

## PLANNING COMMISSION

January 19, 2012

The City of Portage Planning Commission meeting of January 19, 2012 was called to order by Chairman Cheesebro at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Four citizens were in attendance.

### MEMBERS PRESENT:

Bill Patterson, Wayne Stoffer, Rick Bosch, Paul Welch, Mark Siegfried, Allan Reiff and Chairman James Cheesebro.

### MEMBERS ABSENT:

None.

### MEMBERS EXCUSED:

Miko Dargitz.

### IN ATTENDANCE:

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

### PLEDGE OF ALLEGIANCE:

Chairman Cheesebro led the Commission in the Pledge of Allegiance.

### APPROVAL OF MINUTES:

Chairman Cheesebro referred the Commission to the January 5, 2012 meeting minutes. A motion was offered by Commissioner Welch, seconded by Commissioner Patterson, to approve the minutes as submitted. The motion was approved 8-0.

Chairman Cheesebro introduced David Felician as the new Planning Commissioner.

### SITE/FINAL PLANS:

None.

### PUBLIC HEARINGS:

1. Final Report: Tentative Plan Amendment and Final Plan for The Homestead Planned Development, 3821 West Milham Avenue. Prior to discussion of this agenda item, Commissioner Stoffer indicated he would be abstaining from discussion due to residing within 300-feet of the subject property.

Mr. Forth summarized the staff report dated January 13, 2012 regarding a request by Mr. Patrick Lynch and American Village Development to amend the previously approved tentative plan. The plan amendment involves elimination of the attached residential condominium buildings, addition of three single-family parcels located south of the historic homestead site, reestablishment the cottage offices and retention of the themed restaurant/office. Mr. Forth also indicated the applicants are requesting approval of a final plan that involves only the three proposed single-family parcels. Staff is recommending approval of the tentative plan

amendment subject to four conditions and approval of the final plan subject to City Council approval of the tentative plan amendment. Commissioner Welch asked if the screening along the east property line between the historic homestead site and McGillicuddy Lane residences would be addressed with this tentative plan amendment or upon submittal of a final plan. Mr. Forth indicated the type of screening, amount and location would be addressed upon submittal of a final plan for development. At this time, it is unknown where specific site improvements will occur.

Mr. Jack Gesmundo of American Village Development and Mr. Patrick Lynch were present to support the proposed tentative plan amendment. Mr. Gesmundo explained that the three single family residential home sites along the north side of McGillicuddy Lane would visually and physically connect the residential portions of The Homestead. This area is heavily wooded and Mr. Gesmundo indicated the existing vegetation will be retained as much as possible. Mr. Gesmundo also stated a change back to the cottage offices represents the highest and best use of the property. With regard to the staff recommendation involving a combined West Milham Avenue driveway, Mr. Gesmundo indicated that Mr. Lynch may decide to live there and if so, he wouldn't want the residential drive to be combined with the cottage offices, if and when developed. Finally, Mr. Gesmundo indicated the two signs (one near Arbutus Trail and the other near Hollow Wood) advising the general public that the pedestrian path that connects to the Arbutus Trail neighborhood is for Homestead residents only will be removed and replaced once the sign company's router has been repaired.

Chairman Cheesebro reconvened the public hearing. Mr. Lou Cherico, 6130 McGillicuddy Lane and Brian Gallagher, 6090 McGillicuddy Lane, spoke in regards to the proposed tentative plan amendment. Mr. Cherico and Mr. Gallagher didn't have any objections to the plan but were concerned about future screening improvements along the east property line of the historic homestead site. Mr. Cherico and Mr. Gallagher asked that when development plans are submitted, additional screening be provided and they be given an opportunity to participate in the discussion. Mr. Gallagher also suggested that the West Milham Avenue driveway not be moved closer to McGillicuddy Lane. No additional citizens spoke regarding the proposed tentative plan amendment.

Mr. Forth indicated that when plans are submitted for redevelopment of the historic homestead site and subsequent review by the Planning Commission and approval by City Council, a public hearing and notification are not required. However, staff will advise the developer/property owner to engage the adjacent McGillicuddy Lane residents. Mr. Forth also stated that if the historic homestead site remains a residential use, the driveway would not have to be combined with the cottage office development. There being no further public comment, a motion was made by Commissioner Bosch, seconded by Commissioner Felician, to close the public hearing. The motion was approved 7-0-1.

There being no further discussion, a motion was made by Commissioner Welch, seconded by Commissioner Reiff, to recommend to City Council that the Tentative Plan Amendment for The Homestead Planned Development, 3821 West Milham Avenue, be approved subject to 1) City Council approval of the request to modify the boundaries of the Van Riper historic district; 2) Consistent with the 2006 approved tentative and final plans, the access drive for the cottage offices must be moved east, shared with the theme restaurant/office, and align with future development activities planned on the north side of West Milham Avenue; 3) When a final plan for development is submitted involving the existing historic home site, the adequacy of the screening/buffering along the east property line be evaluated and supplemental screening/buffering be required as may be necessary; 4) Removal or replacement of the sign located near the south end of pedestrian path that connects the Homestead neighborhood to the Arbutus Trail neighborhood that prohibits non-Homestead residents from using this path; and 5) Approval of the Final Plan for the three McGillicuddy Lane land divisions subject to City Council approval of the tentative plan amendment. The motion was approved 7-0-1.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**STATEMENT OF CITIZENS:**

None

**ADJOURNMENT:**

There being no further business to come before the Commission, the meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Christopher Forth, AICP  
Deputy Director of Planning, Development and Neighborhood Services