

PLANNING COMMISSION

April 16, 2009

The City of Portage Planning Commission meeting of April 2, 2009 was called to order by Chairman Fox at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Two citizens were in attendance.

MEMBERS PRESENT:

James Cheesebro, James Pearson, Kerry Hettinger, Miko Dargitz, Richard Yonke, Cory Bailes and Chairman Thomas Fox.

MEMBERS ABSENT:

None.

MEMBERS EXCUSED:

Paul Welch

IN ATTENDANCE:

Christopher Forth, Deputy Director of Planning and Development Services and Randall Brown, City Attorney.

PLEDGE OF ALLEGIANCE:

The Planning Commission, staff and audience recited the Pledge of Allegiance.

APPROVAL OF MINUTES:

Chairman Fox referred the Commission to the April 2, 2009 meeting minutes. A motion was offered by Commissioner Cheesebro, seconded by Commissioner Dargitz, to approve the minutes as submitted. The motion was unanimously approved.

SITE/FINAL PLANS:

1. Final Plan for Great Lakes Plastic & Hand Surgery, 7971 Moorsbridge Road. Mr. Forth summarized the staff report dated April 10, 2009 involving a final plan submitted by Mr. Walter Hansen, on behalf of Great Lakes Plastic & Hand Surgery, to construct an approximate 6,400 square foot medical office building and associated site improvements. The 1.23 acre site is zoned PD, planned development and located at the southeast corner of Moorsbridge Road and Old Centre Road. The site is located in Woodbridge Hills in an area planned for office use. The Woodbridge Hills Architectural Control Committee has approved the project (with conditions). Mr. Forth also noted the applicant is requesting the Planning Commission approve a sidewalk waiver along the Moorsbridge Road and Old Centre Road frontages in accordance with the Comprehensive Plan. The applicant has noted there are no sidewalks adjacent to the proposed development and, furthermore, walkways exist on the north side of Old Centre Road and the west side of Moorsbridge Road.

The Commission and staff discussed the necessity of sidewalks along Moorsbridge Road and Old Centre Avenue in conjunction with the proposed and any future use of the property, development potential adjacent to the subject property and existing sidewalk network. The applicant, Mr. Walt Hansen, reiterated the reasons why he and his client believe a sidewalk along Moorsbridge Road and Old Centre Road were

not necessary. Mr. Hansen also noted the proposed use is a specialized medical office that will generate little, if any, pedestrian traffic.

After a brief discussion involving sidewalk installation, Commissioner Pearson offered a motion that the Planning Commission approve a sidewalk waiver along Moorsbridge Road and a temporary sidewalk waiver along Old Centre Avenue until such time the City of Portage installs sidewalks along Old Centre Road. At that time, the property owner shall install their portion of the Old Centre Road sidewalk. The Commission discussed the motion. Commissioners Cheesebro, Dargitz, Hettinger and Bailes commented that a permanent waiver should not be approved for the Moorsbridge Road frontage. Commissioner Pearson, with assistance from Chairman Fox, modified his motion to read that the Planning Commission approve a temporary sidewalk waiver along Moorsbridge Road until such time the adjacent property is developed and also approve a temporary sidewalk waiver along Old Centre Road when 1) there is a change in use that increases pedestrian traffic and/or 2) other development that may occur along Old Centre Road that would result in an increase in pedestrian traffic. Commissioner Dargitz supported the motion. Chairman Fox asked for a roll call vote: Bailes - yes; Yonke - yes; Fox - yes; Cheesebro - yes; Hettinger - yes; Pearson - yes and Dargitz - yes. The motion was unanimously approved.

With regard to the final plan, a motion was offered by Commissioner Cheesebro, seconded by Commissioner Yonke, that the Planning Commission recommend to City Council the final plan for Great Lakes Plastic & Hand Surgery, 7971 Moorsbridge Road, be approved. The motion was unanimously approved.

PUBLIC HEARINGS:

None.

PLATS/RESIDENTIAL CONDOS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Proclamation for Planning Commission Secretary Nancy Vander Roest. Chairman Fox acknowledged the resignation of Planning Commission Secretary Nancy Vander Roest and read a proclamation honoring her years of service and contribution to the City of Portage Planning Commission.

STATEMENT OF CITIZENS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Christopher Forth, AICP
Deputy Director of Planning and Development Services