



CONSTRUCTION BOARD OF APPEALS

May 5, 2015

CITY OF PORTAGE
CONSTRUCTION BOARD OF APPEALS

A G E N D A

May 5, 2015

The City of Portage Construction Board of Appeals will hold a meeting on May 5, 2015 at 5:00 PM in Conference Room 2, Portage City Hall, 7900 South Westnedge Avenue.

APPROVAL OF MINUTES:

*December 2, 2014

OLD BUSINESS:

None

NEW BUSINESS:

. *6717 South Sprinkle Road – Construction variance for Summit Polymers

STATEMENT OF CITIZENS:

ADJOURNMENT:

Material Transmitted

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

CITY OF PORTAGE CONSTRUCTION BOARD OF APPEALS

DRAFT

Minutes of Meeting – December 2, 2014

The City of Portage Construction Board of Appeals meeting of December 2, 2014 was called to order at 5:00 PM in Conference Room #1 of Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan.

MEMBERS PRESENT:

Peter Carlson, Gary Gilchrist, Barney Martlew, Lawrence Schmidt, George Theodoru,

MEMBERS ABSENT:

William Leach

MEMBERS EXCUSED:

None

IN ATTENDANCE:

Terry Novak, Deputy Director of Building and Housing Services, Mike Beery, Building Inspector

APPROVAL OF MINUTES:

The minutes of October 2, 2014 were approved.

BOARD ACTION:

5523 Monticello Avenue – Show Cause Hearing

Chairman Schmidt introduced the item to the Board. No one was in attendance to represent the property. Deputy Director Novak provided background information regarding past code enforcement and action taken to abate exterior violations associated with the property. Deputy Director Novak also informed the Board that the owner/occupant of the dwelling had passed away and the house had essentially been abandoned. Efforts to obtain assistance from the surviving relatives to correct violations associated with the property were unsuccessful. Building Inspector Beery provided information regarding the interior condition of the house indicating that it was filled with trash and emulated foul odors. Members of the Board questioned the condition of the house relating to roofing, mechanical equipment, etc. Deputy Director Novak indicated that it was believed that the house was structurally sound. However, when the rubbish and debris are removed, a more thorough inspection of the house could be accomplished. If any life-safety items were discovered during the inspection, corrective action would be pursued as appropriate.

A motion was made by Member Gilchrist requiring that within 15-days all rubbish and debris be removed from the interior of the house and if necessary, the house be treated for infestation. Failure to comply will result in the matter being referred to City Council with a recommendation that the city be authorized to remove and discard all rubbish and debris from the interior of the house and if necessary, treat the house for infestation. Any and all costs incurred for such action shall be due and payable to the city in accordance with the provision of the City of Portage Unsafe Structure Ordinance. The motion was seconded by Member

Martlew. The motion passed unanimously.

ADJOURNMENT:

The Board meeting adjourned at 5:40 PM

Respectfully Submitted,



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

TO: Construction Board of Appeals
FROM: Vicki Georgeau, ^{Va} Director of Community Development
DATE: April 30, 2015
SUBJECT: Construction Variance – 6717 South Sprinkle Road

CODE SECTION: Section 507, Unlimited Area Buildings, 2012 State of Michigan Building Code

A variance has been requested by Summit Polymers, 6717 South Sprinkle Road pertaining to Section 507 of the 2012 State of Michigan Building Code, which specifies the maximum size of a building based on the clear area surrounding the structure. As information, the Summit Polymers building is a 143,000 square foot type II-B, fire sprinkled, non-fire rated building. Based on the building size (utilizing the unlimited area formula), a 60-foot clear area (fire separation distance) around the perimeter of the building must be maintained. The clear area is the distance measured from the exterior face of the building to the property line, the centerline of an adjacent road, or to an imaginary line between another building on the same property. The purpose of the fire separation distance is to establish a minimum separation between buildings that will serve to reduce the possibility that a fire in one building can spread to another building.

As background, on September 26, 2013 the Construction Board of Appeals granted a construction variance for Summit Polymers at this site pertaining to Section 507 of the 2009 State of Michigan Building Code, after it was discovered that the exterior wall of the newly constructed 37,500 square foot addition was located 28-feet from the eastern property line instead of the required 60-feet. The variance approval included the condition that in the event building construction occurs on adjacent properties within 60-feet of the east building wall, Summit Polymers would install a three-hour fire rated wall on the east end of the building within 90-days. An affidavit documenting the decision of the Board was recorded with the Kalamazoo County Register of Deeds for the Summit Polymer's property.

The current variance request pertains to a proposed 900 square foot addition on the south side of the building to be used for plastic recycling operations. A letter and sketch of the proposed project has been submitted by Mr. Dan Brown, Summit Polymers General Manager, and are attached for review. The proposed addition is located over 90-feet from the eastern property line and over 120-feet from the southern property line. The variance is required for the proposed addition due to the encroachment of the building into the required clear area on the east side of the site, which thereby reduces/limits the size or overall area of the building.

The proposed 900 square foot addition on the south elevation of the building is small in size and will not further encroach into the 60-foot clear area on the east or south side of the building. In addition, due to the physical layout and characteristics of the adjacent parcels to the east, there is limited likelihood that building construction would occur on the adjacent parcels in this area, thereby maintaining the necessary 60-foot clear area. Based on the above, approval of the requested variance for the 900 square foot addition is recommended.

Attachments: Maps of 6717 South Sprinkle Road
Correspondence from Summit Polymers General Manager Dan Brown



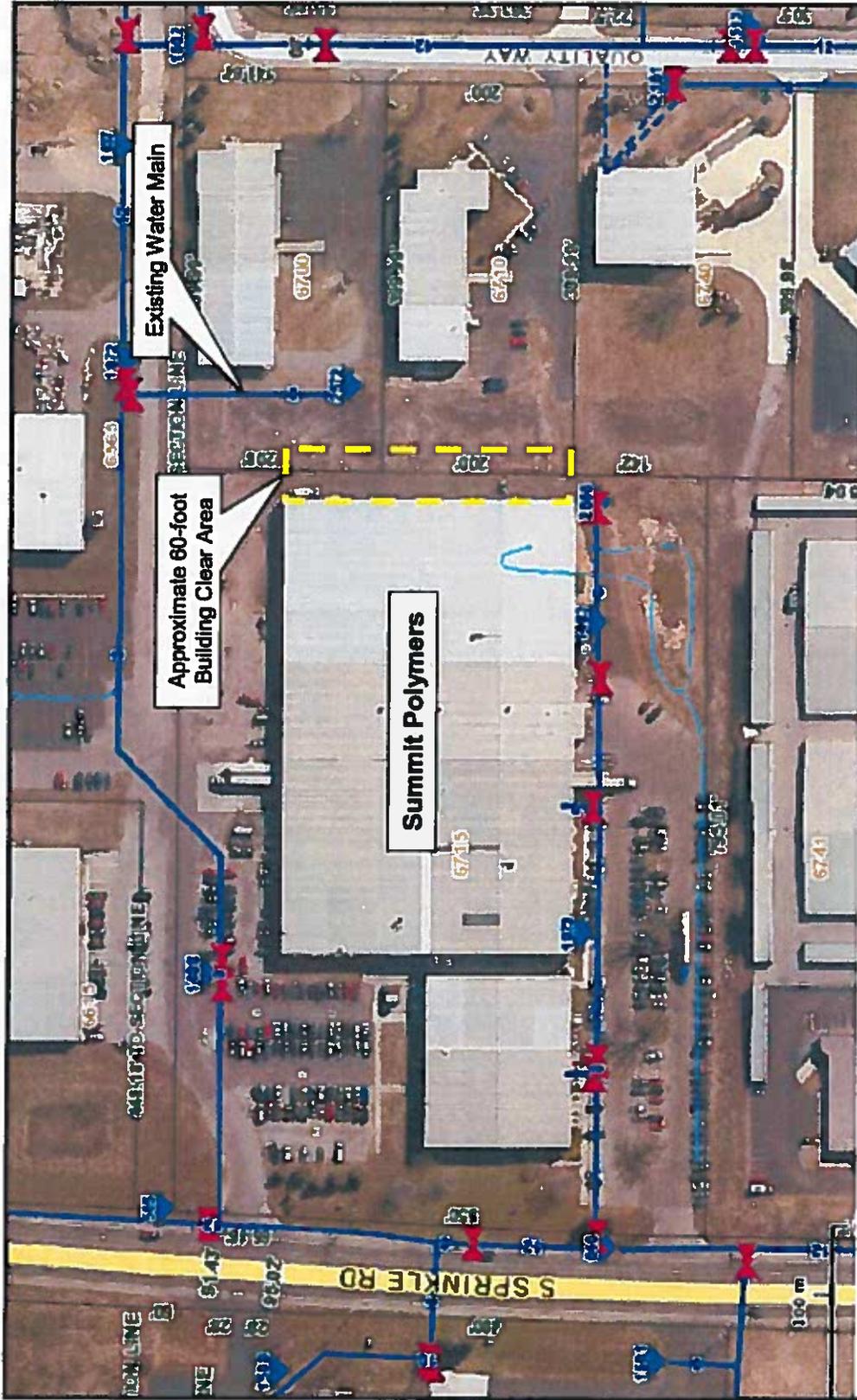
Subject Property

Sprinkle Rd

6717 (6715) South Sprinkle Road Location Map



1 inch = 100 feet
Date: 4/29/2015



Disclaimer:
 This map does not represent a survey or legal document and is provided on an "as is" basis. City of Orange expresses no warranty for the information displayed on this map document.

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 Map Publications
 Fri Sep 20 20:21 - 0:51:54 AM



 web mapping by
 Analgam LLC

Summit Polymers, 6717 South Sprinkle Road



SUMMIT POLYMERS, INC.

East Plant – 6717 S. Sprinkle Road

Portage, MI 49002

(269) 324-9323

Molded & Decorated Plastic Systems -----

April 24, 2015

Portage Construction Board of Appeals
7900 South Westnedge Avenue
Portage, Michigan 49002

Dear Construction Board of Appeals:

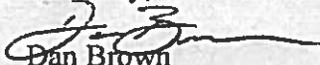
Summit Polymers, Inc. is requesting approval to construct a 900 square foot addition before the Portage Construction Board of Appeals for our manufacturing facility located at 6717 South Sprinkle Road. The purpose of this building addition is to house our plastic recycling operations.

Currently we have to send much of the material we can recycle to an outside source to be repelletized so that we can reprocess the material into automotive parts. With this building addition we will be able to regrind, clean, and reuse the plastic onsite. This will reduce the lead time to recycle the plastic and our cost to reprocess the material. Additionally, this recycling room will reduce the noise and dust level in the manufacturing plant which will provide a better working environment for our employees and improve the quality of the products we produce.

Summit Polymers, Inc. is requesting that our proposed addition be reviewed at a Construction Board of Appeals Meeting the week of April 27, 2015, or as soon as possible, so that if our request is approved, we can get a builder scheduled to complete this work before their schedules are full for the season.

Thank you for considering Summit Polymers request to construct a 900 square foot addition to house our recycling operation at our current manufacturing facility located at 6717 South Sprinkle Road.

Sincerely,



Dan Brown
General Manager
Summit Polymers, Inc.
East Plant

