

## PLANNING COMMISSION

February 16, 2012

The City of Portage Planning Commission meeting of February 16, 2012 was called to order by Chairman Cheesebro at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Two citizens were in attendance.

### **MEMBERS PRESENT:**

Bill Patterson, Wayne Stoffer, Mark Siegfried, Dave Felicijan, Rick Bosch and Chairman James Cheesebro.

### **MEMBERS ABSENT:**

None.

### **MEMBERS EXCUSED:**

Miko Dargitz, Paul Welch and Allan Reiff.

### **IN ATTENDANCE:**

Michael West, Assistant City Planner 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 February 2, 2012 meeting minutes. A motion was offered by Commissioner Bosch, seconded by Commissioner Stoffer, to approve the minutes as submitted. The motion was unanimously approved.

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

None.

### **PUBLIC HEARINGS:**

1. Preliminary Report: Rezoning Application #11-02, 1106 West Centre Avenue. Mr. West summarized the preliminary staff report dated February 10, 2012 regarding a request received from Mr. Nathan Cronenwett to rezone 1106 West Centre Avenue from RM-2, multiple family residential and R-1B, one family residential to OS-1, office service. Mr. West stated the rezoning was being requested to facilitate redevelopment of the property for a hair salon/spa. Mr. West discussed the Future Land Use Map designation, surrounding zoning pattern, suitability of the existing RM-2 zone and the potential impacts of the proposed OS-1 zone.

Mr. Nathan Cronenwett was present to support the rezoning request and explain his plans to demolish the vacant single family home and construct a hair salon/spa along the southern portion of the property. Mr. Cronenwett stated he has no immediate plans to develop the northern portion of the property and also does not want the 75-foot R-1B buffer rezoned. Mr. Cronenwett also stated that he recently spoke with the owner of the Spruce Creek Apartments facility to the east and there was no interest at this time to purchase the northern portion of the property. The public hearing was then opened by Chairman Cheesebro. One citizen (Jim Bischoff, 1106 Tanglewood Drive) spoke in regards to the proposed rezoning. Mr. Bischoff requested that the 75-foot R-B zoned buffer along the northern portion of the site be preserved and possibly increased to 100-feet. Mr. Bischoff also suggested that any OS-1 zoning change be limited to the southern portion of the

property, to a depth similar to the Portage Printing site. No additional citizens spoke regarding the proposed rezoning.

After a brief discussion, a motion was made by Commissioner Bosch, seconded by Commissioner Felicijan, to adjourn Rezoning Application#11-02, 1106 West Centre Avenue, to the March 1, 2012 meeting. The motion was unanimously approved.

**OLD BUSINESS:**

None

**STATEMENT OF CITIZENS:**

None

**NEW BUSINESS:**

None

**ADJOURNMENT:**

There being no further business to come before the Commission, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Michael West, AICP  
Assistant City Planner