

## PLANNING COMMISSION

September 19, 2013

The City of Portage Planning Commission meeting of September 19, 2013 was called to order by Chairman Welch at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Approximately 15 citizens were in attendance.

### **MEMBERS PRESENT:**

Rick Bosch, Bill Patterson, Miko Dargitz, Wayne Stoffer, Betty Schimmel and Paul Welch.

### **MEMBERS ABSENT:**

None.

### **MEMBERS EXCUSED:**

Allan Reiff and Dave Felicijan.

### **IN ATTENDANCE:**

Michael West, Assistant City Planner and Charlie Bear, Assistant City Attorney.

### **PLEDGE OF ALLEGIANCE:**

Chairman Welch led the Commission in the Pledge of Allegiance.

### **APPROVAL OF MINUTES:**

Chairman Welch referred the Commission to the September 5, 2013 meeting minutes contained in the agenda packet. A motion was made by Commissioner Dargitz, seconded by Commissioner Bosch, to approve the minutes as submitted. The motion was unanimously approved.

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

None.

### **PUBLIC HEARINGS:**

1. Preliminary Condominium Subdivision: The Preserve II, 5000 Grand Arbre Trail. Mr. West summarized the staff report dated September 13, 2013 regarding the request by Patken Construction Management to construct The Preserve II, an internal private cul-de-sac street with 10 single-family residential condominium lots. Mr. West stated the first phase of The Preserve received City Council approval in 1993 and included construction of an internal private street from Oakland Drive and 24 residential condominium lots that was later reduced to 20 lots. In conjunction with the condominium subdivision, Mr. West indicated the applicant was also requesting variances from the Subdivision and Land Division Regulations in regards to the maximum number of lots on a cul-de-sac street, private streets, sidewalks and pedestrian circulation. Mr. West discussed the previous 1993 review/approval of The Preserve project and stated the applicant was requesting to continue the internal private street network without sidewalks and without a vehicular or pedestrian connection to the existing Hill 'N' Brook Village subdivision to the west, as originally planned. Mr. West indicated staff was supportive of the preliminary condominium subdivision subject to the four conditions identified in the staff report and with a finding that the requested variances satisfy the criteria outlined in Section 42-864 of the Subdivision and Land Division Regulations.

The Commission and staff discussed various aspects of the project including the variance criteria identified in the Subdivision regulations compared to the dimensional variance criteria considered by the Zoning Board

of Appeals, the private street design, proposed number of lots on a cul-de-sac street and staff recommended conditions of approval. Larry Harris of L.L. Harris & Associates (applicant's representative) was present to support the application and explain the project. Mr. Harris stated The Preserve is a hallmark residential development and continuation of this private, ecologically sound community was planned with The Preserve II. Mr. Harris discussed the unique boulevard street design with wide ingress and egress lanes, the original 1993 review/approval of The Preserve and meetings/discussions that occurred with the adjacent Hill 'N' Brook Village neighborhood (residents to the west was opposed to any connection with The Preserve). Mr. Harris stated the developer would like to move forward with The Preserve II with continuation of the internal private street network, no sidewalks and no vehicular or pedestrian connection to the west, as originally planned and approved in 1993. The Commission and Mr. Harris next discussed the number of existing homes in The Preserve (Phase 1), the timing for construction of The Preserve II and the desire for no sidewalks within the development.

The public hearing was opened by Chairman Welch. No citizens spoke regarding the proposed development. A motion was then made by Commissioner Bosch, seconded by Commissioner Patterson, to close the public hearing. The motion was unanimously approved. After a brief conversation, a motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to recommend to City Council that the Preliminary Condominium Subdivision for The Preserve II, 5000 Grand Arbre Trail, be approved subject to the four conditions identified in the September 13, 2013 staff report and with a finding the requested variances involving private streets/arrangement of streets, number of lots on a cul-de-sac and sidewalks/pedestrian circulation satisfy the criteria outlined in Section 42-864 of the Subdivision and Land Division Regulations. The motion was unanimously approved.

2. Preliminary Report: Rezoning Application #13-02, Harbors West Planned Development, 5710 Angling Road and 3730, 3734 and 3800 West Milham Avenue. Mr. West summarized the preliminary staff report dated September 13, 2013 regarding the request by Harbors West, LLC to rezone an approximate 74 acre tract of land from R-1B, one family residential to PD, planned development to accommodate the Harbors West PD. Mr. West reviewed the 1998 City Council approval of The Harbors West subdivision and the first phase of this development under the Subdivision and Open Space Plan provisions of the Zoning Code. Mr. West stated the developer now wishes to develop the remaining land area as a PD site condominium subdivision with a total of 204 detached single family residential homes on approximately 72 acres with over 14 acres devoted to open space. To provide this additional open space, Mr. West indicated the applicant is proposing a minimum lot width of 60-feet and reduced building setbacks to accommodate proposed housing styles. Mr. West stated a variety of housing types were planned with a minimum 1,400 square foot ranch style and 1,800 square foot two-story homes with attached two-car garages proposed. As identified in the attached materials provided by the applicant, Mr. West indicated the homes would incorporate architectural upgrades and variations in roof lines, porches and construction materials. Mr. West also discussed other aspects of the development proposal including sidewalks and pedestrian path locations, storm water management, vehicular access and phasing.

Tom Larabel and Scott Sanderson of Harbors West, LLC were present to support the application and explain the development project. Mr. Larabel presented to the Commission a one-page summary that compared the previously approved Harbors West Subdivision and Open Space Plan and the proposed Harbors West PD. Mr. Larabel discussed the proposed clustered residential development pattern, enhanced home construction and the amenities of the planned development including open space areas, sidewalks, walking paths and landscaped boulevard islands. Mr. Larabel also reviewed the path connection from West Milham Avenue to Harbors West Park, open space buffer along the US-131/I-94 interchange and proposed lot widths and building setbacks. Commissioner Patterson asked if the pedestrian path through the open space areas would be open to the public. Mr. Larabel confirmed the pedestrian paths would be open to the public. The Commission and Mr. Larabel next discussed other aspects of the projects including the proposed open space areas and lot widths. Mr. West clarified that the majority of the 18 home floor plans identified in the applicant's Home Portfolio would fit on even the narrower 60-foot wide lots with the reduced side yard setbacks.

The public hearing was then opened by Chairman Welch. Five citizens spoke regarding the proposed PD rezoning and development plan: 1) Mark Brotebeck (5864 Baywood Drive); 2) Devin Kaiser (5727 Bay Meadow Trail); 3) Sean Redmond (3910 West Milham Avenue); 4) Russell Moerland (5655 Bay Meadow Trail) and 5) Wen Moerland (5655 Bay Meadow Trail). Mr. Brotebeck spoke in support of the PD rezoning and stated the proposed plan is aesthetically pleasing. Mr. Kaiser also spoke in support of the development, however, expressed concern regarding the long-term impact on the Portage Public School system upon full build-out. Mr. Redmond inquired about the timing for construction of Phase I. Mr. and Mrs. Moerland stated the proposed PD represents a better plan, however, expressed concerns regarding traffic and the capacity of the Harbors West Park. After additional discussion, a motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to adjourn the public hearing for Rezoning Application #13-02, Harbors West PD, to the October 3, 2013 meeting. The motion was unanimously approved.

**NEW BUSINESS:**

None

**OLD BUSINESS:**

1. October 2, 2013 Comprehensive Plan Public Open House. Mr. West referred the Commission to the September 19, 2013 staff report in the final agenda materials that included an information sheet regarding the upcoming Comprehensive Plan Open House scheduled for October 2, 2013 from 4:00-7:00pm. Mr. West indicated the interactive stations were being finalized with the consultant.

**STATEMENT OF CITIZENS:**

None.

**ADJOURNMENT:**

There being no further business to come before the Commission, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Michael K. West, AICP  
Assistant City Planner