

CITY OF PORTAGE ZONING BOARD OF APPEALS

FINAL AGENDA

Monday, November 10, 2025
7:00 PM

Portage City Hall
Council Chambers

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES:

1. October 13, 2025 meeting Minutes

OLD BUSINESS:

NEW BUSINESS:

1. ZBA#25-02; 4815 West Milham Ave

OTHER BUSINESS:

STATEMENT OF CITIZENS:

ADJOURNMENT:

MATERIALS TRANSMITTED

Communications received regarding ZBA#25-02 , 4815 West Milham Avenue

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

CITY OF PORTAGE ZONING BOARD OF APPEALS

Minutes of Meeting – October 13, 2025

The City of Portage Zoning Board of Appeals meeting was called to order by Chair Eichstaedt at 7:00 p.m. eight people were in the audience.

MEMBERS PRESENT: Jay Eichstaedt, David Bergher, John Sloan, Ken Seybold, Linda Fry, Mike Stempihar

MEMBERS EXCUSED: Aimee Potts

A motion was made by Seybold, and seconded by Fry, to excuse the absent board member. Upon voice vote, the motion passed 6-0.

IN ATTENDANCE: Jeff Mais, Zoning & Codes Administrator; Alex Johnson, City Planner.

APPROVAL OF THE MINUTES:

A motion was made by Bergher, and seconded by Stempihar, to approve May 12, 2025, minutes. Upon voice vote, motion passed 6-0.

NEW BUSINESS:

ZBA #25-01; 6005 South Westendge Avenue: Staff explained the background and request for a variance for two additional wall signs which would exceed the maximum allowance by 160.5 square feet. The applicant explained that the proposed dog image is not intended for advertising purposes but reflects the company's logo. Rick Williams spoke on behalf of the applicant and stated the right in and right out entrance design limited visibility of the building, and that heavy traffic could potentially block the view of the pylon sign making the need for larger wall signs more important. Stempihar asked if the applicant had considered placing the dog image on the menu or some other locations. The applicant responded they try to keep the appearances of their stores uniform.

A public hearing was opened. A letter of opposition from Jeffrey Case, 5691 Tradewind Drive was read into the record. Paul Goldenbeld, 219 E. Milham Avenue spoke in opposition to the request stating that any lights shining on the proposed signs or building would have negative impacts on the neighboring residences. The applicant stated the mural would not be illuminated. The public hearing was closed.

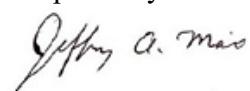
A motion was made by Fry, seconded by Seybold to deny the variance for two additional wall signs which would exceed the maximum allowance by 160.5 square feet for the following reason: the variance will materially impair the intent and purpose of the ordinance. In addition, the application and supporting materials, staff report, and all comments, discussion and materials presented at this hearing be incorporated in the record, and that the action of the Board be final and effective immediately. Upon roll call vote: Eichstaedt-Yes, Seybold-Yes, Bergher-Yes, Sloan-Yes, Stempihar-Yes, Fry-Yes. The motion passed 6-0.

OTHER BUSINESS: The Board accepted Lena Jomaa's resignation and thanked her for her time and service.

STATEMENT OF CITIZENS: None.

ADJOURNMENT: Motion by Bergher, seconded by Sloan to close the meeting. The meeting was adjourned at 8:12 pm.

Respectfully submitted,



Jeff Mais
Zoning & Codes Administrator

TO: Zoning Board of Appeals**DATE:** November 10, 2025**FROM:** Peter Dame, Chief Development Officer**SUBJECT:****CODE SECTION:** Section 42-262 C(4)(a) Vehicle Fueling Station separation distance**APPEAL:** Seeking a variance to construct a vehicle fueling station 66 feet from a residential zoned property where a minimum 300-foot separation distance is required.**STAFF****RECOMMENDATION:** The applicant is requesting the variance per the enclosed application and site sketch. The subject property is zoned B-3, General Business. A parcel line adjustment was recently approved splitting the north (roughly half of the parcel) portion of the lot from the south B-2 zoned portion, and this north portion was recently approved to be rezoned to B-3, General Business. The property is adjacent to undeveloped properties zoned B-2, Community Business to the south and east, commercial zoned property located in the Charter Township of Texas across the street to the west, and to B-3 General Business and R-1A One Family Residential zoned property (Westfield Park) across the street to the north.

The property at 4815 West Milham Avenue is currently undeveloped, but the applicant proposes to construct a vehicle fueling station/convenience store (Casey's) there. As noted, the subject property is across the street from Westfield Park, which is zoned R-1B, One Family Residential. Section 42-262C(4)(a) requires that vehicle fueling stations must be located at least 300 feet away from residential zoned property. The park's underlying zoning is residential and is 66 feet to the north. A variance is therefore requested.

The requirement for a 300-foot separation distance from residential property is intended to protect residences from the sounds, sights, smells, and other potential negative impacts associated with the operation of vehicle fueling stations. In the instant case, however, there are no nearby residences. The nearest residential property that actually has a residence on it is located 463 feet to the north; well beyond the minimum 300-foot separation distance requirement. Westfield Park was created in 1969, and while the underlying zoning happens to be residential, the prospect of it being redeveloped as a subdivision at any point in the foreseeable future is highly unlikely. In addition, the Westfield subdivision was originally located closer to an automotive service station than the proposed development when Moore's Automotive (site of the current Sunny Mart at 4824 West Milham Avenue) was constructed in 1959. The separation standards found in Section 42-262 were not adopted until 2003. Westfield Park, however, has historically

served as a buffer for the Westfield neighborhood. The buffer is even more effective today as rows of now mature evergreen trees are located along the park's north and south property lines.

The surrounding development pattern is an exceptional circumstance applying to the property that does not generally apply to other properties in the same zoning district; the variance is necessary for the preservation and enjoyment of a substantial property right, the right to construct a fueling station that is similar to that possessed by other properties in the same zoning district; the surrounding development pattern was not created by the applicant, and they did not cause the need for the variance; the variance will not be detrimental to adjacent property and the surrounding neighborhood; and the variance will not materially impair the intent and purpose of the zoning ordinance. For these reasons, the variance can be recommended.

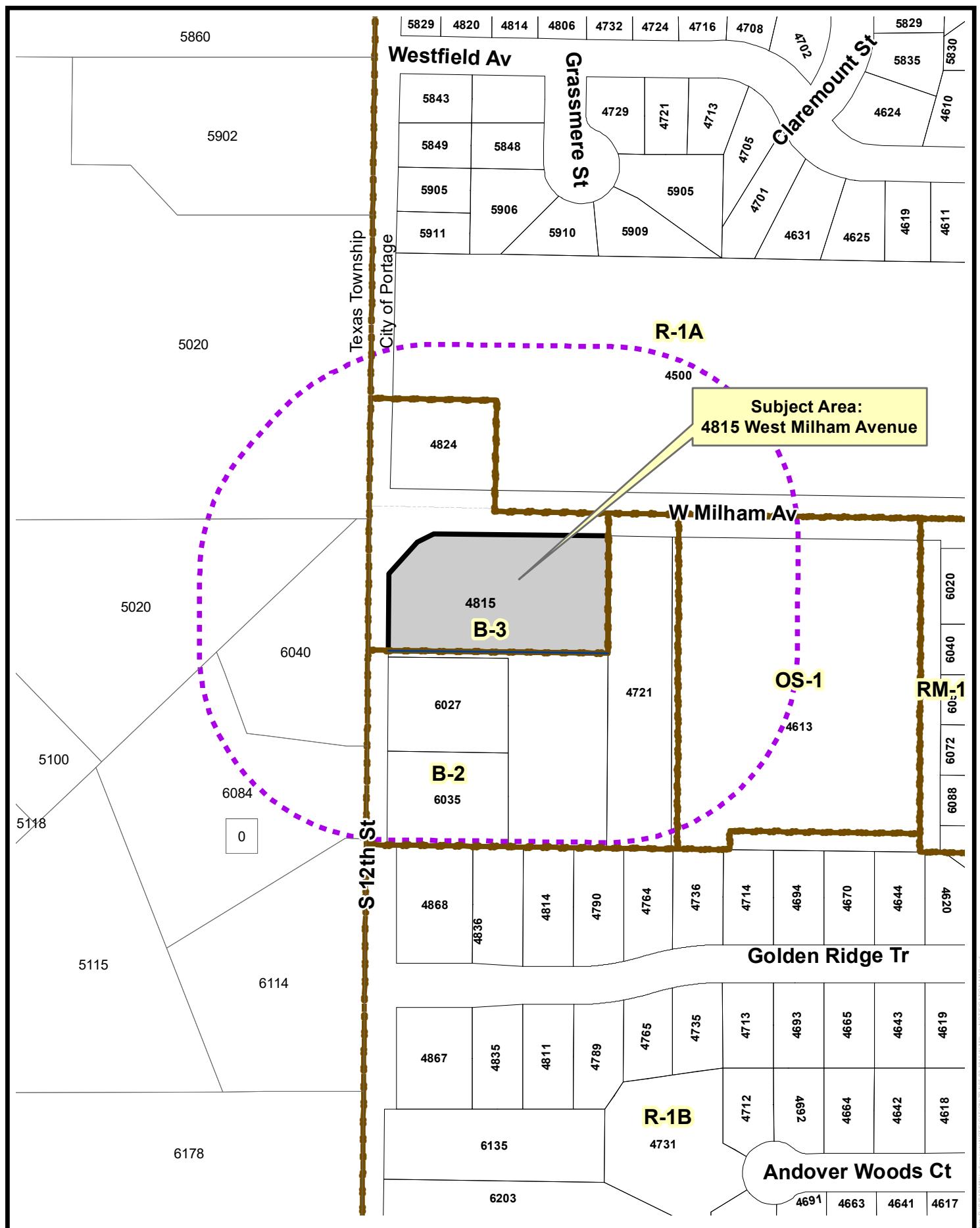
**PRACTICAL
DIFFICULTY:**

surrounding development pattern

Attachments:

1. 25-02 4815 W Milham Aerial MAP
2. 25-02 4815 W Milham Notification Map
3. 25-02 4815 W Milham Zoning MAP
4. ZBA 25-2 Application
5. ZBA 25-2 Site Plan 4815 W Milham
6. Motion Form

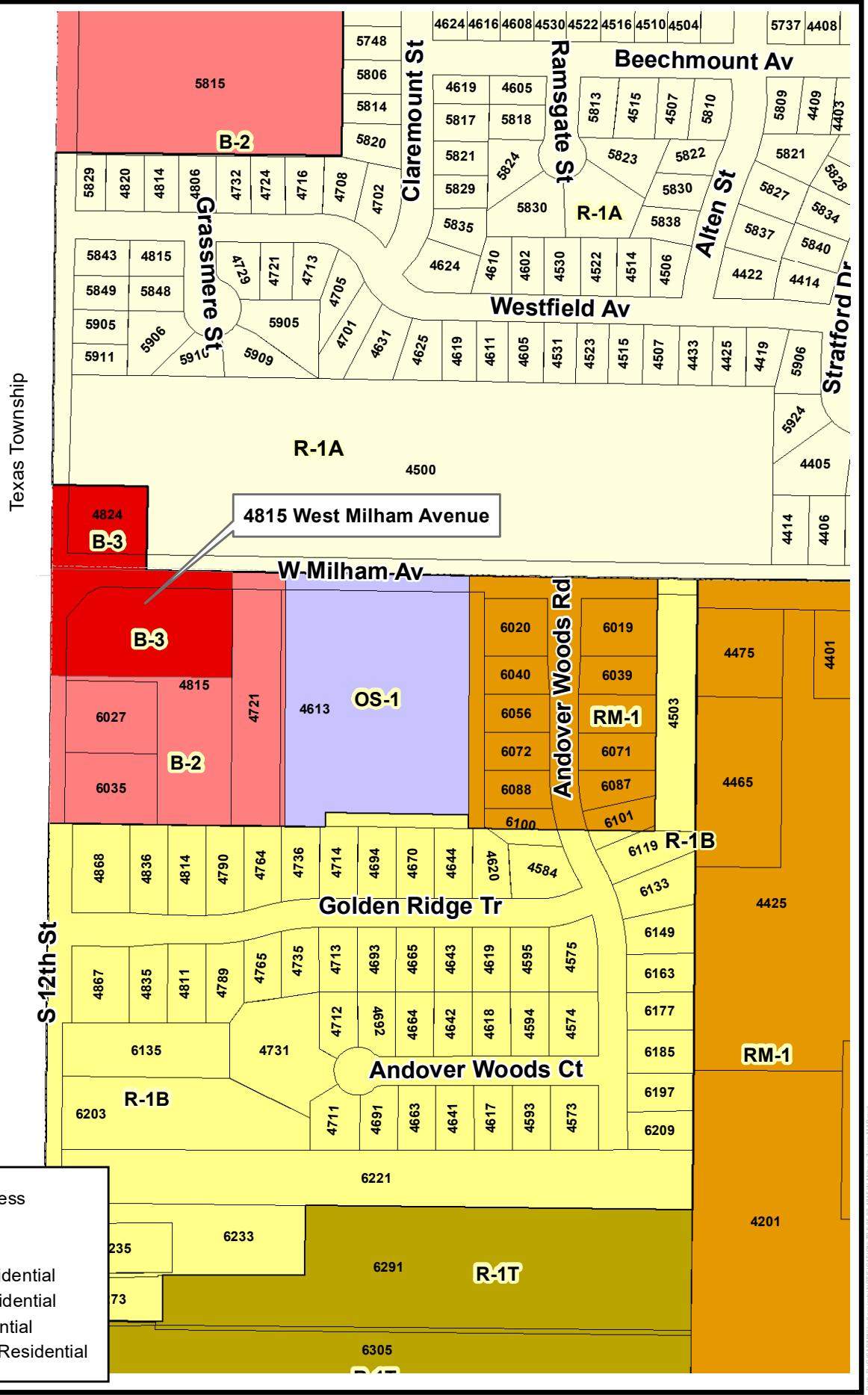




ZBA #25-02
4815 West Milham Avenue



1 inch = 200 feet
Date: 10/15/2025
(6)



Zoning Map 4815 West Milham Avenue



1 inch = 300 feet
Date: 10/15/2025



Department of Community Development

ZONING BOARD OF APPEALS APPLICATION

FOR COMPLETION BY APPLICANT

Application Date 10.08.25

Name of Applicant Paul Hanson
Print _____

Paul

Signature

Applicant's Address 7777 Bonhomme Avenue, Suite 1853 Clayton, MO 63105 Phone No. 618-604-7157

Name of Property Owner (if different from Applicant) Milham Crossing, LLC.

Address 241 East Michigan Ave, Suite 135, Kalamazoo, Mi 49007 Phone No. _____

Address of the Property that is the subject of this Application:

Street Address 4815 W. Milham Ave.

For Platted Property: Lot Parcel 2 of 39-10-00007-120-A Plat

[If The Property Is Unplatted, the Legal Description is needed. Please attach on a separate sheet.]

Applicant's interest in Property that is the subject of this Application: vehicle fueling station

Application Fee _____ (Residential Uses) \$374 (All Other Uses)

Type of Appeal (Please check one of the following **bold choices** and provide the requested information):

Variance from Zoning Ordinance: Article 4 Section 42-262C(4)(a) Paragraph _____

Regarding: Use vehicle fueling station Area _____ Yards _____

Setbacks _____ Parking _____ Other proximity to residential zoning _____

Reason for Request (Also complete page 2 of application): Reduce the 300' separation requirement from the residentially zoned park to 65'

Appeal of Administrative Decision: Article _____ Section _____ Paragraph _____

Reason for Request: _____

Interpretation of the Zoning Ordinance: Article _____ Section _____ Paragraph _____

Reason for Request: _____

A Temporary Permit for: Building _____ Use _____ Other Approval _____

Article _____ Section _____ Paragraph _____

Reason for Request: _____

FOR STAFF USE

Application Number:	Filing Date:	Tentative Hearing Date:
Previous Application Filed Regarding This Property:		

Reason For Variance

1. Please explain how the property has characteristics such as narrowness, shallowness, irregular shape, topography, or natural features that prevent compliance with the Zoning Ordinance. (Attach additional sheets if needed.)

The request for variance is not due to physical characteristics of the property. The site itself is fully capable of accommodating the proposed use in compliance with the zoning ordinance. The need for a variance arises solely due to the property's proximity to a neighboring public park. Section 42-262C(4)(a) states vehicle fueling stations are not to be located within 300' of a residential zoning district.

2. Are the physical characteristics you explained above unique and not shared by neighboring properties? (Attach additional sheets if needed.)

N/A

3. Can the property be reasonably used for the uses permitted in the zoning district without granting the variance? (Attach additional sheets if needed.)

Yes, the property could potentially be used for other permitted uses within the zoning district without the need for a variance. The variance is not being sought to avoid compliance with the zoning regulations, but rather to allow an appropriate use that is otherwise permitted but restricted solely due to the property's location relative to the park.

4. Is the variance the minimum necessary to permit reasonable use of the land and buildings, or would a lesser variance be fair and equitable to the applicant as well as logical and just to other property owners in the area? (Attach additional sheets if needed.)

Yes, the requested variance is the minimum necessary to allow for a reasonable and permitted use of the property. The variance specifically addressed the unique issue of proximity to the neighboring park and does not seek to waive or reduce any other zoning requirements.

5. Explain how the variance would not result in adverse affects on adjacent properties or alter the character of the area. (Attach additional sheets if needed.)

The proposed use is consistent with other permitted uses in the zoning district and is compatible with existing commercial developments at the intersection. All standard zoning requirements related to setbacks and screening will be met to ensure minimal impact on neighboring properties.

6. Explain how the variance would not result in increased traffic congestion, noise, or other potential concerns, or in dangers from fire, flood or other hazards, that would be detrimental to the property or to the area. (Attach additional sheets if needed.)

The need for a variance arises solely due to the property's proximity to a neighboring public park. The stormwater runoff from the site will be detained via underground detention and released into existing public infrastructure, in order to prevent any concerns of flooding. There are two site access being proposed to help with the circulation of traffic at the intersection. The access off S.12th street will be a shared access point with future development to eliminate the need for additional driveway cuts along the street.

7. Is the reason for the request, the practical difficulty or the hardship created, due to an act of the applicant or due to an act by the previous property owner? (Attach additional sheets if needed.)

The hardship arises solely from the property's location in relation to the adjacent public park, which is an external condition beyond the control of either party.

8. Explain how the variance would fulfill the spirit and intent of the Zoning Ordinance. (Attach additional sheets if needed.)

This variance allows the property to be developed in a way that respects the character of the area, supports land use planning, and does not create adverse impacts on the adjacent park or nearby properties. Granting this limited and reasonable variance strikes an appropriate balance between ordinance intent and the unique circumstances of the site.



Signature of Applicant

10.06.25

Date

7900 South Westnedge Avenue • Portage, Michigan 49002 • (269) 329-4477

www.portagemi.gov

MATERIALS TRANSMITTED

Founded in 1852
by Sidney Davy Miller



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MICHIGAN
ILLINOIS
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November 7, 2025

VIA E-MAIL: MAISJ@PORTAGEMI.GOV

City of Portage
Zoning Board of Appeals
7900 South Westnedge Avenue
Portage, MI 49002

Re: ZBA Appeal No. 25-02; 2815 West Milham Ave.

Dear Chairperson and Members of the Board:

I. EXECUTIVE SUMMARY

Our firm represents Mr. Harbhajan Multani, the abutting neighbor and owner of 6035 South 12th Street and whose family owns 4824 West Milham Avenue. Mr. Multani objects to and opposes the variance request filed by Mr. Paul Hanson (“Applicant”) on behalf of Milham Crossing, LLC (“Milham Crossing”) for the property located at 4815 West Milham Avenue for the reasons detailed below.

At the outset, Milham Crossing seeks a variance to City of Portage (“City”) Code of Ordinances (the “Ordinance”) to construct and operate a new vehicle fueling station. The Applicant’s site plan places the fueling station only 66 feet from the boundary of R-1B residentially zoned property – specifically, Westfield Park – where § 42-262(C)(4)(a) of the Ordinance mandates a minimum 300-foot separation distance between any vehicle fueling station and residentially zoned land. The Applicant has wholly failed to establish the requisite elements for a variance and approval would constitute arbitrary spot zoning in direct contravention of established zoning principles and larger community objectives.

II. LEGAL FRAMEWORK

The Applicant seeks authorization to construct a vehicle fueling station only 66 feet from the R-1B residentially zoned Westfield Park. This proposed siting represents a 234-foot deviation from the City’s mandatory 300-foot separation requirement – a 78 percent reduction in the protective buffer established to shield residential districts from the hazards inherent in fuel storage and dispensing operations.

A. The Bright-Line Standard: 300-Foot Separation

Under Portage Code § 42-262(C)(4)(a), fueling stations must not be located within 300 feet of a residential zoning district (i.e., any R-1 district). This provision is a quantitative, bright-line public safety standard adopted by the City to protect nearby homes and parks from the foreseeable risks posed by fires, explosions, vapor intrusion, noise, lighting glare, and general traffic associated with fuel stations. Moreover, this separation is measured from the boundary of any residentially zoned parcel regardless of the current development status. Thus, a reduction of nearly 80 percent cannot reasonably be characterized as a traditional “variance” or a minor dimensional deviation; rather, it would nullify the core protective function of the Ordinance itself.

B. Variance Standards Under Michigan Law and City Code

Under Michigan law and the City’s Code, the Applicant bears the burden of proving that the conditions for granting a variance exist. Specifically, § 42-622(B)(1) provides that a “non-use variance may be allowed by the zoning board of appeals *only* in cases where there is evidence of practical difficulty” (Emphasis added).

This requires affirmative proof of each of the following mandatory elements: First, there must be exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning district. § 42-622(B)(1)(a). Such circumstances may include exceptional narrowness, shallowness, or irregular shape of the parcel as it existed on the effective date of the zoning ordinance; the presence of exceptional topographic, environmental, or other physical conditions peculiar to the land, building, or structure; or the existence of adjoining land uses or developments that create an extraordinary situation such that literal enforcement of the ordinance would result in practical difficulty. See *id.* Second, the variance must be necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and vicinity; however, the mere fact that compliance with the ordinance would be more expensive or less convenient does not constitute a practical difficulty. See § 42-622(B)(1)(a)(b). Third, the variance must not be detrimental to adjacent property or to the surrounding neighborhood, and it must not materially impair the intent or purpose of the zoning ordinance as a whole. See § 42-622(B)(1)(a)(c). Finally, the immediate practical difficulty must not have been created by the applicant, whether through voluntary actions, self-imposed conditions, or prior knowledge of applicable zoning restrictions. See § 42-622(B)(1)(a)(d).

Collectively, these criteria show the narrow and exceptional nature of non-use variances: they are intended to provide limited relief from strict dimensional application of the zoning code only where a property exhibits unique physical characteristics that make literal compliance unduly burdensome, and not to accommodate personal preferences, economic motives, or self-created design choices. The Applicant simply cannot satisfy these mandatory requirements.

C. The Applicant Fails To Make Required Showing

Under Portage Code § 42-364(b)(1), a non-use variance may be granted only if the property possesses exceptional or extraordinary circumstances or conditions not generally shared by other properties in the same zoning district.

1. No Exceptional or Extraordinary Circumstances

The property must have exceptional and unique physical characteristics (such as narrowness, shallowness, irregular shape, exceptional topography, or other extraordinary situation) not generally shared by other properties in the district. 4815 West Milham Avenue is a standard rectangular commercial parcel with regular dimensions and ordinary topography. The site plan confirms conventional geometry and no unusual physical constraints. The only “unique” feature is its location adjacent to residentially zoned land – but proximity to residential districts is a common characteristic of commercial zoning boundaries citywide and not an exceptional physical attribute of this specific parcel. Additionally, proximity to residential zoning is precisely the condition the Ordinance is designed to address, not an extraordinary circumstance warranting a variance. Since the parcel does not meet the threshold of uniqueness required under the first factor, the request should be denied.

2. No Risk to Preservation and Enjoyment of a Substantial Property Right

Second, § 42-364(b)(2) requires that the variance be necessary to preserve and enjoy a substantial property right similar to other properties in the same district. Simply put, compliance with the ordinance would not deprive the owner of reasonable use of the property. 4815 West Milham Avenue is zoned B-3, General Business, which permits dozens of commercial uses as-of-right including: Retail establishments, restaurants, professional offices, service businesses, and other forms of general commercial development. The Applicant retains full right and ability to develop the property for any conforming B-3 use. The inability to construct one specific high-impact use – namely, a fueling station – that violates setback requirements does not constitute deprivation of reasonable use, it is merely one of many commercial options.

3. There Is Detriment to Adjacent Property or Neighborhood

Third, and most consequentially, the variance would be detrimental to adjacent properties and the public welfare. The requested variance by Milham Crossing, LLC, to construct a vehicle fueling station only 66 feet from residentially zoned Westfield Park fails this criterion in multiple, independent ways. The operation of a vehicle fueling station inherently presents significant risks to soil, groundwater, and air quality as the development includes underground storage tanks, which are widely recognized as potential sources of groundwater contamination should a leak occur. Additionally, fuel dispensing operations emit volatile organic compounds (“VOCs”) and other hazardous air pollutants that can adversely affect human health and the environment.

Beyond environmental and safety risks, a fueling station at this location would also

substantially increase vehicular traffic, including commercial delivery trucks, ingress and egress movements, and customer vehicles resulting in traffic congestion and introduce late-night activity implicated by 24-hour operations of the business. The proposed development would impose significant effects on quality of life in the neighborhood as the sheer scale of the facility – including a multi-dispense canopy and convenience store – would create continuous noise and lights, disrupting the aesthetics and character of the area. Moreover, approval of this variance would also have citywide implications beyond the immediate site as reducing the required 300-foot buffer by 78 percent would effectively render the statutory separation standard meaningless, inviting future applicants to claim similarly “unique circumstances” to circumvent established protections.

Considering the direct environmental hazards, public safety risks, degradation of quality of life, and negative precedent the requested variance would establish, denial is required to protect both the immediate community and the long-term integrity of Portage’s zoning framework.

4. *Granting a Variance Would Materially Impair the Ordinance*

Section 42-262(C)(4)(a) unequivocally establishes the 300-foot separation requirement as a bright-line protective measure for residential areas against the hazards of vehicle fueling stations. The requested reduction from 300 feet to 66 feet constitutes a 78% reduction of the mandated buffer, effectively nullifies the Ordinance’s protective function. The legislative intent—insulating residential zones from noise, traffic, environmental hazards, and incompatible land uses—would be entirely undermined. Approving this variance would erode the ordinance objectives by far exceeding minor or technical deviations typically considered permissible.

5. *Hardship Is Self-Created*

Under § 42-364(b)(5), the applicant must demonstrate that the practical difficulty is not self-created. The Applicant’s claimed hardship arises entirely from voluntary decisions by the Applicant itself. First, the Applicant is pursuing a parcel split and rezoning to B-3 that would create the dimensional conflict. Similarly, the Applicant selected a specific fueling station plan rather than exploring configurations that comply with the 300-foot separation. Ultimately, choosing a high-impact, 24-hour commercial use in a location known to abut residential zoning was entirely the Applicant’s decision.

Michigan courts and zoning boards have consistently found that self-created conditions do not justify variance relief. See *Nat'l Boatland, Inc. v. Farmington Hills Zoning Bd. of Appeals*, 146 Mich. App. 380, 386, 380 N.W.2d 472, 476 (1985) (concluding plaintiff created a hardship when it chose to erect a new building on its property which extended its use in such a way that the City could require the new building to comply with all of the zoning ordinance’s requirements). This is the textbook definition of self-created hardship and is independently dispositive grounds for denial.

D. Improper Notice to Affected Property Owners

The Applicant also failed to provide notice to all required property owners as mandated under the City of Portage Zoning Ordinance. It appears that a portion of the proposed project - specifically, the driveway connecting the fueling station to the public right-of-way – will encroach onto a separate parcel to the south. While the Applicant characterizes this area as an access easement, it is functionally part of the proposed commercial use and appears to be essential to the operation of the fueling station and convenience store. Because this driveway is integral to the proposed use, it cannot be treated as a minor or separate easement; approval of the variance effectively authorizes its use in connection with the project.

As a result, notice should have been provided to the owners of the southern parcels, who are directly affected by the proposed driveway and its associated traffic, environmental, and safety impacts. The failure to provide notice to these property owners constitutes a procedural defect, depriving them of the opportunity to review, comment on, and participate in the public hearing concerning the variance request. This deficiency alone provides a valid basis for the Board to deny or defer action until proper notice is issued to all affected parties.

In response to this lack of notice, Mr. Multani collected written letters of opposition from those neighbors and submitted them to the Board to ensure their concerns were formally registered.

III. CONCLUSION

The Applicant has wholly failed to meet the statutory requirements for a variance under § 42-622(B)(1)(a) of the Ordinance. The approval of the requested reduction of the 300-foot separation from residentially zoned property to 66 feet would directly contravene the plain language and intent of § 42-262 C(4)(a) and essentially amounts to arbitrary spot zoning favoring a single property owner. Moreover, the proposed variance would endanger public health, safety, and welfare by placing a high impact fueling station in close proximity to residentially zoned land, and it would systematically erode the protective standards designed to preserve residential districts citywide. The Zoning Board of Appeals possesses both the legal authority and the community obligation to uphold the ordinance and maintain these protections, and for these reasons, we respectfully urge the Board to deny the requested variance.

Sincerely,

Miller, Canfield, Paddock and Stone, P.L.C.

By: *Eftiola Greco*
Eftiola Greco



Department of Community Development

Dear Resident/Property Owner:

October 24, 2025

Paul Hanson, on behalf of Milham Crossing, LLC, 4815 West Milham Ave, is requesting a variance to construct a vehicle fueling station 66 feet from residentially zoned property where a minimum 300-foot separation distance is required. The Zoning Board of Appeals will review this request on **Monday, November 10, 2025** at 7:00 p.m. in City Council Chambers, Portage City Hall, 7900 South Westnedge Avenue. All interested persons are welcome to take part in the public hearing and comment on the requested variance.

Written comments may be submitted to the Department of Community Development prior to 12:00 noon the day of the public hearing via the US Postal Service or emailed to maisj@portagemi.gov. In addition, the application and Community Development staff report will be available as part of the November 10, 2025 meeting agenda, which will be posted to the City of Portage website at <http://www.portagemi.gov/AgendaCenter/Zoning-Board-of-Appeals-10> not later than 5:00 p.m. on Monday, November 3, 2025. Finally, interested persons may contact the Department of Community Development at (269) 329-4477 for additional customer assistance.

ZONING BOARD OF APPEALS

James Eichstaedt

Linda Fry

John Sloan

Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

Attachment: Map

Erika Martin
6170 Applegrave Ln
Portage, MI
49024

Do not Approve



Department of Community Development

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Linda Fry

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Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

Attachment: Map

Michael Hecht

4790 Golden Ridge Tr.
Portage, MI 49024

Do NOT Approve



Department of Community Development

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October 24, 2025

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Attachment: Map

Zone Bukhari

6839 Cypress Bay Dr.

Kalamazoo, MI

49009

please do not approve



Department of Community Development

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Michael Reedy (alt)

Michael Stempihar (alt)

Attachment: Map

Shannon Galloway
5935 Downing Street
Portage, MI 49024

Please DO NOT approve



Department of Community Development

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October 24, 2025

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Michael Stempihar (alt)

Attachment: Map

Matt Parker
3016 Coachlite Ave
Portage 49024
Please Do Not
Approve



Department of Community Development

Dear Resident/Property Owner:

October 24, 2025

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ZONING BOARD OF APPEALS

James Eichstaedt
Linda Fry
John Sloan
Aimee Potts
Ken Seybold
David Bergher
Michael Reedy (alt)
Michael Stempihar (alt)

Attachment: Map

*Andrea Merrifield
4232 Cedarcrest Ave
Portage MI 49024*

*Request De
NOT
Approve*



Department of Community Development

Dear Resident/Property Owner:

October 24, 2025

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James Eichstaedt

Linda Fry

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Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

Attachment: Map

Michael Holtzhausen
6318 S. 1/2ka Spruce St.
Portage MI, 49024

Please do not approve



Department of Community Development

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October 24, 2025

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Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

Attachment: Map

Shannon Balloway
5935 Downing St
Portage, MI 49024

Please don't approve!



Department of Community Development

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October 24, 2025

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Linda Fry

John Sloan

Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

Attachment: Map

KATHY SPILLER
6835 S. 12th Street
PORTAGE MI. 49024
I DO NOT APPROVE!

A handwritten signature in black ink, appearing to read "KATHY SPILLER". The signature is written in a cursive, flowing style.



Department of Community Development

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October 24, 2025

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ZONING BOARD OF APPEALS

James Eichstaedt

Dan Bush

Linda Fry

5631 LENSINDA AVE

John Sloan

KALAMAZOO, MI 49009

Aimee Potts

I DO NOT APPROVE

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

Attachment: Map



Department of Community Development

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ZONING BOARD OF APPEALS

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Linda Fry
John Sloan
Aimee Potts
Ken Seybold
David Bergher
Michael Reedy (alt)
Michael Stempihar (alt)

Attachment: Map

Justin Payne (321)436-1318
6621 Annandale Dr
Kalamazoo, MI 49009

I do not approve.

John R



Department of Community Development

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October 24, 2025

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Linda Fry

John Sloan

Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

Attachment: Map

*Don't approve
Aneleena Ash
3621 W. Wembley Ln
Kalamazoo MI 49009*



Department of Community Development

Dear Resident/Property Owner:

October 24, 2025

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ZONING BOARD OF APPEALS

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Linda Fry

John Sloan

Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

Attachment: Map

*Don't Approve
Malambo Chisora
7350 Oldenburg Ln
Portage, MI, 49024*



Department of Community Development

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October 24, 2025

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ZONING BOARD OF APPEALS

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Linda Fry
John Sloan
Aimee Potts
Ken Seybold
David Bergher
Michael Reedy (alt)
Michael Stempihar (alt)

Attachment: Map

Dont Approve
2yah miles
4568 Horton DR

Ceso



Department of Community Development

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October 24, 2025

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ZONING BOARD OF APPEALS

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Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

I don't approve
JASON BERGHEIMER 4821 BERNHARDT 2694888010

Attachment: Map



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Attachment: Map

*Andrea Hipolito
4757 Pinefield Ave
Portage, MI 49024*



Department of Community Development

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Ken Seybold

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Michael Reedy (alt)

Michael Stempihar (alt)

*Mike Hill
4757 pinefield Ave
Portage MI 49024*

Attachment: Map



Department of Community Development

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ZONING BOARD OF APPEALS

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Linda Fry
John Sloan
Aimee Potts
Ken Seybold
David Bergher
Michael Reedy (alt)
Michael Stempihar (alt)

Attachment: Map

Jason Hipolito
806 Cottondale Ave
Portage MI 49024



Department of Community Development

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October 24, 2025

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Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

Attachment: Map

Teresa morehead
7486 3 12th st portage mi
I DON'T approve



Department of Community Development

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October 24, 2025

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Michael Reedy (alt)
Michael Stempihar (alt)

Attachment: Map

*Robert Sarnagin
4414 w milham Ave
I do not approve.*



Department of Community Development

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October 24, 2025

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ZONING BOARD OF APPEALS

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Linda Fry

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Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

Peter Duarte

5905 Grassmere St

Portage, MI 49024

Attachment: Map

Please dont approve



Department of Community Development

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October 24, 2025

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ZONING BOARD OF APPEALS

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Linda Fry

John Sloan

Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

*Robert Kemp
5827 Downing St
Please Don't Approve*

Attachment: Map



Department of Community Development

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October 24, 2025

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ZONING BOARD OF APPEALS

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Linda Fry
John Sloan
Aimee Potts
Ken Seybold
David Bergher
Michael Reedy (alt)
Michael Stempihar (alt)

Attachment: Map

6039 Burgundy Lane
Please don't Approve Portage, MI
A. Hill
(269)-830-2130



Department of Community Development

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October 24, 2025

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Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

Attachment: Map

Don't Approve Chris Massey 5810
269-217-5773 Alten st.
Portage MI,
49024



Department of Community Development

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October 24, 2025

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Linda Fry

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Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

*Cynthia Hall I don't approve
5810 Allen St Portage, MI. 49024
269.377.3312*

Attachment: Map



Department of Community Development

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October 24, 2025

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Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

Attachment: Map

Please do not approve,

Matt Troubaley

7731 S. 12th St. 49024

Portage, MI



Department of Community Development

Dear Resident/Property Owner:

October 24, 2025

Paul Hanson, on behalf of Milham Crossing, LLC, 4815 West Milham Ave, is requesting a variance to construct a vehicle fueling station 66 feet from residentially zoned property where a minimum 300-foot separation distance is required. The Zoning Board of Appeals will review this request on **Monday, November 10, 2025 at 7:00 p.m. in City Council Chambers, Portage City Hall, 7900 South Westnedge Avenue**. All interested persons are welcome to take part in the public hearing and comment on the requested variance.

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ZONING BOARD OF APPEALS

James Eichstaedt

Linda Fry

John Sloan

Aimee Potts

Ken Seybold

David Bergher

Michael Reedy (alt)

Michael Stempihar (alt)

Attachment: Map

269-352-8041

James Eichstaedt 4868 Golden Ridge Tr 269-271-0908

Linda Fry 4836 Golden Ridge 269-321-0241

John Sloan 4764 Golden Ridge Tr 916 910 4680

John Stempihar 4643 Golden Ridge Tr. 269-873-0936

Michael Reedy (alt) 4789 Golden Ridge Tr. 269-873-0936

Michael Stempihar (alt) 4765 Golden Ridge Tr. 269-873-0936

Attachment: Map



Department of Community Development

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Michael Stempihar (alt)

Attachment: Map

I DONAT APPROVE 6675 TIGEWILLYXZ
Allen Jones



Department of Community Development

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David Bergher
Michael Reedy (alt)
Michael Stempihar (alt)

Attachment: Map

Doris Perry
4323 Stratford DR
Portage MI 49024

I do not approve



Department of Community Development

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ZONING BOARD OF APPEALS

James Eichstaedt

P12 Don't Approve

Linda Fry

John Sloan

Aimee Potts

KEVIN SCHOPPEL

Ken Seybold

5834 STAFFORD DR. Portage, MI

David Bergher

Michael Reedy (alt)

269-3251-1616

Michael Stempihar (alt)

Attachment: Map



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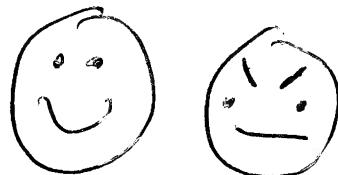
ZONING BOARD OF APPEALS

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David Bergher
Michael Reedy (alt)
Michael Stempihar (alt)

Attachment: Map

*Heidi H. Cameron
5449 Texas drive
Kalamazoo, Mich
49009*

DO NOT APPROVE!





Department of Community Development

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Linda Fry
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Aimee Potts
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David Bergher
Michael Reedy (alt)
Michael Stempihar (alt)

Attachment: Map

*My Son's Crainite
4877 Norfolk Cir
DO NOT APPROVE*



Department of Community Development

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Michael Stempihar (alt)

Attachment: Map

Scott VanderWalle
4841 Mistwood AVE
TREVOR PRYSON
5936 Downing ST
PORTAGE MI
49024
Do NOT Approve



Department of Community Development

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October 24, 2025

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Michael Reedy (alt)

Michael Stempihar (alt)

Attachment: Map

Scott Moberg
7232 Hunters Ridge Dr
Kalamazoo MI 49009

Do not Approve



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Michael Stempihar (alt)

Attachment: Map

DAN SHAPDOW
5774 COPPERCENT DR
PORTAGE MI 49024
DO NO APPROVAL

SUGGESTED NON-USE VARIANCE MOTION FORM

Mr. Chairman:

I move, in regard to ZBA # _____, the application by _____
for a variance from _____

be:

a. granted for all of the following reasons:

- 1a. There are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning district, which include _____
- 2a. The variance is necessary for the preservation and enjoyment of a substantial property right, the right to _____ which is similar to that possessed by other properties in the same zoning district and in the vicinity;
- 3a. The immediate practical difficulty causing the need for the variance request was not created by the applicant;
- 4a. The variance will not be detrimental to adjacent property and the surrounding neighborhood, and;
- 5a. The variance will not materially impair the intent and purpose of the zoning ordinance.

-or-

b. denied for one or more of the following reasons:

- 1b. There are no exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning district;
 - 2b. The variance is not necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district in the vicinity because there are conforming alternatives available such as _____
 - 3b. The immediate practical difficulty causing the need for the variance request was created by the applicant;
 - 4b. The variance would be detrimental to adjacent property and the surrounding neighborhood, and;
 - 5b. The variance would materially impair the intent and purpose of the zoning ordinance.
- c. **In addition, the application and supporting materials, staff report, and all comments, discussion and materials presented at this hearing be incorporated in the record of this hearing and the findings of the Board, and that action of the Board be final and effective immediately.**