

PLANNING COMMISSION

September 3, 2009

The City of Portage Planning Commission meeting of September 3, 2009 was called to order by Chairman Fox at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Three citizens were in attendance.

MEMBERS PRESENT:

Miko Dargitz, James Pearson, Cory Bailes, James Cheesebro, Bill Patterson, Wayne Stoffer, Rick Bosch, Paul Welch and Chairman Thomas Fox.

MEMBERS ABSENT:

None.

MEMBERS EXCUSED:

None.

IN ATTENDANCE:

Christopher Forth, Deputy Director of Planning and Development Services; Michael West, Assistant City Planner; 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 August 6, 2009 meeting minutes. Commissioner Cheesebro stated he would be abstaining from voting on the minutes since he was not present at the August 6th meeting. A motion was then made by Commissioner Welch, seconded by Commissioner Bailes, to approve the minutes as submitted. The motion was approved 8-0-1 with Commissioner Cheesebro abstaining.

Chairman Fox introduced Mr. Henry Kerr, Chairman of the Zoning Board of Appeals. Mr. Kerr presented a Proclamation to Commissioner Stoffer for his previous service with the Zoning Board of Appeals.

SITE/FINAL PLANS:

None.

PUBLIC HEARINGS:

None.

PLATS/RESIDENTIAL CONDOS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Accessory Building: Tim and Sally Lehrman, 6399 Oakland Drive. Mr. West summarized the staff report dated August 28, 2009 regarding the request from Tim and Sally Lehrman to construct a 14-foot tall, 30-foot wide by 48-foot long (1,440 square foot) accessory building at their residence located at 6399 Oakland Drive. Mr. West summarized the application submitted by the Lehrmans and indicated the proposed accessory building would be used for storage of personal items and a small home hobby shop. Mr. West indicated the accessory building would be situated 11-feet from the south (side) property line, 31-feet from the west (front) property line and approximately 150-feet from the nearest single family residence. Mr. West stated the size and configuration of the parcel combined with the wooded nature of the site and setback distances from adjacent residences and property lines will mitigate any impacts on adjacent properties. Mr. West indicated that letters of support were obtained by the applicant from surrounding property owners and were included with the agenda materials

Mr. Tim Lehrman was present to explain the accessory building request and support the application. Mr. Lehrman reiterated that the accessory building would not be used for any business related purpose. After a brief discussion, a motion was made by Commissioner Pearson, seconded by Commissioner Welch, to approve the Accessory Building for Tim and Sally Lehrman, 6399 Oakland Drive, subject to the accessory building not being utilized for any business purpose. The motion was unanimously approved. Mr. Lehrman thanked staff for their "excellent" assistance with explaining and understanding ordinance provisions and the application submittal process.

2. Brady Township Master Plan 2010-2020. Mr. Forth summarized the staff report dated August 28, 2009 and referred the Commission to the communication from the Brady Township Planning Commission along with a copy of the draft Brady Township Master Plan 2010-2020. Mr. Forth stated the Department of Community Development had reviewed the Plan and does not have any specific comments. The Commission briefly discussed the Plan and a motion was then made by Commissioner Bailes, seconded by Commissioner Welch, to acknowledge receipt of the Plan and provide a "no comment" response back to Brady Township. The motion was unanimously approved.

STATEMENT OF CITIZENS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Christopher Forth, AICP
Deputy Director of Planning and Development Services