldwin stated that she would not be present at the February 6, 2020 meeting.

Chairman Corradini thanked city staff and Suez Environmental for the work conducted last weekend to address snow removal on city streets given the challenging combination of snow, rain and ice. Chairman Corradini also commented on the construction of the Fed-Ex facility on Portage Road and tremendous efforts of the contractors to work on this extremely large building during difficult and challenging weather conditions.

**ADJOURNMENT:**

There being no further business to come before the Commission, the regularly scheduled meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Michael West, AICP  
Senior City Planner