

CITY OF PORTAGE CONSTRUCTION BOARD OF APPEALS

Minutes of Meeting – September 15, 2020

The City of Portage Construction Board of Appeals meeting of September 15, 2020 was called to order at 5:00 PM in City Council Chambers of Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan.

MEMBERS PRESENT:

William Leach; Gary Gilchrist; Sheldon Smith and George Theodoru.
Todd Gasaway; Barney Martlew, and Bill Koopsen attended via teleconference.

MEMBERS ABSENT:

None

MEMBERS EXCUSED:

None.

IN ATTENDANCE:

Terry Novak, Deputy Director of Building and Housing Services and Mike Beery, Senior Building Inspector. Assistant Fire Chief Larry Moore attended via teleconference.

APPROVAL OF MINUTES:

The minutes of August 13, 2020 were approved.

BOARD ACTION:

8833 Shaver Road – Show Cause Hearing

Deputy Director Novak provided a brief overview of the matter and actions taken at the August 13, 2020 Construction Board meeting. Senior Building Inspector Mike Beery advised the Board that the building has remained closed to casual entry.

Steven Payne advised the Board that he was still interested in purchasing the property and that it was his intention to use the building initially for vehicle and/or boat storage. Payne indicated that it was his understanding from working with Bruce VanderWheele, PE, that the building would not require a fire sprinkler system. Payne also indicated that he had spoken with the Kalamazoo County Health Department and that they would allow the building to remain connected to well and septic systems.

Assistant Fire Chief Moore advised that contrary to VanderWeele's assessment, a fire sprinkler system would be required for the building. Moore added that the building currently did not have any municipal water on-site for firefighting and that was very problematic. Senior Building Inspector Beery stated that changing the occupancy classification to an S (storage) would require that all building components be brought up to current code requirements. Discussion continued as to what uses, if any, would be allowed for the building without providing hydrants and/or a fire sprinkler system for the building. Novak advised that a building application and plans for the proposed use and any modifications to the building would need to be submitted for review and approval.

A motion was made by Member Leach that a letter of intent, building application and plans for the proposed use of the building be submitted to the Department of Community Development for formal review by October 15, 2020. If the material was not submitted by October 15, 2020, or it was determined that the prospective buyer would not move forward with the project, the matter was to return to the Construction Board of Appeals as a raze order. The motion was seconded by Member Smith. The motion passed unanimously.

ADJOURNMENT:

The Board meeting adjourned at 5:50 PM.

Respectfully Submitted,



Terry A. Novak,
Deputy Director of Building and Housing Services