

PLANNING COMMISSION

October 1, 2009

The City of Portage Planning Commission meeting of October 1, 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:

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

MEMBERS ABSENT:

None.

MEMBERS EXCUSED:

Miko Dargitz.

IN ATTENDANCE:

Christopher Forth, Deputy Director of Planning and Development Services; Michael West, Assistant City Planner; and Charlie Bear, Assistant 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 September 17, 2009 meeting minutes. A motion was made by Commissioner Cheesebro, seconded by Commissioner Bailes, to approve the minutes as submitted. The motion was unanimously approved.

SITE/FINAL PLANS:

None.

PUBLIC HEARINGS:

1. Special Land Use Permit: City of Kalamazoo (Water Pumping Station #8), 254 East Kilgore Road. Mr. Forth summarized the staff report dated September 25, 2008 regarding a request by the City of Kalamazoo to construct an accessory off-street parking area associated with a new water pumping station/iron removal treatment facility at 254 East Kilgore Road. Mr. Forth explained that the southern portion of the paved parking/maneuvering area requires Special Land Use Permit consideration since this area is located in the R-1C zoned portion of the parcel. The remaining portion of the development project will be located in an area zoned OS-1 and is subject only to site plan review. Mr. Forth referred the Commission to maps provided with the final agenda which illustrate the split zoning of the parcel, property line locations and the proposed site improvements. Mr. Forth stated that specific design aspects of the development project including building placement, storm water management and final grading would be reviewed with the formal site plan consideration. Mr. Forth indicated the site plan was still being finalized by the applicant and was anticipated to be ready for Planning Commission review at the October 15, 2009 meeting.

Mr. Richard Beardslee of the City of Kalamazoo was present to support the application. Mr. Beardslee discussed vehicle trips to the site including daily visits, weekly tanker truck deliveries and monthly semi truck deliveries. The public hearing was opened by Chairman Fox. Two citizens spoke in regards to the proposed development project: 1) Mark Oudersluys, 5111 Woodmont Drive and 2) Dave Keenan, 5121 Woodmont Drive. Mr. Oudersluys stated he believes the amount of pavement area is excessive and asked that if the area could be reduced. Mr. Keenan also expressed concerns over the size of the pavement area and possible use by skateboarders. Mr. Beardslee stated that two different meetings with area residents were held and comments received have been incorporated into the site design/layout. Mr. Beardslee indicated that tanker/semi truck deliveries require a large paved area for maneuvering, however, the southwest portion of the paved area may be able to be reduced. Mr. Forth clarified that the Planning Commission was not considering specific design aspects of the development project with the Special Land Use Permit, but rather whether the vehicle parking/maneuvering area "use" in the R-1C zoned portion of the property was appropriate. Mr. Forth stated that the final design of the vehicle parking/maneuvering area (size, configuration and setbacks) would be considered by the Planning Commission as part of the formal site plan review.

After some discussion, a motion was made by Commissioner Cheesebro, seconded by Commissioner Welch to close the public hearing. The motion was unanimously approved. A motion was then made by Commissioner Welch, seconded by Commissioner Cheesebro, to approve the Special Land Use Permit to construct accessory off-street parking associated with the City of Kalamazoo (Water Pumping Station #8) in the one-family zoning district at 254 East Kilgore Road. Upon a roll call vote: Bosch (yes), Stoffer (no), Patterson (yes), Bailes (yes), Cheesebro (yes), Fox (yes), Pearson (yes) and Welch (yes), the motion was approved 7-1.

PLATS/RESIDENTIAL CONDOS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Prairie Ronde Township 2022 Master Plan Amendment. Mr. Forth summarized the staff report dated September 25, 2009 and referred the Commission to the communication from the Prairie Ronde Township Planning Commission along with a copy of the draft Prairie Ronde Township 2022 Master Plan. Mr. Forth stated the Department of Community Development had reviewed the Plan and does not have any specific comments. A motion was then made by Commissioner Cheesebro, seconded by Commissioner Welch, to acknowledge receipt of the Plan and provide a "no comment" response to Prairie Ronde Township. The motion was unanimously approved.

STATEMENT OF CITIZENS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Christopher Forth, AICP
Deputy Director of Planning and Development Services