

## **PLANNING COMMISSION**

**September 16, 2010**

The City of Portage Planning Commission meeting of September 16, 2010 was called to order by Vice-chairman Pearson at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. No citizens were in attendance.

### **MEMBERS PRESENT:**

Cory Bailes, Paul Welch, Jim Pearson, Wayne Stoffer, Miko Dargitz, and Bill Patterson.

### **MEMBERS ABSENT:**

None.

### **MEMBERS EXCUSED:**

James Cheesebro, Rick Bosch and Mark Siegfried

### **IN ATTENDANCE:**

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

### **PLEDGE OF ALLEGIANCE:**

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

### **APPROVAL OF MINUTES:**

Vice-chairman Pearson referred the Commission to the September 2, 2010 meeting minutes. A motion was made by Commissioner Welch, seconded by Commissioner Bailes, to approve the minutes as submitted. The minutes were unanimously approved.

### **SITE/FINAL PLANS:**

None

### **PUBLIC HEARINGS:**

1. Valley Family Church-Kalamazoo, 2500 Vincent Drive – background information. Mr. Forth explained that on May 1, 2008, the Planning Commission approved a Special Land Use Permit and site plan for Valley Family Church – Kalamazoo, 2500 Vincent Avenue, which permitted construction of the new church facility subject to several conditions. One of the conditions involves review of the Special Land Use Permit one year from the granting of the Certificate of Occupancy, but no later than October 2010. In preparation of the October 21, 2010 Planning Commission meeting, background information (staff reports, traffic study/review and various correspondence) from the May 2008 meeting is being provided since six of the nine current Commissioners were not members of the Commission at that time. For the three continuing members, this background can serve as a refresher of the application, discussions and approval.

Commissioner Welch asked if any complaints/concerns had been received since church services started in October 2009. Mr. Forth noted very few complaints have been received and have been limited to noise (music), lighting and vehicles traveling west on Vincent Avenue to the Angling/Oakland Drive intersection. Mr. Forth also noted complaints have been received from church officials regarding the

actions of some neighborhood residents directed at the church and church members. Commissioner Welch asked if the city can prohibit vehicles from turning right onto Vincent Avenue from the church parking lot in light of the "No right turn, local traffic only" sign erected voluntarily by the church. City Attorney Brown responded by saying he does not believe the sign can be legally enforced by city (i.e. motorists ticketed for turning right onto Vincent Avenue). Commissioner Pearson asked for a copy of the May 1, 2008 e-mail communication from Frank Szopo, City Engineer for the City of Kalamazoo.

**PLATS/RESIDENTIAL CONDOS:**

None.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None.

**STATEMENT OF CITIZENS:**

None.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 7:11 p.m.

Respectfully submitted,

Christopher Forth, AICP  
Deputy Director of Planning and Development Services