

PLANNING COMMISSION

March 1, 2012

The City of Portage Planning Commission meeting of March 1, 2012 was called to order by Chairman Cheesebro at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Eight citizens were in attendance.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None.

MEMBERS EXCUSED:

Dave Felicijan.

IN ATTENDANCE:

Christopher Forth, Deputy Director of Planning, Development and Neighborhood Services; 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 16, 2012 meeting minutes. A motion was offered by Commissioner Bosch, seconded by Commissioner Patterson, to approve the minutes as submitted. The motion was unanimously approved.

SITE/FINAL PLANS:

None.

PUBLIC HEARINGS:

1. Final Report: Rezoning Application #11-02, 1106 West Centre Avenue. Mr. West summarized the final staff report dated February 24, 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, potential impacts of the proposed OS-1 zone and alternatives available for Planning Commission consideration. Mr. West indicated that staff was recommending Rezoning

Application #11-02 be approved and the southern 539.5 feet be rezoned to OS-1 and the remainder of the property remained zoned RM-2 and R-1B. The staff recommendation is consistent with the Future Land Use Map and Comprehensive Plan designations and would afford the applicant office redevelopment options along the West Centre Avenue frontage while retaining the RM-2 zoning within the north portion of the parcel for future use or sale and 75-foot R-1B buffer zone adjacent to the existing single-family residential neighborhood.

Mr. Nathan Cronenwett was present to support the rezoning request. The public hearing was reconvened by Chairman Cheesebro. No additional citizens spoke regarding the proposed rezoning. A motion was made by Commissioner Welch, seconded by Commissioner Bosch, to close the public hearing. The motion was unanimously approved.

After a brief discussion, a motion was made by Commissioner Bosch, seconded by Commissioner Stoffer, to recommend to City Council that Rezoning Application#11-02, 1106 West Centre Avenue, be approved and the southern 539.5 feet be rezoned to OS-1, office service and the remainder of the property remain zoned RM-2, multiple family residential and R-1B, one family residential. The motion was unanimously approved.

2. Preliminary Report: Tentative Plan Amendment (Oakland Hills at Centre PD), 2275, 2301 and 2401 West Centre Avenue and 8080 Oakland Drive. Mr. Forth summarized the preliminary staff report dated February 24, 2012 regarding a request received from American Village Development II, LLC to amend the previously approved tentative plan for the Oakland Hills at Centre Planned Development. Mr. Forth summarized the proposed amendment that involves the addition of a 150-foot tall wireless telecommunication tower ("mono-pine") within the designated office area along Oakland Drive, revision to the residential layout and reduction in the overall number of units from 116 to 107, revision to the layout of the office area along West Centre Avenue and Oakland Drive and an update to the project phasing timeline. Mr. Forth also referred the Commission to a March 1, 2012 communication from Attorney James Marquardt, representing William Nuyen and Mangwn Properties, Inc., owners of the adjacent properties to the north of the proposed mono-pine.

Mr. Greg Dobson of American Village Development (AVD) II, LLC was present to explain the proposed tentative plan amendment and discuss the proposed mono-pine tower. Mr. Bill Buck and Mr. Scott Hubble, Verizon Wireless, were also present to speak in support of the proposed mono-pine tower. Mr. Dobson discussed the history of property acquisition and site development within the planned development and summarized the proposed changes since the 2009 approval. Mr. Dobson discussed the proposed location of the mono-pine tower within a natural clearing area and the desire to preserve the mature tree line along Oakland Drive. Mr. Dobson also stated the equipment enclosure around the tower would include upgraded vinyl fencing and landscaping. Mr. Dobson indicated that it was very important to AVD that the structure has a high quality appearance within the development. Mr. Buck discussed the pine tree appearance for the tower and noted the maintenance is less than compared to a flag pole design. Mr. Buck also discussed the design standards and the probability of a structural failure. Mr. Buck stated the branches are designed with withstand hurricane forces and the pole do not blow over. Mr. Hubble discussed the range of cellular coverage (1-3 miles) the mono-pine tower would provide at the proposed location.

The Commission and the applicant discussed ownership of the PD open space within the overall PD area, proposed location of the mono-pine tower and proximity to the north property line, appearance and maintenance of the mono-pine tower and cellular coverage in the surrounding area. The public hearing was then opened by Chairman Cheesebro.

Mr. James Marquardt, attorney representing Mr. William Nuyen and Mangwn Properties Inc. (owners of 8040 Oakland Drive and 2109 West Centre Avenue), spoke in regards to the proposed mono-pine tower. Attorney Marquardt referred the Commission to his March 1, 2012 correspondence and stated his client does not object to the overall development, but has concerns about the proposed location and setback of the mono-pine tower from the northern property line. Attorney Marquardt indicated the mono-pine is a very tall structure that is proposed extremely close to the property line. Attorney Marquardt acknowledged that there was only a slight risk for a catastrophic failure; however, this was still a concern for his client. Attorney

Marquardt stated his client was also concerned about possible negative impacts on future development of the vacant parcel to the north (8040 Oakland Drive) given the close proximity of the mono-pine tower. Attorney Marquardt requested that AVD consider other locations for the mono-pine tower. No additional citizens spoke during the public hearing.

There being no further public comment, a motion was made by Commissioner Welch, seconded by Commissioner Reiff, to adjourn the public hearing for Tentative Plan Amendment for the Oakland Hills at Centre Planned Development to the March 15, 2012 meeting. The motion was unanimously approved.

OLD BUSINESS:

None.

NEW BUSINESS:

1. 2012 Major Thoroughfare Plan Status Update Report. Mr. Forth referred the Commission to the 2012 Major Thoroughfare Plan Status Update Report that was provided to the Planning Commission as a separate document. Mr. Forth summarized the report, which included updated traffic volumes and three-year crash data for various street segments, and asked the Commission if there were any questions or comments. Commissioner Reiff noted the new traffic signal was installed at Portage Central High School and not Northern. Commissioner Patterson asked whether the high V/C ratio identified on Oakland Drive, I-94 to Milham (.91), may have been due in part to the I-94 and South Westledge Avenue interchange construction and motorist seeking alternative routes. Mr. Forth indicated it was possible but and new traffic counts would verify the change. A motion was then made by Commissioner Welch, seconded by Commissioner Bosch, to accept the 2012 Major Thoroughfare Plan Status Update Report. The motion was unanimously approved.

2. 2012-2022 Capital Improvement Program. Mr. Forth briefly discussed the proposed 2012-2022 Capital Improvement Program and the role of the Planning Commission in review and recommendation of the document. Mr. Forth summarized the February 12, 2012 memo from City Manager Evans that provided an overview of the 2012-2022 Capital Improvement Program (CIP) document with emphasis on the FY 2012-2013 budget year. Mr. Forth discussed the timeline for Planning Commission review of the document and indicated a recommendation to City Council was needed by the March 15th meeting.

Commissioner Reiff asked for three clarifications under Program Overview, Revenues and Other Sources: 1) Why are interest revenues projected to increase substantially beginning in FY 2018-2019; 2) Are the proceeds from the sale of the former Portage Community Outreach Center included in the proposed CIP; and 3) What is the source of the \$450,000 in "Other Revenue" in FY 2013-2014? It was noted the \$450,000 revenue item will result from a vehicle trade in. Mr. Forth stated he would get answers to the other questions prior to the next meeting. Commissioner Dargitz and Chairman Cheesebro discussed previous reviews of the CIP in a workshop setting where a category-by-category review could occur and suggested that further review be adjourned to the March 15, 2012 meeting. The Commission concurred. Commissioner Welch suggested that any questions from the Commission should be forwarded to staff in advance of the meeting so that appropriate responses could be obtained. Mr. Forth stated that all questions received from the Commission would then be provided in a written communication with appropriate responses, prior to the March 15th meeting.

STATEMENT OF CITIZENS:

None.

ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Christopher Forth, AICP

Deputy Director of Planning, Development and Neighborhood Services