

PLANNING COMMISSION

June 19, 2014

The City of Portage Planning Commission meeting of June 19, 2014 was called to order by Chairman Welch at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Approximately nine citizens were in attendance.

PLEDGE OF ALLEGIANCE:

Chairman Welch led the Commission in the Pledge of Allegiance.

IN ATTENDANCE:

Michael West, Senior City Planner; and Randy Brown, City Attorney.

ROLL CALL:

Mr. West called the roll and the following Commissioners were present: Richmond, Somers, Schimmel, Felicijan, Welch, Stoffer and Patterson. Chairman Welch indicated communications were received from Commissioners Dargitz and Bosch requesting to be excused from the meeting. A motion was made by Commissioner Schimmel, seconded by Commissioner Felicijan, to approve the roll excusing Commissioners Dargitz and Bosch. The motion was unanimously approved 7-0.

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the June 5, 2014 meeting minutes contained in the agenda packet. Commissioner Felicijan stated he would be abstaining from voting on the minutes since he was not present at the meeting. A motion was made by Commissioner Somers, seconded by Commissioner Patterson, to approve the minutes as submitted. The motion was unanimously approved 6-0-1.

SITE/FINAL PLANS:

None.

PUBLIC HEARINGS:

1. 2014 Comprehensive Plan Update and 2013 Recreation and Open Spaces Plan amendments. Mr. West summarized the staff report dated June 13, 2014 including minor revisions to the Future Land Use Map in the area along Portage Road, between West Lake and Austin Lake, to be consistent with the Lake Center Core Node Map. Mr. West introduced Brad Strader and Kathleen Duffy from LSL Planning who presented a PowerPoint presentation of the Plan update. Ms. Duffy discussed the public input process and efforts made to solicit citizen comments and ideas regarding the Plan update beginning with an open house/community workshop that was held on October 2, 2013. Ms. Duffy then reviewed the Introduction and Community + Quality of Life chapters of the Plan. Mr. Strader discussed the other components of the Plan including the Transportation, Land Use + Character, City Centre Subarea, Lake Center Subarea and Implementation chapters. Mr. Strader discussed the steps the Commission should take after the Plan is adopted to implement various goals and strategies.

The public hearing was opened by Chairman Welch. No citizens spoke regarding the Plan update. A motion was made by Commissioner Stoffer, seconded by Commissioner Patterson, to close the public hearing. The motion was unanimously approved. After a brief discussion, a motion was made by Commissioner Felicijan, seconded by Commissioner Patterson, to adopt the 2014 Comprehensive Plan with the Future Land Use Map revisions noted in the June 13, 2014 staff report, and the 2013 Recreation and Open Space Plan amendments. The motion was unanimously approved 7-0.

2. Conceptual Plan Amendment: Wal-Mart (expansion), 8350 Shaver Road. Mr. West summarized the staff report dated June 13, 2014 regarding the request by Wal-Mart Stores, Inc. to amend the previously approved conceptual. Mr. West stated the conceptual plan amendment proposes to modify the program of development involving construction of an approximate 41,000 square foot Supercenter building addition along the north and east sides of the existing retail store and a vehicle fueling station along the southern portion of the site. Mr. West indicated the conceptual plan amendment also proposes to designate an approximate 1.7 acre area for future retail "outlot" development that was previously identified for off-street parking along the eastern portion of the site. Mr. West summarized the original 2003 conceptual plan approval and modifications that were granted regarding parking, building height and screening/buffering. In conjunction with the conceptual plan amendment and construction of a smaller 41,000 square foot Supercenter expansion, Mr. West stated the applicant was also requesting another parking modification to allow a total of 856 spaces to serve the Wal-Mart development project. Mr. West indicated the applicant is also requesting a continuation of the previously granted height modification to allow the approximate 41,000 square foot building expansion to vary in height from 20-feet (west side) to a maximum height of 34-feet (east side) so as to match existing building elevations.

Mr. Paul Furtaw of Bergmann Associates (applicant's representative) was present to support the conceptual plan amendment and explain the development project. Mr. Furtaw also discussed the on-site meeting and inspection of the storm water management system that occurred on June 10th with city staff and representatives of the adjacent Brookwood Estates neighborhood. Mr. Furtaw stated that Wal-Mart is committed to properly maintaining the natural storm water discharge area located between the development site and Portage Creek, as well as make any corrective actions that may be necessary. The public hearing was opened by Chairman Welch. Three citizens spoke regarding the proposed conceptual plan amendment: 1) Dave Ostrem, 1515 Dogwood; 2) Audrey Curry, 1311 Dogwood and 3) Andrea Stork, 1515 Dogwood. Mr. Ostrem referenced an email correspondence and video he sent to some of the Commissioners earlier in the day that showed storm water runoff from the Wal-Mart development discharging into the Portage Creek. Mr. Ostrem stated the on-site meeting with Mr. Furtaw and Chris Barnes from the city was very productive and he was encouraged by the cooperation to address his concerns regarding discharge to Portage Creek. Ms. Curry expressed concerns about the proposed Wal-Mart expansion and additional storm water drainage to the Portage Creek. Ms. Curry indicated the proposed expansion was an excellent opportunity to bring storm water system up to current standards. Ms. Stork also expressed concerns about increased storm water runoff and the addition of a fueling station to the development site. The Commission, Mr. Furtaw and Mr. West discussed various aspects of the storm water management system including existing treatment that takes place prior to the overland discharge to the natural area to the west of the Wal-Mart store, spill containment measures that will be installed in conjunction with the fueling station and additional design and management practices that can be incorporated into the overall site with development of the specific/site plan. A motion was then made by Commissioner Patterson, seconded by Commissioner Stoffer, to close the public hearing. The motion was unanimously approved 7-0.

After additional discussion, a motion was made by Commissioner Felicijan, seconded by Commissioner Schimmel, to recommend to City Council that the Conceptual Plan Amendment for Wal-Mart (expansion), 8350 Shaver Road, be approved with the requested parking modification. The motion included a finding that based on information provided by the applicant and the characteristics of the development, provisions of Section 42-414.G (Authority to waive or modify standards) have been satisfied. The motion was then unanimously approved 7-0.

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 8:00 p.m.

Respectfully submitted,

Michael K. West, AICP
Senior City Planner