



1 **PLANNING COMMISSION REGULAR MEETING MINUTES, JUNE 27, 2023**

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3 **CALL TO ORDER/ROLL CALL**

4 The Meeting was called to order at 6:00 p.m. and roll was called. The following Commissioners were
5 present: Chair Corfman, Secretary Loeks, Commissioners Roberts, Buckham and Matson. Vice Chair
6 Davis and Commissioner Eavey were absent. Also present were Zoning Administrator Lovely, Recording
7 Secretary Quemada and approximately 3 interested people.

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10 **PUBLIC COMMENTS**

11 No public comments.

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14 **ADOPTION OF MEETING AGENDA**

15 The agenda was reviewed. Motion by Buckham, seconded by Loeks, motion carried, to adopt the
16 agenda as presented.

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19 **APPROVAL OF MEETING MINUTES**

20 Motion by Buckham, seconded by Matson, motion carried, to approve the minutes of the May 23, 2023,
21 Regular Meeting Minutes as presented.

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24 **NEW BUSINESS**

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26 **PC#19-01 Bradford Oaks Site Condominium Step 2 Extension Request**

27 Location: Southeast corner of South 10th Street and W Q Avenue

28 Applicant: Allen Edwin Homes, Brian Wood

29 Request: Step 2 Site Condominium Approval Extension

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31 Mr. Lovely summarized that after the Planning Commission approved the Step 2 plan set in 2019, due
32 to the flooding there was a two-year pause involving the City of Portage not accepting sanitary sewer flows
33 and flows were finally accepted in Jan 2021. The Planning Commission approved a two-year extension
34 on May 11, 2021, but there were continued challenges due to COVID-19 related supply chain disruptions.
35 According to the ordinance this would be a one-year extension that is typically afforded to applicants. Staff
36 recommended a 1-year extension to May 28, 2024 to implement construction plans.

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38 The Planning Commission discussed when the site plans were approved and if they had been changed
39 since the original approval. The applicant states the site plans have not been changed since the original
40 approval of the extension on May 11, 2021. EGLE approvals reflected the hold placed on acceptance of
41 sewer flows by the City of Portage and current plans matched the plans approved for extension on May
42 11, 2021.

43 Motion by Loeks, Seconded by Buckham, motion carried to approve the extension.

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45 **PC#23-08 V's Bogey's & Stogies Patio – Special Exception Use Public Hearing**

46 Location: 7117 West Q Avenue

47 Applicant: Joe Wolf & Mike Vandemaele, Texas Corners Investments

48 Request: Public Hearing and Review/Approval of Special Exception Use for a permitted use in the
49 Corners Business District that provides outdoor seating for serving patrons alcoholic beverages.

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51 Mr. Lovely explained that the applicant is hoping to build a patio off their existing space outside with
52 seating for around 20 and the ability to serve alcohol. Applicant is working with MLCC to be able to serve
53 alcohol and will not be able to serve alcohol until that is approved. They are requesting to serve outside

54 11am – 11pm which is consistent with other approvals granted hours of 11am – 12pm. The Fire
55 Department reviewed, and the two gates will need panic hardware and self-closing hardware. The Building
56 Department reviewed, and 46 occupants could be in the area, but the applicant is only requesting 20. As
57 it meets all Special Exception requirements, Staff recommends approval if the Planning Commission finds
58 it acceptable with the condition of the gate hardware, MLCC approval to serve alcohol outside in the fenced
59 area, and hours of operation consistent with other outdoor patios.

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61 There was a question from the commissioners which liquor license they were expanding, Louies or Bogies
62 & Stogies. Mr. Lovely answered that the Bogies & Stogies liquor license is the one that will be expanding.
63 Commissioners asked if there would be music at night in regards to nearby residents but it is not clear if
64 there will be. There was discussion whether there should be a way to get around their fence and a return
65 for the sidewalk.

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68 **Public Hearing**

69 Motion by Loeks, seconded by Buckham, motion carried to open the Public Hearing on the V’s Bogey’s
70 & Stogies Patio Special Exception Use.

71 There were no public comments.

72 Motion by Loeks, seconded by Matson, motion carried to close the Public Hearing on the V’s Bogey’s
73 & Stogies Patio Special Exception Use.

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76 Motion by Loeks, supported by Matson, motion carried to approve the special exception use with the
77 three conditions listed in the staff report recommendations, including the addition of an approximately 9-
78 foot long by 5-foot wide sidewalk to connect the existing concrete surface off the southeast corner of the
79 building to the existing sidewalk along Shooting Star Lane.

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82 **PC#23-09 Cravings by Pacific Rim – Corners Business District Site Plan Review**

83 Location: 8083 & 8107 Vineyard Parkway

84 Applicant: Bosch Architecture, Seth Baar

85 Request: Review and Approval of Site Plan for new 2,684 SF Restaurant in the Corners Business
86 District.

87 Motion by Roberts, seconded by Buckham to permit Secretary Loeks to recuse himself from discussion.

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89 Mr. Lovely reviewed the site plan regarding setbacks, streetscape landscaping, parking, loading, and
90 unloading. This site plan was approved a little more than a year ago, but the applicant just missed their
91 year renewal deadline, and the new Corners Business District Ordinance was adopted in the meantime.
92 Mr. Lovely found that the plan generally meets the requirements of the ordinance but recommended
93 several conditions. Recommendation conditions were as follows:

- 94 • Staff recommends the applicant submit signage details in accordance with the requirements set
95 forth within Section 36-3.1.18.F.viii.
- 96 • The applicant shall coordinate with the DDA prior to pouring the concrete pad allowing location
97 confirmation for the DDA furnished bike racks allowing for 4 bikes.
- 98 • Any other conditions generated as part of the review and consideration of the above items. If
99 approving a waiver, specifically noting what it is for and why it is allowed.

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101 The commissioners discussed Lot Frontage and Access Connectors.

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103 Bosch Architecture spoke regarding the lot frontage, parking, landscaping and why they chose to
104 design the unit this way.

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Commissioners brought up a concern regarding parking and making sure it looks acceptable for Bronson across the street. The commissioners questioned possible problems with loading/unloading.

Commissioners discussed Parking requirements and definitions regarding access drives and private roads.

Motion by Roberts, seconded by Matson, motion carried to approve as presented with the following exceptions and waivers; to approve the parking reduction of 10%, waive the front yard parking requirements to be consistent with adjacent properties, including conditions that applicant must submit signage details in accordance with the requirements of the ordinance, and furnished bike racks should be coordinated between the owner and the DDA.

OLD BUSINESS

Continued Review of Draft Subdivision and Site Condominium Ordinance

Request: Review draft ordinance with updates consistent with comments received during the public hearing held at the May 23, 2023, Regular Meeting

Mr. Lovely explained that most of the discussion remaining is corrections and small changes. There was discussion on a few new additions regarding street tree considerations, detention pond definition and buffer/common element areas. Review will continue during the next workshop meeting.

COMMISSIONER COMMENTS

Commissioner Buckham talked about Kids Day at the Market. It was fun and included a scavenger hunt. She would like to recognize Margot from TC Beer Wine & Liquor who supported the burn camp with her event raising over \$1600 and an anonymous donor made up the difference in donating a total of \$2,500.

Treasurer Roberts reported that tax bills will be out this weekend. She gave an update on sewer connections and indicated it is down to 82 not connected. She stated that at the Township Board Meeting, the Fire Department renovation was reviewed and approved to move forward with a November timeline of the new Township building. Roberts would like to acknowledge Mrs. Matson who will be leading the craft fair in November, a big Thank you to her.

Chair Corfman reported there is a ZBA meeting tomorrow for two ordinance interpretations.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

Motion by Matson, seconded by Loeks, motion carried to adjourn the meeting. The meeting was adjourned at 7:46 p.m.

Submitted: July 6, 2023 Approved: July 11, 2023

Recording Secretary Quemada