

CITY OF PORTAGE PLANNING COMMISSION

AGENDA

Thursday, January 15, 2026
7:00 PM

Portage City Hall Council Chambers

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES:

1. November 6, 2025 Meeting minutes

PUBLIC HEARINGS

SITE/FINAL PLANS:

- * 1. An application seeking Site Plan approval for Oakland Apartments at 10506 Oakland Drive.

OLD BUSINESS:

NEW BUSINESS:

STATEMENT OF CITIZENS:

ADJOURNMENT:

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

CITY OF PORTAGE PLANNING COMMISSION

Thursday, November 6, 2025
7:00 PM
Portage City Hall Council Chambers

The City of Portage Planning Commission meeting of November 6, 2025, was called to order by Chair Corradini at 7:00 p.m.

IN ATTENDANCE

- Biqi Zhao, Deputy Director of Planning and Zoning
- Eric Feldt, Senior City Planner
- Peter Dame, Chief Development Officer
- Alex Johnson, City Planner/ Project Manager
- Josh Thall, Assistant City Attorney

ROLL CALL

Mr. Feldt called the roll: Chairman Corradini (yes); Vice Chair Baldwin (yes); Secretary Freiman (yes), Adams (yes); Copp (yes); Orwig (yes); Fries (yes); Ladd (yes); and Crowell (yes).
9-Present; 0-Absent.

APPROVAL OF MINUTES

1. Minutes dated October 2, 2025

Motion by Commissioner Fries seconded by Vice Chair Baldwin to approve October 2, 2025, minutes as submitted. Upon a voice vote, motion carried 9-0.

PUBLIC HEARINGS

1. Special Land Use Permit for the development of a new church at 4401 Bishop Avenue.

Mr. Feldt provided a presentation outlining the Special Land Use Permit proposal, site information, maps of the area, site pictures, review standards, analysis, public notice, and recommended action. He concluded the presentation by recommending the Planning Commission approve the Special Land Use Permit for establishing a religious institution at 4401 Bishop Avenue with the following condition: Submittal of a complete Site Plan application, drawings, and fee consistent with Sec 42-481 to the City of Portage administration, and final review and vote by the Planning Commission.

Applicant, Amarjit Dhaliwal on behalf of Gurdwara Singh Sabha of Kalamazoo, answered questions from the Commissioners.

Commissioner Copp inquired about the number of people their service has, and the proposed 50-foot monument that concerned a nearby resident.

Ms. Dhaliwal stated they have about 100 people at their service and that they would be willing to make the monument smaller if necessary for approval.

Chair Corradini opened the public hearing. No testimony received. Motion by Vice Chair Baldwin, seconded by Secretary Freiman to close the public hearing. Upon a voice vote, motion carried 9-0.

Chair Corradini inquired about the Special Land Use Permit may remain active before a site plan must be submitted.

Mr. Feldt indicated one year.

Chair Corradini further inquired whether significant variations occur between conceptual sketches and final site plans.

Mr. Feldt stated yes.

Motion by Secretary Freiman, supported by Commissioner Copp, to approve the Special Land Use Permit for establishing a religious institution at 4401 Bishop Avenue with the following condition: Submittal of a complete Site Plan application, drawings, and fee consistent with Sec 42-481 to the City of Portage administration, and final review and vote by the Planning Commission. Upon voice vote, motion carried 9-0.

2. Special Land Use Permit and Site Plan for the redevelopment of 669 Mall Drive into an indoor play area 'Soar N Bounce'.

Mr. Feldt provided a presentation outlining the Special Land Use Permit and Site Plan proposal with maps of the area, site drawings and pictures, site plans and concept images, review standards, analysis, public notice, and recommended action. He concluded the presentation by recommending the Planning Commission approval of the Special Land Use Permit and Site Plan for an indoor play area (Soar N Bounce) at 669 Mall Drive.

Applicant, Jared Lee, answered questions from the Commission.

Commissioner Copp asked about offering unlimited annual memberships.

Mr. Lee indicated that the primary focus is on hosting parties, but he would relay the suggestion to the ownership team.

Chair Corradini asked how soon the business intends to open.

Mr. Lee indicated as soon as possible pending equipment installation and any delays in shipping and receiving.

Commissioner Orwig asked how many similar facilities the company operates.

Mr. Lee stated that they have several locations in Michigan.

Chair Corradini opened the public hearing. No testimony received. Motion by Commissioner Copp, seconded by Commissioner Crowell to close the public hearing. Upon a voice vote, motion carried 9-0.

Motion by Commissioner Fries, supported by Commissioner Adams, to approve the Special Land Use Permit and Site Plan for an indoor play area (Soar N Bounce) at 669 Mall Drive. Upon voice vote, motion carried 9-0.

3. Special Land Use Permit and Site Plan for the redevelopment of 525 Romence Road into indoor recreational facility 'PickleRage'.

Mr. Feldt provided a presentation outlining the Special Land Use Permit and Site Plan proposal with maps of the area, site drawings and pictures, site plans and concept images, review standards, analysis, public notice, and recommended action. He concluded the presentation by recommending the Planning

Commission approve the Special Land Use Permit and Site Plan for an indoor recreation facility 'PickleRage' at 525 Romence Road, be approved.

Applicant, Keith and Robin Goodrich, 525 Romance Road, answered questions from the Commission. Secretary Freiman inquired about rental rates.

Ms. Goodrich stated that there will be various membership tiers, but the standard rental rate will be approximately \$15 per hour without membership.

Commissioner Orwig asked whether this was the applicant's first venture.

Ms. Goodrich indicated that this is their first PickleRage venues, but their family has operated other businesses in Portage for many years.

Commissioner Baldwin asked whether staff would be AED and CPR certified

Ms. Goodrich confirmed that they would.

Commissioner Fries asked about the anticipated opening date.

Ms. Goodrich stated they are aiming for February or January.

Chair Corradini opened the public hearing. No testimony received. Motion by Vice Chair Baldwin, seconded by Commissioner Orwig to close the public hearing. Upon a voice vote, motion carried 9-0.

Motion by Vice Chair Baldwin, supported by Commissioner Copp, to approve the Special Land Use Permit and Site Plan for an indoor recreation facility 'PickleRage' at 525 Romence Road. Upon voice vote, motion carried 9-0.

SITE/FINAL PLANS

None.

OLD BUSINESS

None.

NEW BUSINESS

None.

STATEMENT OF CITIZENS

None.

STATEMENT OF COMMISSIONERS/ STAFF

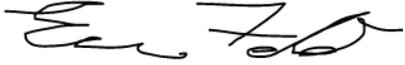
Mr. Feldt stated that the next Planning Commission meeting is scheduled for November 20.

Chair Corradini welcomed the new Commissioner Ladd to the Planning Commission.

ADJOURNMENT

There being no further business to come before the Commission, Chair Corradini adjourned the meeting at 7:50p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Eric Feldt". The signature is fluid and cursive, with the first name "Eric" and the last name "Feldt" clearly distinguishable.

Eric Feldt
Senior City Planner

TO: Planning Commission

DATE: January 15, 2026

FROM: Peter Dame, Chief Development Officer

SUBJECT: An application seeking Site Plan approval for Oakland Apartments at 10506 Oakland Drive.

I. INTRODUCTION:

The applicant (Scott Oakland Drive LLC) has filed a Site Plan application for a proposed multifamily development at 10506 Oakland Dr., located at the SW corner intersection of Oakland Dr. and W. Osterhout Ave. The proposal consists of three, 2-story buildings, parking lot, and a variety of site improvements. Details of the project are provided later in this report.

In addition to the subject Site Plan, a Soil Erosion & Sedimentation Control (SESC) Permit and Building Permit will be required. As of the date of this report (January 14, 2026), these permits have not been filed.

II. BACKGROUND INFORMATION:

The one-acre site was developed with a single-family house as early as the 1950s. The applicant purchased the site in 2023 and demolished the house that was in poor condition in 2024. Since then, the site remained vacant pending development approval. The applicant has received Kalamazoo County Homes for All assistance to offset the cost of construction.

The neighborhood consists of mostly single-family homes with a few multifamily developments. There is a railroad crossing east of the site (east of Oakland Dr.). Most homes in the neighborhood were built prior to the 1980s.

The following table summarizes **Existing Conditions** around the subject site.

Existing Land Use/ Zoning	<ul style="list-style-type: none"> • The subject site is zoned RM-1 Multifamily • <u>North (across W. Osterhout Ave):</u> Single-family homes; 2112 & 2118 W. Osterhout Ave; Zoned R1-B Single Family Residential • <u>South:</u> Duplex Residence; 10522 & 10524 Oakland Dr; Zoned RM-1 • <u>West:</u> Single-family home; 2205 W Osterhout Ave; Zoned RM-1 • <u>East (Across Oakland Dr):</u> Single Family Home; 2025 W. Osterhout Ave; Zoned RM-1 • <u>Northeast (opposite corner of intersection_:</u> Multi-family complex; 2060-2076 West Osterhout; Zoned RM-1
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Public Streets	Surrounding roadway network: W. Osterhout Ave – 1,757 average daily trips in 2023 (taken near subject site); and Oakland Dr – 6,483 average daily trips in 2023 (taken immediately north of W Osterhout Ave intersection)
Public Utilities	City water and sanitary sewer are available at the site.
Environment	The site is undeveloped.
Unique Conditions	There are no mapped wetlands, flood hazards, or identified historic structures on the site.

Applicable Zoning Regulations

The following sections of Chapter 42 apply and set forth applicable procedures and regulations:

- Site Plan Review: [Sec 42-480 thru - 485](#)

Site Plan Procedure: Per Sec 42-481, a Site Plan for more than eight dwelling units shall require a vote by the Planning Commission.

Site Plan Submittals: Per [Sec 42-482](#), an applicant of a Site Plan project shall submit an application, site plan drawings (showing various development elements), and fee.

Proposed Site Plan Review Summary

The proposal consists of three buildings, each containing four dwelling units for a total of 12 units. Buildings will consist of the following dimensions: 60’ long x 32’ wide x 26.8’ tall and oriented perpendicular to W. Osterhout Ave. They design of the buildings are from the Michigan Municipal League Pattern Book Homes, a project intended to prepare already designed housing types that meet municipal codes to allow reduced cost of expanding housing units. All units will be apartments consisting of 828 square feet. A total of 25 parking spaces will be provided directly behind (south) all buildings. Each building will connect to new interior sidewalks, which will then connect to new sidewalks along W. Osterhout Ave and Oakland Dr. All buildings will connect to City water and sewer, and to a private onsite stormwater system designed under the parking lot. Vehicular access will only be provided from Oakland Dr., located near the west property line. Landscaping, outdoor lighting, and fencing will be provided throughout the site, as discussed below.

III. ANALYSIS:

Site Plan Review, Analysis

Staff has reviewed and finds the applicants' development design consistent with required Site Plan improvements, standards listed under Division 6 *Site Development Requirements*, as explained below.

Division 6 — Site Development Requirements

The applicant’s submitted drawings (the proposal) for the proposed development meet the following site development standards:

- Maximum Allowed Units: Per Sec 42-350, the property is allowed a maximum of 15 units. The proposal meets this by providing 12 units.

- **Building Setbacks, Coverage:** Per Sec 42-350, it requires multifamily buildings to be setback 30 feet from all property lines and between buildings. The proposal exceeds this setback distance. Also, under Sec 42-350, up to 25% of the land may be covered by buildings (ie. building footprint). The proposal meets this with a 13% building coverage.
- **Parking and Access:** Per Sec 42-520, the parking requirement for the project is 24 spaces. The proposal exceeds this by providing a total of 25 spaces, including one ADA space. Ingress/ egress to the site is provided via a driveway located along the west property line connecting to W. Osterhout Ave. For general traffic safety and circulation purposes, the driveway cannot be located close to the street intersection. And, two driveways would not be allowed as it would result in cut-thru traffic driving through the subject site to avoid the intersection stop light.
- **Landscaping:** Per Sec 42-572, trees and bushes are required along Oakland Dr. and W. Osterhout Ave. The proposal meets and shows this landscaping.
- **Screening:** Per Sec 42-573, the parking lot and driveway are required to be screened from the adjacent residences to the west and south through a six-foot tall fence or hedge plus deciduous trees every 30 feet. The proposal meets this by providing a six-foot tall wood privacy fence and trees.
- **Refuse Enclosure:** Per Sec 42-574, an outdoor dumpster shall be located within an enclosure consisting of a min. six-foot tall full opaque fence or wall, and located 20 feet away from the western and southern residential properties. The proposal meets this by providing a refuse enclosure immediately behind the westernmost building in the parking area. It will consist of a 6' tall wood fence enclosure.
- **Outdoor Lighting:** Per Sec 42-590 thru -597 establish outdoor lighting standards. Exterior lighting shall be located and designed to not create glare, and have low footcandle intensity levels along the western and southern property lines. The proposal meets this by providing nine new wall-mount lights illuminating the interior grounds and parking area. No building lighting glare should be toward the resident to the west, since no lighting is proposed on the west wall of the western-most building.
- **Utilities:**
 1. **Storm Water:** Per the City's Stormwater Manual and addendums, the applicant is required to provide an on-site stormwater facility to retain all the development's resulting stormwater. The applicant is providing a stormwater system below the parking lot. The specifications of this system have been reviewed and approved by the City's Transportation & Utilities Department.
 2. **Water, Sewer Services:** All buildings will connect to the City's water and sewer utilities. Three new water leads will be provided to the site and then split into separate leads serving individual apartment units. The existing sanitary sewer lead will split into separate leads for each building.

Based on the overall proposed development design and meeting the above improvements, staff finds the development also meets the standards under Sec. 42-483 *Site Plan Review Standards*.

Review by the Development Review Team (DRT)

The Site Plan drawings were reviewed by the Development Review Team (DRT) who ensures

development is consistent with the City's zoning, infrastructure, engineering, and other requirements, including streets, sewers, water mains, storm water, parking, landscaping, and others. DRT is comprised of representatives from the Department of Transportation and Utilities, Fire Department, Department of Parks and Recreation, Office of the City Assessor, and Department of Community Development. DRT does not have any recommended changes.

Public Noticing Requirement

This project requires Planning Commission review and vote, but does not require a public hearing nor residential notice.

Public Comment

Staff received a letter from the owner at 2205 W. Osterhout Ave (to the west) requesting a taller fence from 6' to 8' along the shared west property line to provide greater screening from future apartment traffic, garbage truck, and other activity from the proposed development. The owner indicated that their house is 14'-15' away from the shared property line, and that the proposed fence is insufficient for screening. Staff discussed the project and fence with this owner and finds that the proposed fence is sufficient for general screening of any potential development impacts.

IV. RECOMMENDATION:

If there are no additional requests by the Planning Commission, staff recommend the Commission approve the Site Plan for the Oakland Apartment development at 10506 Oakland Drive.

Attachments:

1. Application
2. Site Plan Drawings; 10506 Oakland Dr
3. Vicinity Map
4. Zoning Map
5. Site Pictures
6. Comparison Before After Google Street View
7. Public Comment; Irwin;1.13.26



COMMERCIAL DEVELOPMENT APPLICATION

Department of Community Development
7900 South Westnedge Avenue – Portage, Michigan 49002 – (269) 329-4477

Applicant must complete all items in sections 1-9 (if applicable).

Please note: Separate applications must be submitted for Plumbing, Mechanical and Electrical Work Permits

No Work is to Start Prior to the Issuance of Building Permit

1) PROJECT INFORMATION

Project Description Scott Oakland Drive LLC 4Plexes	Address 10506 Oakland Dr, Portage, MI 49002
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2) IDENTIFICATION (OWNER)

Name Chad Scott	Address 6425 E V Ave
City Vicksburg	State MI
Zip 49097	Phone 269-720-7729

3) ARCHITECT OR ENGINEER

Name Bruce VanderWeele	Address 6330 Torrington	City Kalamazoo
State MI	Zip 49009	Phone 269-217-0385
License Number PE 27251	Expiration Date 4/7/2026	Email bvanderweele@vanderweele.com

4) BUILDING CONTRACTOR

Company name TC Scott Construction	Address 6020 Lovers Ln	City Portage
State MI	Zip 49002	Phone 269-720-7729
Email chad@tcscottconstruction.com	Federal Employer ID 45-3564242	
Builder License Number 2102219014	Expiration Date 5/31/2026	
Workers Comp Insurance Carrier Hastings Mutual	MESC Employer Number 2044510000	

5) TYPE OF DEVELOPMENT PROJECT

- Site Plan
 Building Plan
 Final Plan in Planned Development
 Subdivision
 Condominium
 Land Division Requiring Public Improvements
 Landscape Plans
 Public Water Main
 Public Sanitary Sewer Main
 Other: _____

(Note: Please provide a Portable Document Format (PDF) of the plans for the project at time of document submittal. The submitted format shall be CD/DVD or USB. If a PDF is not submitted, an additional \$25 fee plus \$1 for each plan sheet after 20 sheets will apply.)

6) TYPE OF IMPROVEMENT

- New Building
 Alteration
 Addition
 Repair
 Demolition
 Foundation Only
 Relocation
 Special Inspection
 Solar
 Other: _____

7) DESCRIPTION OF WORK

A) (3) residential apartment buildings each containing 4 units.

B) Valuation of Project: \$ 2,250,000

C) Any known soil and/or groundwater contamination?
 Yes
 No

8) CHARACTERISTICS OF THE BUILDING

A) Water Meter Size TBD

- 5/8"
 3/4"
 1"
 1 1/2"
 Other _____
 Irrigation Size _____
 Fire Sprinkler Size _____

B) Electric Service Size

- 200 AMP
 400 AMP
 600 AMP
 800 AMP
 1000 AMP
 Other _____

C) Type of Mechanical

Air Conditioning? Yes No
 Fire Suppression? Yes No
 Hood System? Yes No

9) CONSTRUCTION PLANS SUBMITTED

Required submittals for plan review:

- Plans shall be signed and sealed when required in accordance with State of Michigan Act No.299 of Public Acts of 1980.
- All plans shall be drawn on uniform sheets no greater than 30"X42".
- All plans shall be drawn to an architectural scale.
- All plans shall be clear, legible and accurate.
- Plans shall be stapled along the left margin.

Type of Plan Submitted:

- Building
 Electrical
 Plumbing
 Mechanical
 Energy

Building Code: Site plan, foundation plan, soil bearing capacity, floor plans, building elevations, building sections, framing plan, details, roof plan, roof finish schedule, roof live and dead loads.

Electric Code: Lighting layout, circuiting, switching, conductor and raceway sizes, wattage schedule, service location and riser diagram, load calculations, and appropriate plans showing standard symbols of all electrical equipment.

Plumbing Code: Site plan, floor plans, DWV riser diagrams and water distribution system and roof plan, Show direction of flow, pipe sizes, grade of horizontal piping, elevations, drainage fixture unit loading of both stacks and drains in the DWV system, supply fixture unit load for the water system, branch supplies serving more than one plumbing fixture, appliance or hose outlet, meter locations.

Mechanical Code: Plans indicating heating equipment, air conditioning equipment, ductwork material and layout, fire dampers, ventilation of rooms and areas, location of chimneys and vents, piping layouts, kitchen equipment layout, and combustion air. (Plans for fire suppression systems may be submitted after permit issuance, but are required prior to installation.)

Energy Code: Floor plans, building sections, details, average annual degree days, exterior envelope components materials, "U" values of elements, "R" values of insulating materials, size and type of apparatus and equipment, energy calculations.

Note: Additional plan review fee(s) required of all non-concurrent plan submittals

APPLICANT INFORMATION

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

Name Chad Scott	Phone 269-720-7729
Address 6425 E V Ave	City Vicksburg
State MI	Zip 49097

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and I agree to conform to all applicable laws of the State of Michigan and ordinances of the City of Portage. All information submitted on the application is accurate to the best of my knowledge.

Signature of Applicant:  Date: 10/3/24

FOR DEPARTMENTAL USE ONLY

- | | | |
|---|--|--|
| <input type="checkbox"/> Vacant | <input type="checkbox"/> F-2: Factory (Low Hazard) | <input type="checkbox"/> I-4: Institutional (Day Cares, ETC.) |
| <input type="checkbox"/> A-1: Assembly (Theaters) | <input type="checkbox"/> H-1: High Hazard (Detonation) | <input type="checkbox"/> M: Mercantile |
| <input type="checkbox"/> A-2: Assembly (Restaurants) | <input type="checkbox"/> H-2: High Hazard (Deflagration) | <input type="checkbox"/> R-1: Residential (Hotels, Motels, ETC.) |
| <input type="checkbox"/> A-3: Assembly (Library, ETC.) | <input type="checkbox"/> H-3: High Hazard (Physical) | <input type="checkbox"/> R-2: Residential (Multi Family, ETC.) |
| <input type="checkbox"/> A-4: Assembly (Indoor Sports) | <input type="checkbox"/> H-4: High Hazard (Health) | <input type="checkbox"/> R-3: Residential (1 & 2 Fam. Townhomes) |
| <input type="checkbox"/> A-5: Assembly (Outdoor Sports) | <input type="checkbox"/> H-5: High Hazard (HPM) | <input type="checkbox"/> R-4: Residential (Assisted living) |
| <input type="checkbox"/> B: Business | <input type="checkbox"/> I-1: Institutional (Supervised) | <input type="checkbox"/> S-1: Storage (Moderate hazard) |
| <input type="checkbox"/> E: Educational | <input type="checkbox"/> I-2: Institutional (Hospital) | <input type="checkbox"/> S-2: Storage (Low hazard) |
| <input type="checkbox"/> F-1: Factory (Moderate hazard) | <input type="checkbox"/> I-3: institutional (Prisons) | <input type="checkbox"/> U: Utility (Garage, Shed) |

CHARACTERISTICS OF BUILDING

Frame:

- Masonry Wood Frame Structural Steel Reinforced Concrete Other

Heating System:

- Gas Electricity Solar Other _____

New Sewer Connection:

- Yes No

New Water Connection:

- Yes No

Type of Mechanical:

- (Y) Air Conditioning (Y) Fire Suppression

DIMENSIONS / DATA

Number of Stories _____ Use groups _____ Construction Type _____

Number of Occupants _____

Floor Area	Existing	Alterations	New
Basement			
1 st Floor			
2 nd Floor			
3 rd Floor			
4 th Floor			
5 th Floor			
Total			

NEW APARTMENTS SCOTT CONSTRUCTION

OAKLAND DR. @ OSTERHOUT

PORTAGE, MICHIGAN

DRAWING LIST

- C1.00 TITLE SHEET
- C1.01 EXISTING SITE SURVEY - SITE PLAN
- C1.02 OVERALL SITE
- C1.03 UNDERGROUND UTILITIES
- C1.04 UNDERGROUND DRAINAGE
- C1.05 PAVING / SIDEWALK
- C1.06 LANDSCAPING
- C1.07 SITE LIGHTING

PROJECT OWNER:

T. C. SCOTT CONSTRUCTION

PROJECT DESIGNER:

6020 LOVERS LANE
PORTAGE, MICHIGAN 49002
269-720-7729



6330 Torrington * Kalamazoo, Michigan 49009
(616) 372-7227 Fax: (616) 372-3964
e mail.. bvanderweele@vanderweele.com

LEGAL DESCRIPTION

AEC 32-3-11 BEG AT PT 33 FT S OF E&W/4 LI SEC 32 & 33 FT W OF CTR LI OAKLAND DR TH S PAR TO CTR LI OAKLAND DR 148.5 FT TH W PAR TO E&W/4 LI 293.33 FT TH N PAR CTR LI OAKLAND DR 148.5 FT TO A PT 33 FT S OF E&W/4 LI TH E 293.33 FT TO PL OF BEG 1 A

SOIL EROSION CONTROL NOTES:

1)ALL CONSTRUCTION SHALL COMPLY WITH SOIL EROSION AND SEDIMENTATION CONTROL ACT (PA651-1994 AS AMENDED) AS ADMINISTERED BY THE CITY OF PORTAGE

2)EARTHWORK CONTRACTORS SHALL BE RESPONSIBLE FOR THE FOLLOWING:

- A)BERMING OR FILTERING OF PROPERTY LINES AT ALL LOCATIONS WHERE EROSION COULD OCCUR
- B)PROTECTION OF ALL EXISTING AND NEWLY CONSTRUCTED STORM SEWER STRUCTURES WHETHER ADJACENT TO OR ON SITE
- C)MINIMIZATION OF TRACKING OF MATERIAL OFF SITE
- D)SWEEEPING AND CLEANING OF ADJACENT STREETS AS NECESSARY

RESTORATION NOTES:

1)ALL DISTURBED AREAS SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL, GRASS SEED AND MULCH OR OTHER REQUIRED LANDSCAPING

2)EXISTING STREETS SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT EXISTING PRIOR TO CONSTRUCTION

THERE ARE NO KNOWN SOIL OR GROUNDWATER CONTAMINATIONS ON THIS SITE

TEMPORARY SOIL EROSION CONTROL MEASURES:

- 1)FILTRATION FENCING SHALL BE PLACED ON PERIMETER OF PROPERTY AS REQUIRED
- 2)ALL STREETS SHALL BE KEPT CLEAR OF SOIL AND MUD. CONTRACTOR SHALL SHEEP CLEAN NEARBY STREETS AS NECESSARY
- 3)ANY EVIDENCE OF SOIL EROSION SHALL BE EXAMINED BY THE CONTRACTOR. INVOLVEMENT BY ENGINEER AND/OR CITY OF PORTAGE MAY BE NECESSARY
- 3)SOIL EROSION MAY NOT BE ALLOWED ONTO ADJOINING PROPERTIES OR INTO NATURAL AREAS OUTSIDE THE PROPOSED CONSTRUCTION AREA
- 6)COST OF TEMPORARY SOIL EROSION CONTROL MEASURES TO BE \$800.00

PERMANENT SOIL EROSION CONTROL MEASURES:

- 1)ALL SOIL AT SITE IS SHOWN AS WELL-DRAINED SANDY LOAM IN USDA SOIL SURVEY FOR KALAMAZOO COUNTY, MICHIGAN
- 2)ALL PARKING AREAS SHALL BE PAVED
- 3)STORM WATER CONTROL SYSTEM SHALL USE SHEET DRAINAGE TO CONVEY WATER RUN OFF TO ON-SITE YARD AREAS WHICH ARE WELL DRAINED
- 4)ALL AREAS DISTURBED DURING CONSTRUCTION SHALL RECEIVE TOPSOIL AND SEEDING PER THE PROJECT LANDSCAPING AND CONSTRUCTION PLANS

POST CONSTRUCTION MAINTENANCE REQUIREMENTS:

- 1)ALL PAVED AREAS, CONCRETE AREAS, LAWN AREAS, LANDSCAPED AREAS, TREES AND STORM WATER CONTROL MEASURES AND SYSTEMS SHALL BE PROPERLY MAINTAINED BY THE PROPERTY OWNER
- 2)TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER ENTIRE SITE HAS BEEN STABILIZED.

PAVEMENT RESTORATION: ANY PAVEMENT IN OSTERHOUT OR OAKLAND, DISTURBED SHALL BE RESTORED IN ACCORDANCE WITH CITY OF PORTAGE SD-165 FOR MAJOR ROAD WORK.

GENERAL NOTES:

OWNER: SCOTT, CHAD M
6425 E V AVE
VICKSBURG, MI 49091

ZONING: AS SHOWN ON VICINITY PLAN:
PROPOSED PROPERTY RM-1
PROPERTIES TO NORTH R-1A (ACROSS OSTERHOUT)
PROPERTIES TO WEST AND SOUTH RM-1, SIM ACROSS OAKLAND

PROPOSED BUILDING: (3) 4 UNIT TWO STORY RESIDENTIAL STRUCTURE - TYPE 5 CONSTRUCTION 1,920 SQ FT EACH X 3 = 5,760 SQ FT TOTAL - 828 SQ FT PER UNIT - HEIGHT OF STR 26'-8"

PROPOSED DRIVEWAY: 24'-0" WIDE AS SHOWN

REFUSE: PROPOSED TO USE Dumpster on conc. pad on conc. pad w/ wood fence enclosure - see plan note added 1/12/26

PARKING: 2 PER UNIT INCL. 1 BARRIER FREE - TOTAL 24 SPACES

GREEN STRIP LANDSCAPING (STREET): 1 DECIDUOUS TREE PER 30' AND 1 SHRUB PER 3' - SEE PLAN (13) TREES AND 13 SET OF 5 = 65 SHRUBS PROVIDED
SOUTH PARKING LOT: 1 DECIDUOUS TREE PER 30' AND 6' STOCKADE FENCE

NOTE: WATER SERVICE IS LOCATED BEHIND 10' STRIP.

LIGHTING: ON BUILDING WALL PAC ON 3 SIDES OF EACH BUILDING

STORM WATER: SEE LEFT

UTILITY WORK IN RIGHT OF WAY:
CONTRACTOR MUST OBTAIN A PERMIT TO WORK IN PUBLIC STREET ROW
WATER SERVICE MUST BE INSTALLED WITHOUT OPEN CUTTING PAVEMENT OR IF NOT, PAVEMENT MUST BE RESTORED PER SD-165

ALL PAVEMENT MARKINGS AND SIGNS MUST CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

NO.	DATE	REVISION
7		
6	1/12/26	UPDATED TO DUMPSTER AND ENCLOSURE
5	1/14/26	UPDATED SIDEWALK AND STORM CALS
4	12/16/25	Revised garage enclosure note to clarify details
3	12/16/25	UPDATED PER LATEST CITY OF PORTAGE COMMENTS
2	10/29/25	UPDATED PER CITY COMMENTS OF OCT. 10, 2025
1		



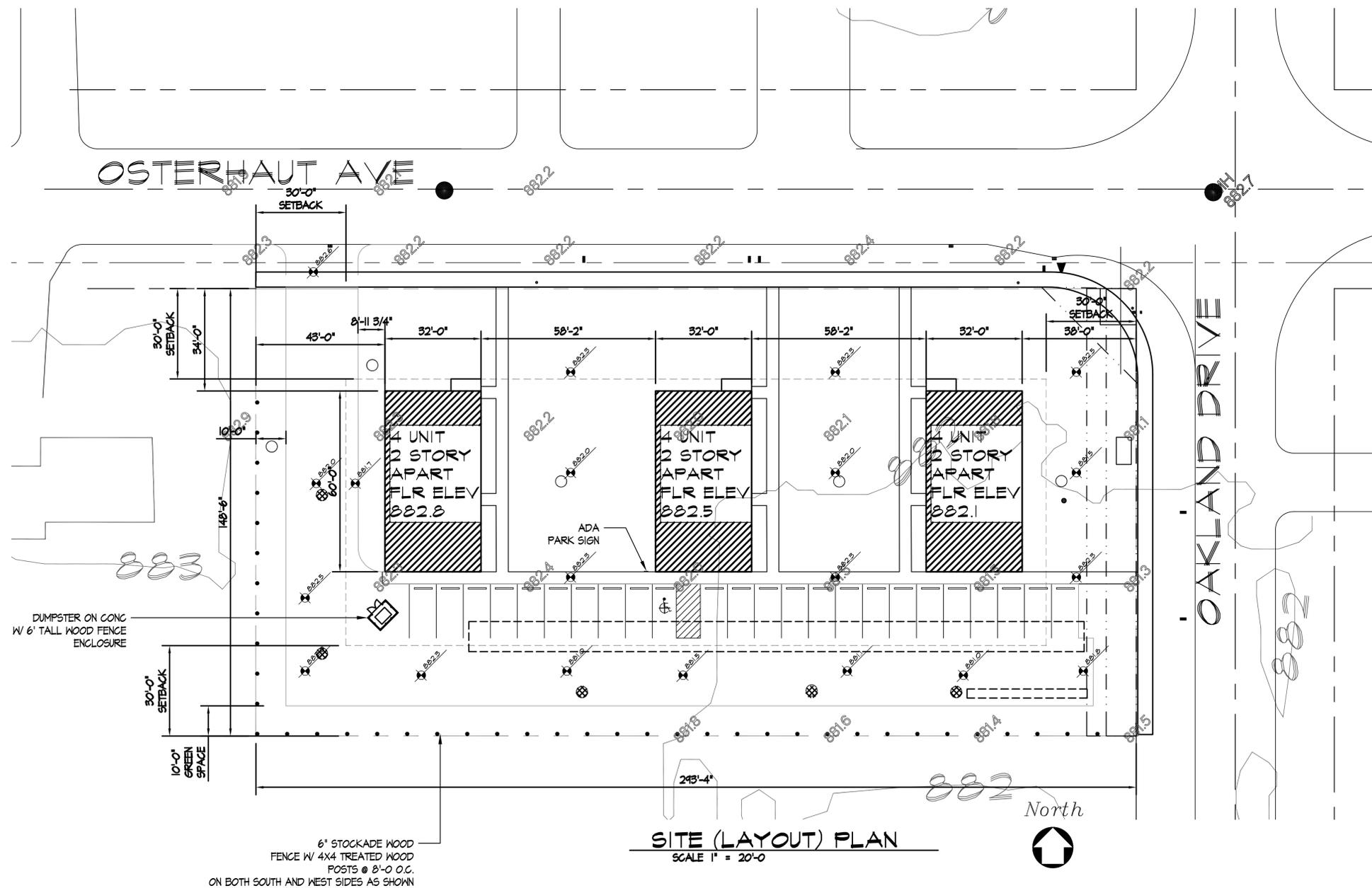
NEW APARTMENTS
T.C. SCOTT CONSTRUCTION
10506 OAKLAND DRIVE
PORTAGE, MI

TITLE SHEET WITH NOTES
Vander Weele
Design Consultants, P.C.
6330 Torrington * Kalamazoo, Michigan 49009
(269) 372-7227
e mail.. bvanderweele@vanderweele.com

XREFs.

PLOT SCALE

ISSUE DATE:
9/9/25
DRAWN BY:
BAV
SHEET NO.
C1.00
PROJECT NO.
11811



NO.	DATE	REVISION
7		
6		
5		
4		
3		
2		
1	1/2/26	REVISED DUMPSTER



NEW APARTMENTS
T.C. SCOTT CONSTRUCTION PORTAGE, MI
10506 OAKLAND DRIVE

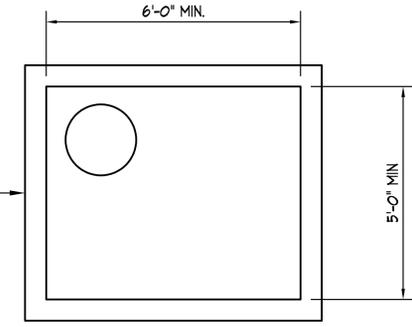
SITE LAYOUT PLAN

Vanderweele
Design Consultants, P.C.
6530 Torrington • Kalamazoo, Michigan 49009
Tel: (269) 372-3964 Fax: (269) 372-3964
e mail: bvanderweele@vanderweele.com

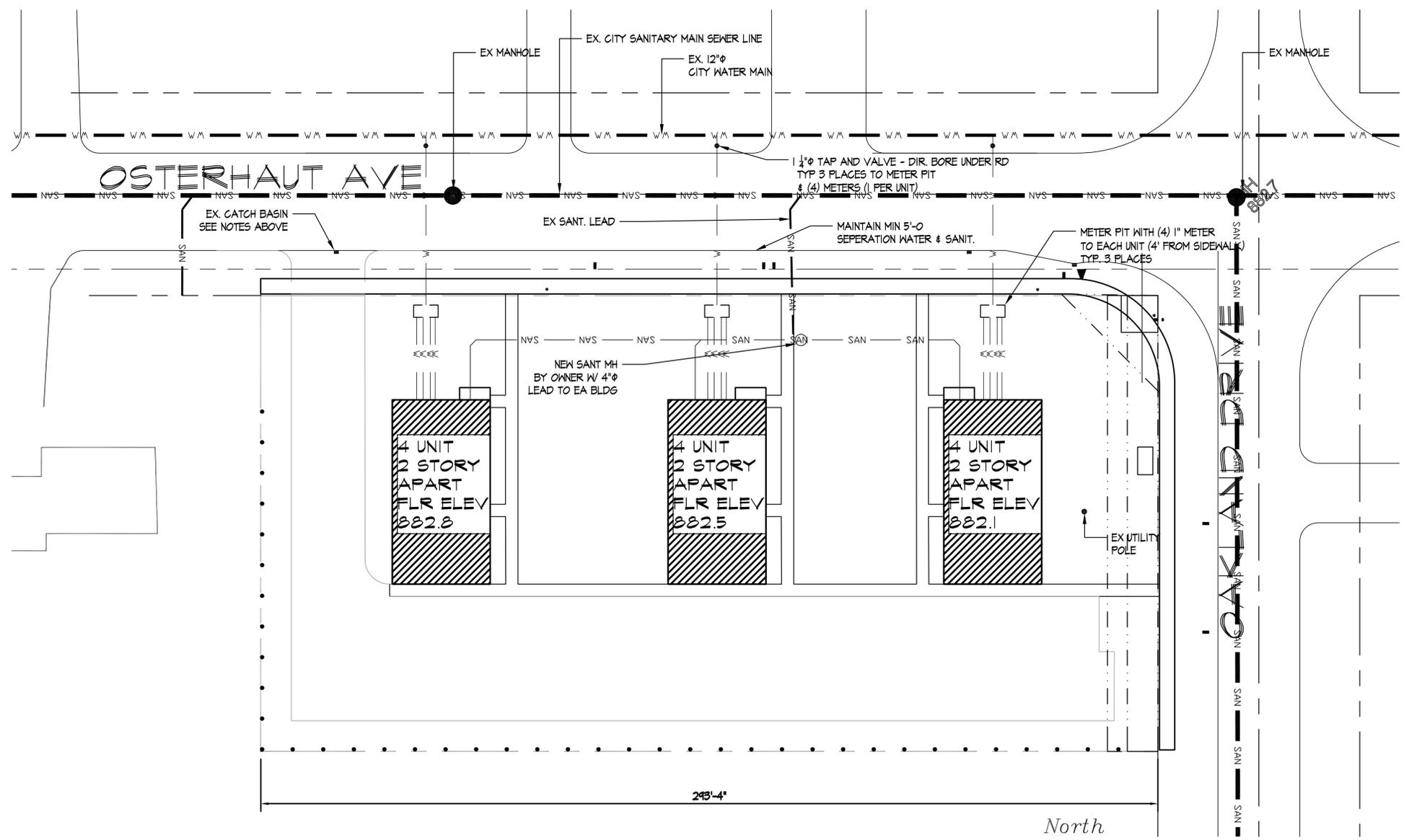
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PLOT SCALE
ISSUE DATE:
9/9/25
DRAWN BY:
BAV
SHEET NO.
C1.02
PROJECT NO.
11811

- EXISTING CATCH BASIN REMARK
1. EXISTING CATCH BASIN IS WITHIN NEW DRIVE
 2. REMOVE EXISTING LID AND RIM AND REPLACE WITH FLUSH NEW LID AND RIM INLET
 3. MATCH NEW PAVING INLET ELEVATION (PROVIDE POSITIVE DRAINAGE TO INLET)
 4. NEW INLET: E.J 5100 WITH TYPE MI 5105 GRATE W/ "DUMP NO WASTE" LETTERING

PRECAST METER PIT
 MIN. 6'-0" X 5'-0" X 5'-6" DEEP
 CONC. WALLS MIN 6" THK
 WITH LID AND BASE
 MIN 12" GROUND COVER AND
 MANHOLE RIM AND COVER
 MUST MEET CITY OF PORTAGE
 STANDARDS SD-152 & 153



WATER METER PIT



SITE UTILITY PLAN
 SCALE 1" = 20'-0"

North

NO.	DATE	REVISION
7		
6		
5		
4		
3		
2		
1		



NEW APARTMENTS
T.C. SCOTT CONSTRUCTION
 10506 OAKLAND DRIVE
 PORTAGE, MI

UTILITY PLAN

Vanderweele
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 6530 Torrington • Kalamazoo, Michigan 49009
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 Fax: (269) 372-3964
 e mail: bvanderweele@vanderweele.com

XREFs.

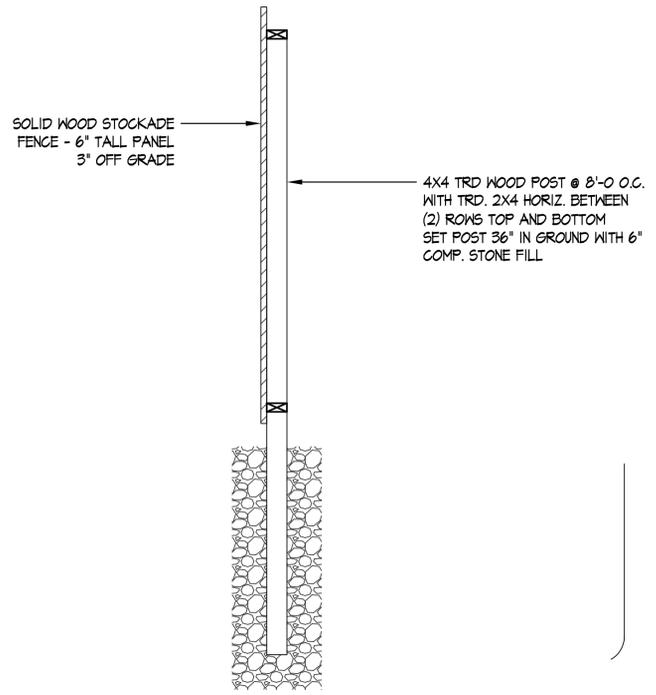
PLOT SCALE

ISSUE DATE:
 9/9/25

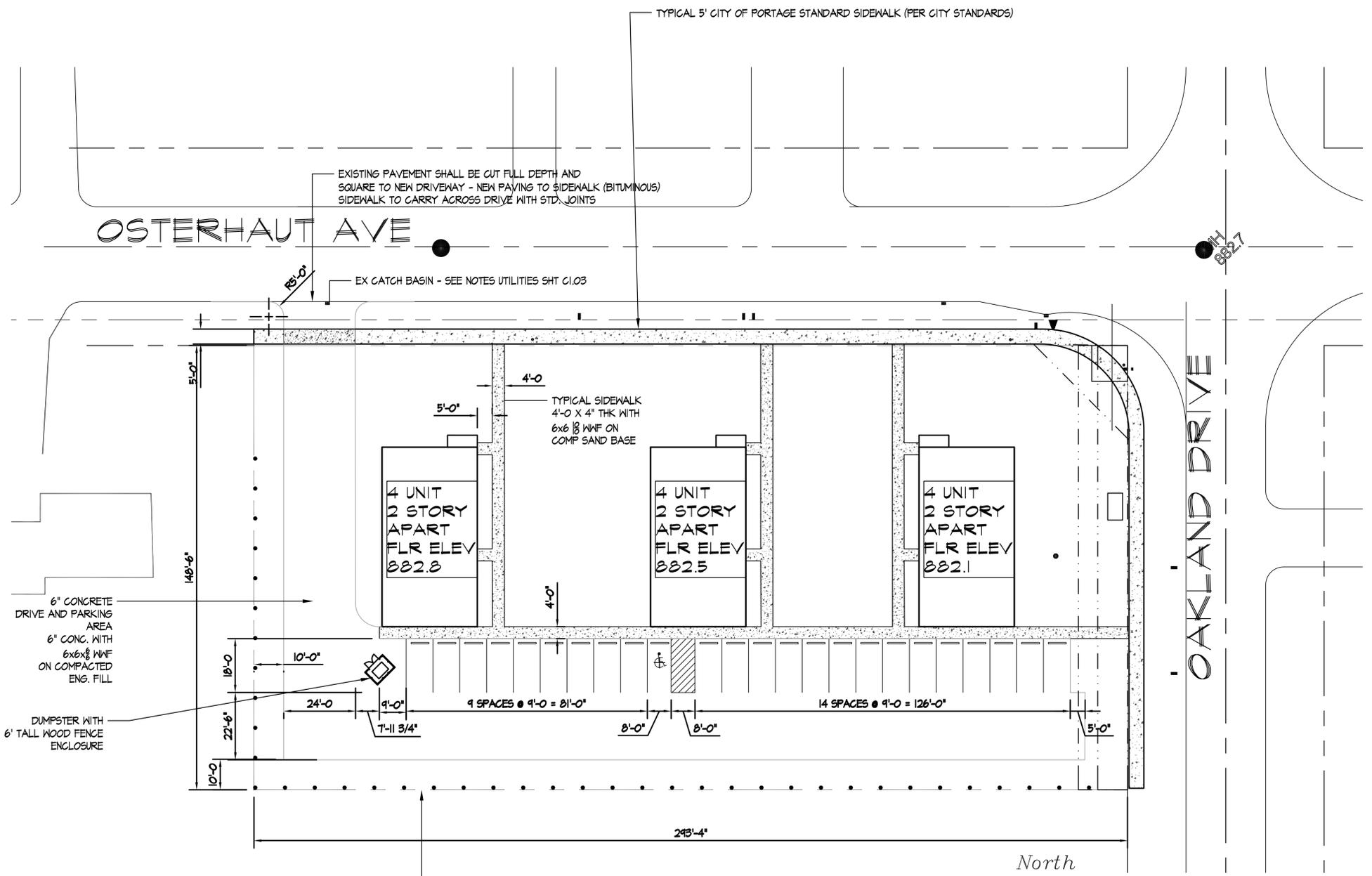
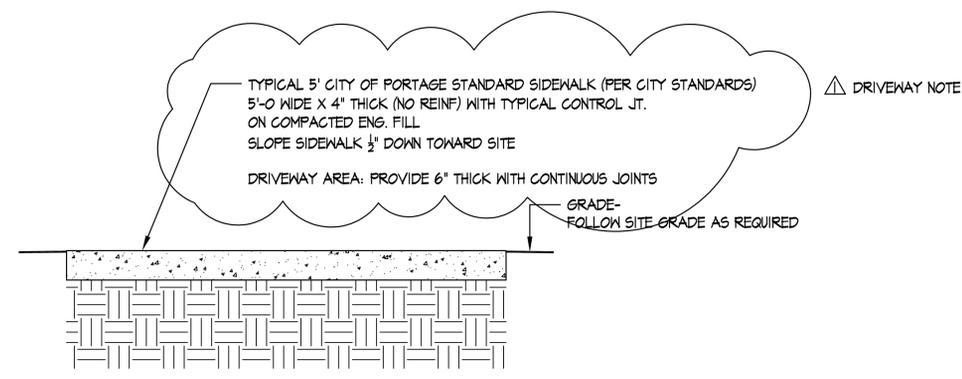
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SHEET NO.
C1.03

PROJECT NO.
11811



STOCKADE FENCE SECTION



SITE PAVING - PLAN
SCALE 1" = 20'-0"

North

NO.	DATE	REVISION
7		
6		
5		
4		
3		
2	11/26	ADDED DUMPSTER AND DETAIL
1	1/5/26	ADDED DRIVEWAY NOTE FOR SIDEWALK



NEW APARTMENTS
T.C. SCOTT CONSTRUCTION
10506 OAKLAND DRIVE PORTAGE, MI

SITE PAVING SIDEWALK

Vanderweele
Design Consultants, P.C.
6530 Torrington • Kalamazoo, Michigan 49009
Tel: (269) 372-7227 Fax: (269) 372-3924
e mail: bvanderweele@vanderweele.com

REFERENCES:

PLOT SCALE

ISSUE DATE: 9/9/25
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SHEET NO. **C1.05**
PROJECT NO. **11811**

TEMPORARY SOIL EROSION CONTROL MEASURES:
 1) FILTRATION FENCING SHALL BE PLACED ON PERIMETER OF PROPERTY AS REQUIRED
 2) ALL STREETS SHALL BE KEPT CLEAR OF SOIL AND MUD. CONTRACTOR SHALL SWEEP CLEAN NEARBY STREETS AS NECESSARY
 3) ANY EVIDENCE OF SOIL EROSION SHALL BE EXAMINED BY THE CONTRACTOR. INVOLVEMENT BY ENGINEER AND/OR CITY OF PORTAGE MAY BE NECESSARY
 4) SOIL EROSION MAY NOT BE ALLOWED ONTO ADJOINING PROPERTIES OR INTO NATURAL AREAS OUTSIDE THE PROPOSED CONSTRUCTION AREA
 5) COST OF TEMPORARY SOIL EROSION CONTROL MEASURES TO BE \$8000.00

PERMANENT SOIL EROSION CONTROL MEASURES:
 1) ALL AREAS DISTURBED DURING CONSTRUCTION SHALL RECEIVE TOPSOIL AND SEEDING PER THE PROJECT LANDSCAPING AND CONSTRUCTION PLANS

POST CONSTRUCTION MAINTENANCE REQUIREMENTS:
 1) ALL PAVED AREAS, CONCRETE AREAS, LAWN AREAS, LANDSCAPED AREAS, TREES AND STORM WATER CONTROL MEASURES AND SYSTEMS SHALL BE PROPERLY MAINTAINED BY THE PROPERTY OWNER
 2) TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER ENTIRE SITE HAS BEEN STABILIZED.

ALL TREES MUST BE A MIN. 5' FROM ANY WATER SERVICE LINE
 ALL TREES SHALL MEET MINIMUM PLANTING DIMENSIONS PER SEC. 42-576 AND BUSHES SHALL BE AT LEAST 5' TALL WHEN PLANTED

GREEN STRIP LANDSCAPING (STREET): 1 DECIDUOUS TREE PER 30' AND 1 SHRUB PER 3' - SEE PLAN (13) TREES AND 13 SET OF 5 = 65 SHRUBS PROVIDED
 SOUTH PARKING LOT: 1 DECIDUOUS TREE PER 30' AND 6' STOCKADE FENCE

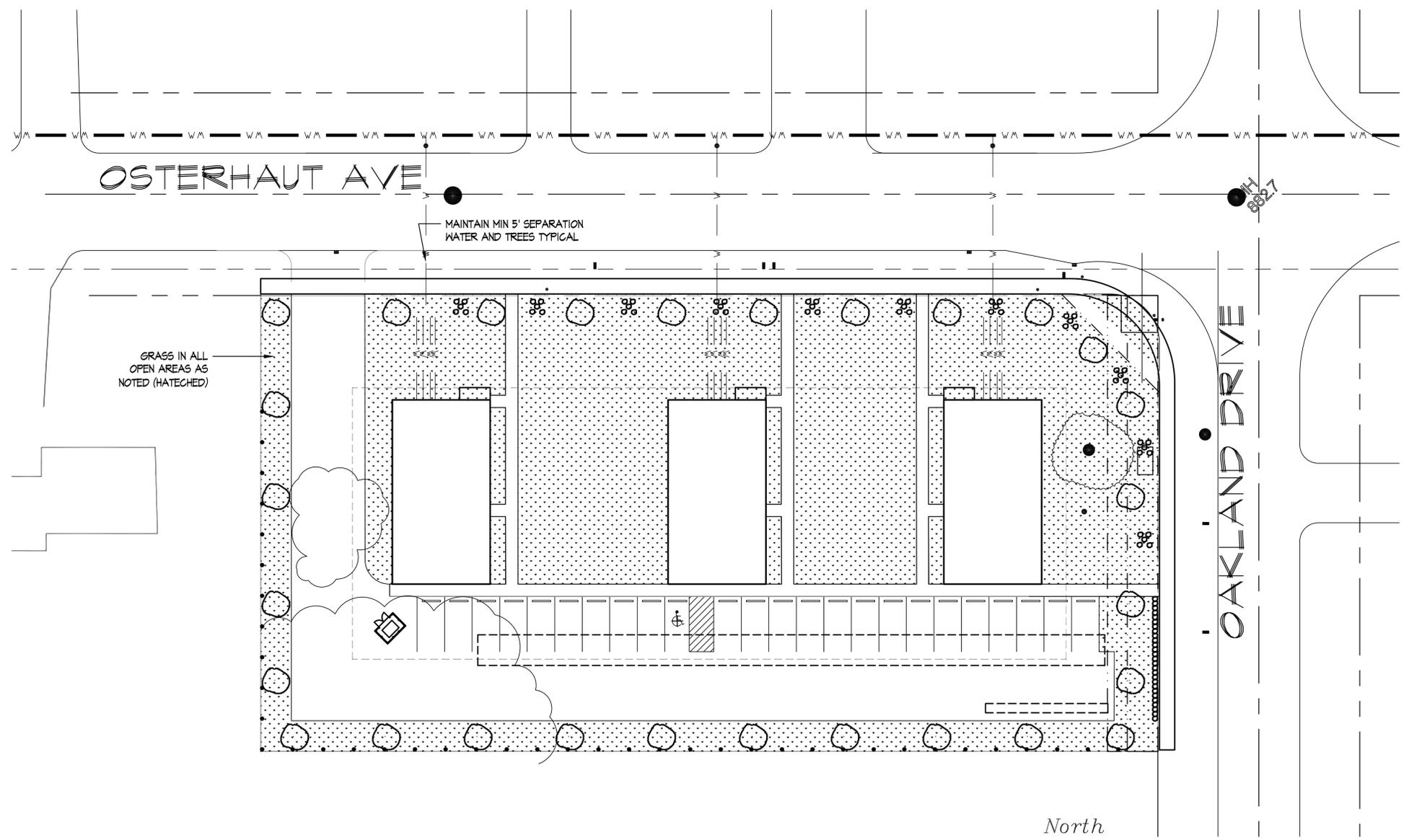
South line:
 trees: 10 req'd - RED MAPLE

north (front) line:
 trees: 9 req'd = RED MAPLE
 shrubs: 8 groups of 5: DWARF BURNING BUSH

East line:
 trees: 4 req'd: RED MAPLE
 shrubs: 5 groups of 5: DWARF BURNING BUSH

parking lot:
 tree: 1 req'd: RED MAPLE

REV 12/8/25



LANDSCAPE PLAN
 SCALE 1" = 20'-0"

NO.	DATE	REVISION
7		
6		
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3		
2		
1	12/8/25	ADDED MIN. TREE PLANTING DIM NOTE



NEW APARTMENTS
 T.C. SCOTT CONSTRUCTION
 10506 OAKLAND DRIVE
 PORTAGE, MI

LANDSCAPE PLAN

Vanderweele
 Design Consultants, P.C.
 6530 Torrington • Kalamazoo, Michigan 49009
 (269) 372-7227 Fax: (269) 372-3964
 e mail: bvanderweele@vanderweele.com

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PLOT SCALE

ISSUE DATE:
 9/9/25

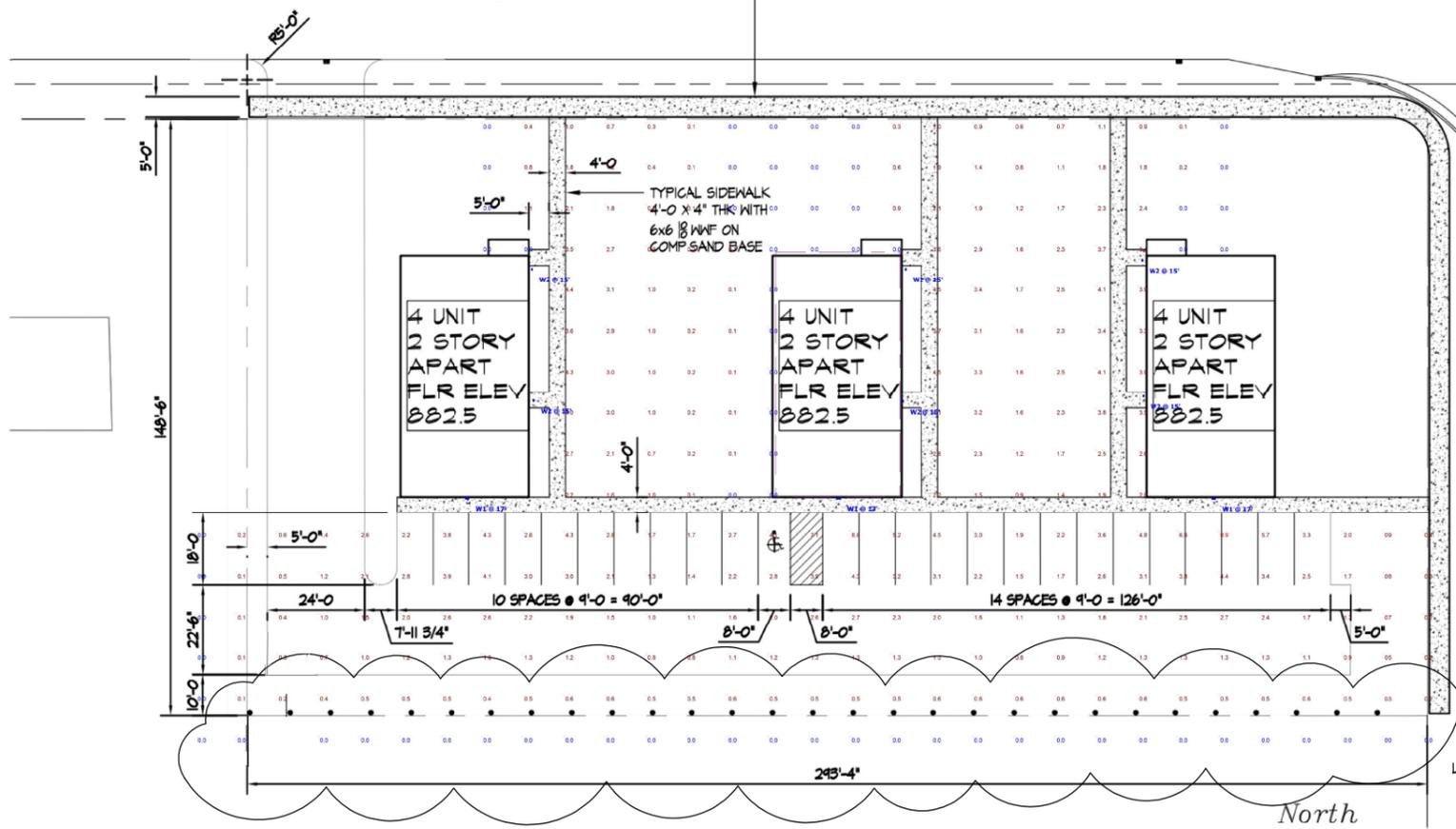
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 BAV

SHEET NO.
C1.06

PROJECT NO.
11811

OSTERHAUT AVE

OAKLAND DRIVE



SITE PAVING - PLAN
SCALE 1" = 20'-0"

Plan View
Scale - 1" = 10'

LIGHTING REVISION TO O.O. FC OUTSIDE FENCE
12/8/25

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.4 fc	8.9 fc	0.0 fc	N/A	N/A

Schedule							
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp
□	W1	3	WDS12 LED P4 40K 80CRI R4 HVOLT SRM NLTAR2 P39H DDBXD	WDS12 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC		1	12537
□	W2	6	WDS12 LED P4 40K 80CRI T2H SRM NLTAR2 P39H DDBXD	WDS12 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 2 MEDIUM OPTIC		1	4815

SITE LIGHTING PLAN
SCALE 1" = 20'-0"



NO.	DATE	REVISION
7		
6		
5		
4		
3		
2	12/8/25	new lighting photometric
1		



NEW APARTMENTS
T.C. SCOTT CONSTRUCTION
10506 OAKLAND DRIVE
PORTAGE, MI

SITE LIGHTING
anderweele
Design Consultants, P.C.
6330 Torrington * Kalamazoo, MI 49009
(269) 372-7227 Fax: (269) 372-3954
e mail: bvanderweele@vanderweele.com

Designer
SDR
Date
03/16/2025
Scale
Not to Scale
Drawing No.
Summary

XREFs.

PLOT SCALE

ISSUE DATE:
9/9/25
DRAWN BY:
BAV
SHEET NO.
C1.07
PROJECT NO.
11811

Raymond F. Cook and Erna M. Cook, also known as Erna Cook, his wife, and in her own right, in consideration of One Dollar (\$1.00) to be paid by the CONSUMERS POWER COMPANY, a Maine corporation authorized to do business in Michigan, at 212 Michigan Avenue, West, Jackson, Michigan, second party, receipt of which is hereby acknowledged, convey and warrant to the party of the second part, its successors and assigns, forever, the easement and right to lay, construct and maintain gas mains, with the usual services, connections and accessories and the easement and right to construct and maintain a gas regulator station with all necessary fixtures and appliances for the purpose of transmitting and distributing gas in, through and across the following described parcel of land, including all public highways upon or adjacent to said parcel, which parcel is situate in the Township of Portage, County of Kalamazoo and State of Michigan, to-wit:

A parcel of land in the Southeast one-quarter (1/4) of Section 32, Township 3 South, Range 11 West, described as beginning at a point 33 feet South of the East and West quarter line of said Section at a point 33 feet West of the center line of Oakland Drive, so-called, running thence South along the West line of said Oakland Drive 148.5 feet to a point, thence West 293.33 feet to a point, thence North 148.5 feet to a point 33 feet South of the East and West quarter line of said Section, thence East 293.33 feet to the place of beginning.

The route to be taken by said gas mains across said land being more specifically described as follows:

Gas mains to be laid in a Northerly and Southerly direction in, under, through and across said above described land within the limits of a strip of land 10 feet wide off the East side of said premises.

The location of said gas regulator station on said land being more specifically described as follows:

Beginning on the West line of Oakland Drive at a point 75 feet South of the East and West quarter line of said Section, running thence South along the West line of said Oakland Drive 12 feet to a point, thence West 12 feet to a point, thence North 12 feet to a point, thence East 12 feet to the place of beginning.

With full right and authority to the party of the second part, its successors and assigns, and its and their agents, and employees, to enter at all times upon said premises for the purpose of constructing, repairing, substituting, removing, replacing, regulating and maintaining said gas mains, services, connections and accessories, and constructing, repairing, removing, replacing and maintaining said gas regulator station.

RIGHT OF WAY LIBER 983 PG 444

Received of the Michigan Bell Telephone Company, a Michigan Corporation, whose principal office is 1385 Cass Avenue, Detroit 26, Michigan, the sum of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, in consideration of which I, Erna Cook, of the County of Kalamazoo and State of Michigan, do hereby grant and convey to the said Company, its successors, assigns, licensees and agents an easement right of way to construct, reconstruct, maintain, operate and/or remove lines of communication facilities consisting of conduits, cables and other fixtures and appurtenances as they from time to time may require, with the right of ingress and egress upon the herein described lands for the purpose of the right of way granted, under, across, upon and/or over the lands in which I, Erna Cook, have an interest, in Section 32, Township of City of Portage, Range 11, East of 118, County of Kalamazoo, State of Michigan, and more fully described as follows:

32 AT PT 33 FT S OF E & W 1/4 LI SEC 32 & 33 FT W OF CTR LI OAKLAND DR TH S PAR TO CTR LI OAKLAND DR 148.5 FT TH W PAR TO E & W 1/4 LI 293.33 FT TH N PAR CTR LI OAKLAND DR 148.5 FT TO A PT 33 FT S OF E & W 1/4 LI TH N 293.33 FT TO PL OF BSG.

Said system to be located within the easement described as follows:

A right of way easement One (1) Rod in width, parallel and adjacent to the highway known as Oakland Dr, centerline of said easement is 11.25 feet West of the centerline of Oakland Dr. The Michigan Bell Telephone Company hereby agrees to restore all property disturbed by its construction or maintenance activities in a good and workmanlike manner.

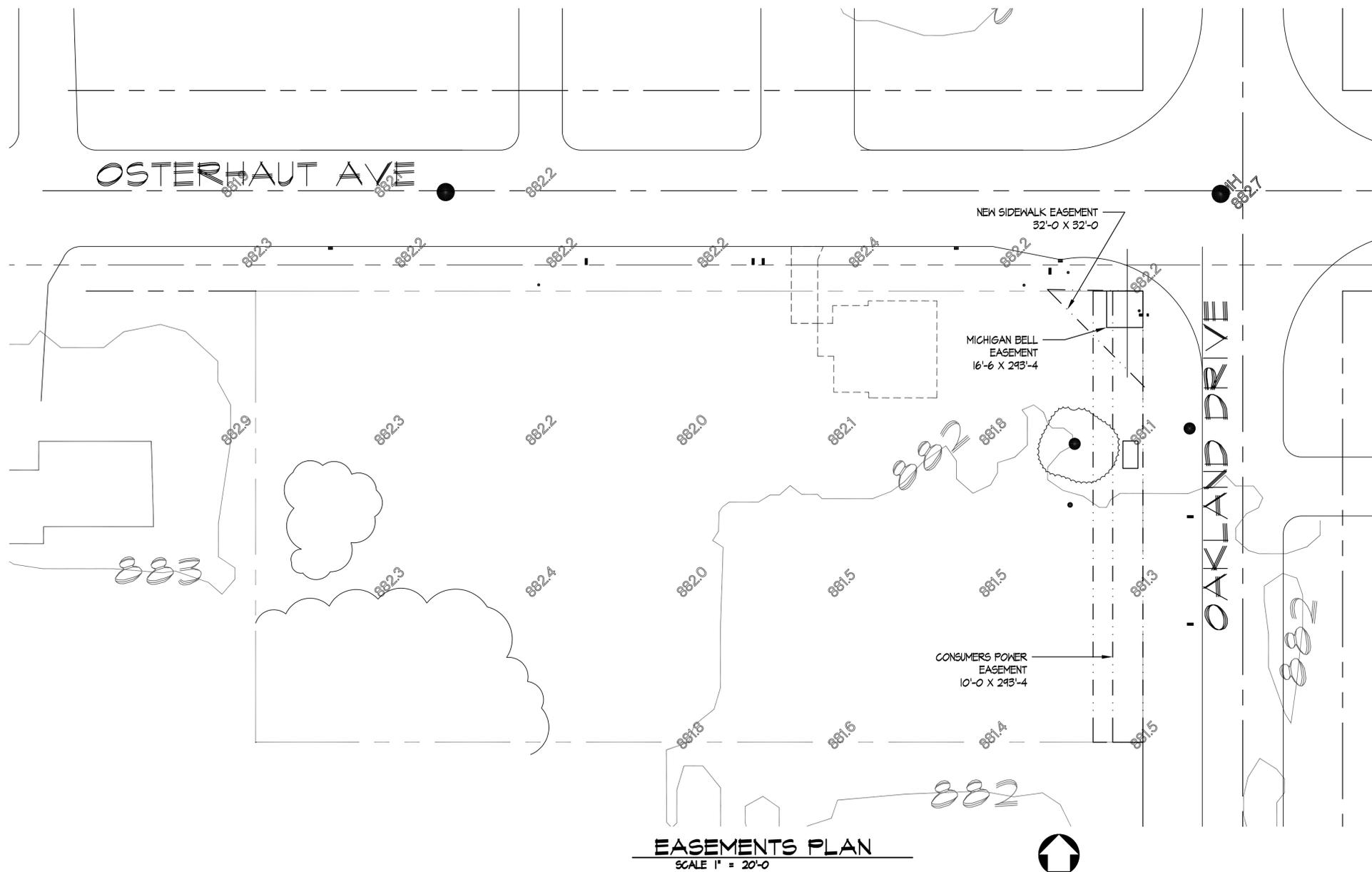
PROPOSED SIDEWALK EASEMENT

LOCATED STARTING AT THE NORTHEAST CORNER OF 10506 OAKLAND DRIVE (CORNER OF OAKLAND DRIVE AND OSTERHAUT) AN TRIANGULAR SPACE 32'-0 (WEST) X 32'-0 (SOUTH) IS GRANTED TO THE CITY OF PORTAGE FOR THE USE AS A PUBLIC SIDEWALK.

CONSUMERS POWER EASEMENT

MICHIGAN BELL EASEMENT

SIDEWALK EASEMENT



NO.	DATE	REVISION
7		
6		
5		
4		
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2		
1		



NEW APARTMENTS
T.C. SCOTT CONSTRUCTION
 10506 OAKLAND DRIVE
 PORTAGE, MI

EASEMENTS

Vanderweele
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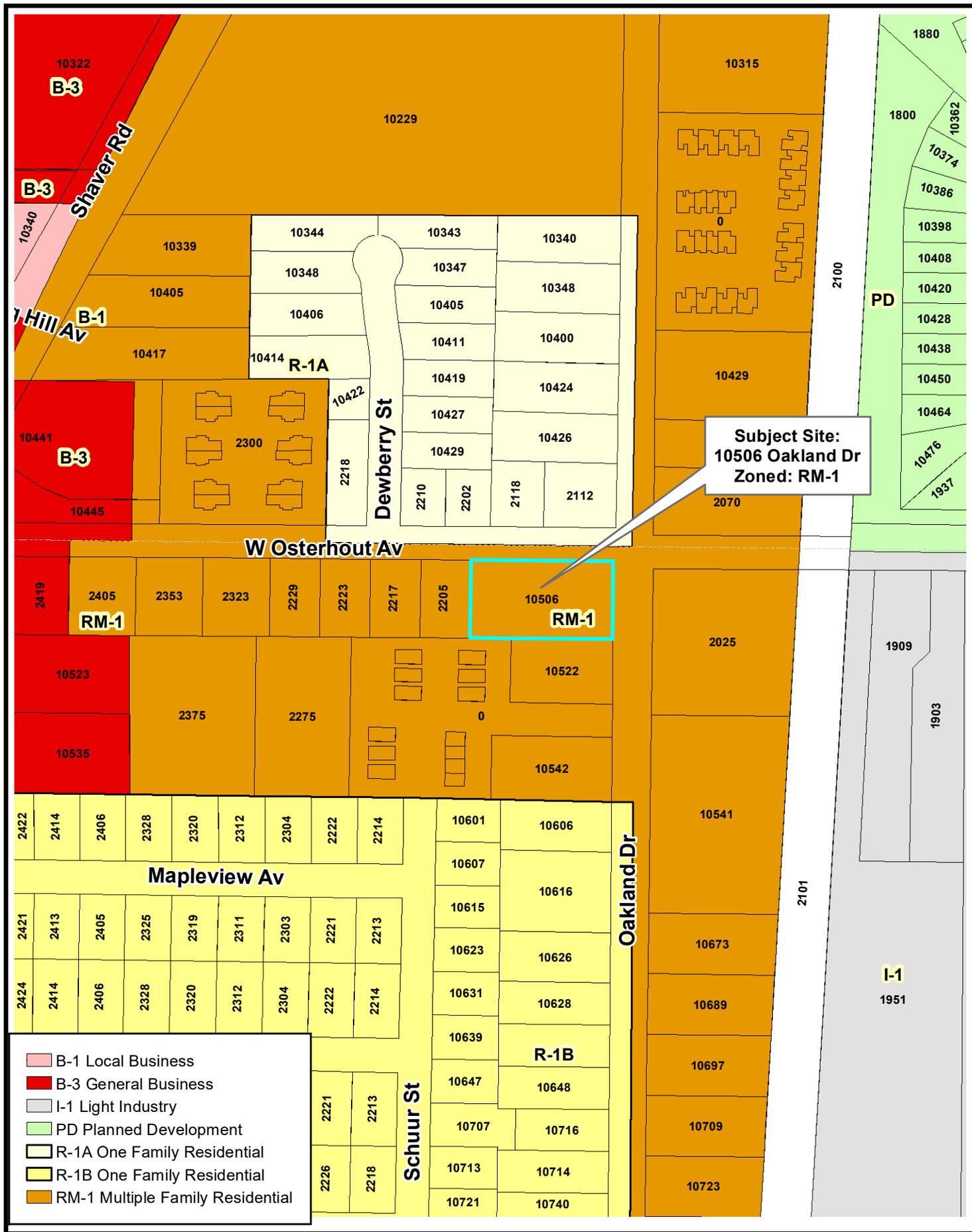
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ISSUE DATE:
9/9/25
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C1.08
 PROJECT NO.
11811



Subject Site:
10506 Oakland Dr





Zoning Map
10506 Oakland Drive



Staff's Site Pictures – January 13, 2026

Subject Site: 10506 Oakland Drive

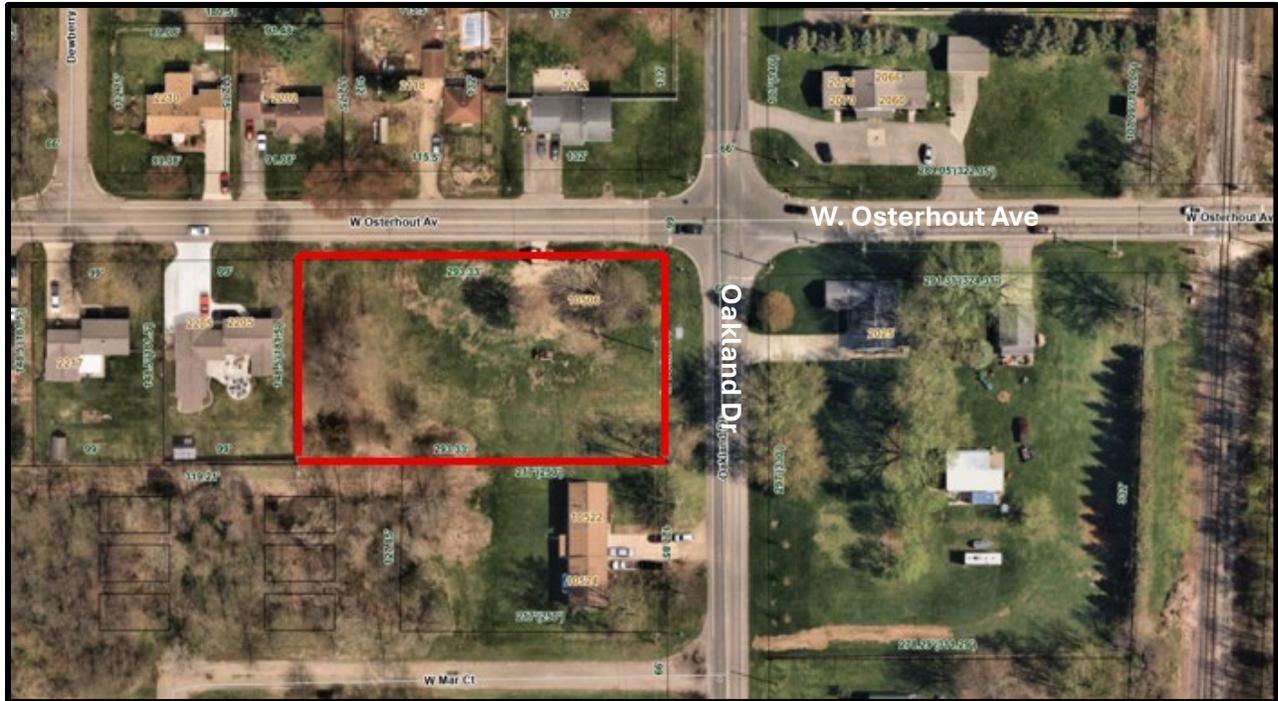


Figure 1. Subject site shown in red, located on SW corner of Oakland Dr. & W Osterhout Ave. intersection.



Figure 2. Looking north along Oakland Dr. (on right), subject site on left. Home in background on left is 2112 W Osterhout Ave (single family house).



Figure 3. Looking east across the subject site toward Oakland Dr. Homes in background are 2025 W Osterhout Ave (left) and 10541 Oakland Dr. (right) (both single family homes).



Figure 4. Looking east along W. Osterhout Ave. Subject site is on the right. Traffic light is at Oakland Dr & W Osterhout Ave intersection. Homes on left fronting Oakland Dr. are 2112 W Osterhout Ave (single family house) and 2070 W Osterhout Ave. (4-unit apartment). House in background on right is 2025 W Osterhout Ave. (single family house).



Figure 5. Looking west across subject site. Home in background is 2205 W Osterhout Ave. (single family dwelling). Dashed line is west property line (approx.).



Figure 6. Looking west along southern portion of subject site. House to the left (south) is 10522 Oakland Dr. (duplex). House in background is 2205 W Osterhout Ave. (single family home). Dashed line on left is southern property line (approx.). Background dashed line is western property line (approx.).



Figure 7. Looking west along western portion of subject site. West property line shown in dashed line (approx.). House to the right (west) is 2205 W Osterhout Ave. (single family dwelling).

Comparison: Before (2012) After (2025) Pictures

Subject Site: 10506 Oakland Drive

Google Street View Images



Eric Feldt

From: David Irwin
Sent: Tuesday, January 13, 2026 7:33 PM
To: Eric Feldt
Cc: Chad@tcscottconstruction.com
Subject: 10506 Oakland Drive concerns - Planning Commission 1/22/26

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: THIS EMAIL IS FROM AN EXTERNAL SENDER

Do not click on links or open attachments unless this is from a sender you know and trust.

To the City of Portage Planning Committee,

Our names are Dave and Kathy Irwin, and we have lived at 2205 West Osterhout for 36 years. The proposed building on the property at 10506 Oakland Drive is raising significant privacy and noise concerns for us at our residence.

The property is directly adjacent to our property to the east. According to the proposed site plan that is not to scale with regards to the relative placement of our house, the fence will be approximately 14-15 feet away from the east side of our house. The proposed driveway will be approximately 10 feet east of the fence.

These proposed measurements will result in 18-24 vehicles driving in and out all day at a distance of approximately 25 feet away from our bedroom window. Not only is the disturbance from the vehicles a concern, there will be a garbage truck that will absolutely need to back up in order to exit the property after dumping the dumpster into the truck. The constant beeping noise of a garbage truck backing up at a mere distance of only 25 feet from our bedroom will be a nuisance. The truck will be free to come and go at any hour of the day as per Eric Feldt, Senior City Planner.

The proposed location of the dumpster is also within 50 feet of our bedroom in our house. The noise of a dumpster dumping into a garbage truck is certainly not quiet, and at such a short distance from our house, it would definitely cause a disturbance. At one point in the planning process, the proposal included individual garbage cans as opposed to a community dumpster, which would eliminate the nuisance of a garbage truck dumping a large dumpster and reversing with a constant beeping noise.

The proposed fence height is only 6 feet, which raises privacy and noise concerns. We strongly feel that a minimum fence height of 8-10 feet should be required as we have seen at other properties around the City of Portage for the same reasons listed above.

Please consider this email our formal request to add this line item to the agenda for the Planning Commission meeting next Thursday January 22, 2026.

Sincerely,

Dave and Kathy Irwin
2205 West Osterhout