

PLANNING COMMISSION

February 6, 2014

The City of Portage Planning Commission meeting of February 6, 2014 was called to order by Chairman Welch at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Nine citizens were in attendance.

PLEDGE OF ALLEGIANCE:

Chairman Welch led the Commission in the Pledge of Allegiance.

IN ATTENDANCE:

Christopher Forth, Deputy Director of Planning, Development and Neighborhood Services; Michael West, Assistant City Planner; and Randy Brown, City Attorney.

ROLL CALL:

Mr. Forth called the role and the following Commissioners were present: Reiff, Stoffer, Welch, Felicijan, Bosch and Dargitz. Chairman Welch indicated Commissioners Patterson, Schimmel and Somers requested to be excused from the February 6, 2014 meeting. A motion was made by Commissioner Felicijan, seconded by Commission Bosch, to approve the role and excuse Commissioners Patterson, Schimmel and Somers. The motion was approved 6-0.

MEMBERS PRESENT:

Allen Reiff, Wayne Stoffer, Paul Welch, Dave Felicijan, Rick Bosch and Miko Dargitz,

MEMBERS EXCUSED:

Bill Patterson, Betty Schimmel and Brian Somers.

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the January 23, 2014 meeting minutes contained in the agenda packet. Commissioner Reiff stated he was not present at the January 23rd meeting and would not be voting on the minutes. A motion was made by Commissioner Dargitz, seconded by Commissioner Felicijan, to approve the minutes as submitted. The motion was approved 5-0-1 with Commissioner Reiff abstaining.

SITE/FINAL PLANS:

None

PUBLIC HEARINGS:

1. Special Land Use Permit: Great Lakes Convenience, 710 and 732 East Centre Avenue. Chairman Welch discussed the request by the applicant to adjourn the agenda item to the February 20, 2014 meeting. Chairman Welch asked if there were any citizens present who wished to speak who were unable to attend the February 20th meeting. No citizens responded. A motion was then made by Commissioner Bosch, seconded by Commissioner Felicijan, to adjourn the public hearing for Great Lakes Convenience, 710 and 732 East Centre Avenue, to the February 20, 2014 meeting, at the request of the applicant. The motion was approved 6-0.

2. Preliminary Report: Rezoning Application #14-1 and Conceptual Plan, 531 and 605 West Kilgore Road and 5024 and 5036 South Westnedge Avenue: Mr. Forth introduced the item and summarized the January 31, 2014 preliminary staff report involving the CPD rezoning request and conceptual plan. Mr. Forth discussed the four properties involved in the CPD rezoning request, along with various elements of the conceptual plan including the first phase (Earth Fare), future buildings/uses, storm water management and vehicular access. Mr. Forth also discussed the preliminary staff review of the Traffic Impact Study performed by the applicant and issues and concerns identified. Mr. Forth stated the applicant was revising the Traffic Impact Study and additional information would be provided next week. Mr. Forth reviewed the three modifications involving building setbacks, minimum lot area size and parking also being requested by the applicant as part of the conceptual plan. The Commission and staff next discussed aspects of the request including minimum lot area requirement in the CPD zone and the ownership of adjacent properties to the south and west.

Andy Wenzel of The Hinman Company (applicant representative) was present to support the application and explain the development project. Mr. Wenzel provided a summary of the previous CPD approval for the Lowes development to the south and the desire to continue to high quality commercial redevelopment at the northern gateway to Portage. Mr. Wenzel discussed the first phase of the proposed development (Earth Fare) and distributed updated building elevations and web site information regarding the specialty grocery store. Mr. Wenzel reviewed storm water, Portage Creek and roadway enhancements constructed with the Lowes project and also summarized the three modifications requested in conjunction with the new CPD request.

The Commission and the applicant next discussed various aspects for the proposed CPD rezoning and development project including the orientation of buildings, location of sidewalks and walkability of development, truck delivery routes and additional property holdings of the applicant. The public hearing was then opened by Chairman Welch. No citizens spoke regarding the proposed CPD rezoning and conceptual plan. A motion was then made by Commissioner Reiff, seconded by Commissioner Bosch, to adjourn the public hearing for Rezoning Application #14-1 and Conceptual Plan, 531 and 605 West Kilgore Road and 5024 and 5036 South Westnedge Avenue, to the February 20, 2014 meeting. The motion was approved 6-0.

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 7:40 p.m.

Respectfully submitted,

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