

PLANNING COMMISSION

October 2, 2014

The City of Portage Planning Commission meeting of October 2, 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 12 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, Senior City Planner; and Randy Brown, City Attorney.

ROLL CALL:

Mr. Forth called the role and the following Commissioners were present: Richmond, Schimmel, Bosch, Dargitz, Felicijan, Welch, Stoffer and Patterson. Chairman Welch indicated he did receive a request from Commissioner Somers to be excused from the meeting. A motion was made by Commissioner Schimmel, seconded by Commissioner Dargitz, to approve the role excusing Commissioner Somers. The motion was unanimously approved 8-0.

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the September 18, 2014 meeting minutes contained in the agenda packet. Commissioners Dargitz, Felicijan and Bosch indicated they were not present at this meeting and would be abstaining. A motion was made by Commissioner Patterson, seconded by Commissioner Stoffer, to approve the minutes as submitted. The motion was unanimously approved 5-0-3 with Commissioners Dargitz, Felicijan and Bosch abstaining.

SITE/FINAL PLANS:

1. Revised Site Plan/Request to Exceed Maximum Parking Provision: Latitude 42, 7842 and 7908 (portion thereof) Portage Road. Mr. West summarized the staff report dated September 26, 2014 regarding a request by Mike and Ruth Stoddard to expand a previously approved parking lot and exceed the maximum parking provision of the Zoning Code. Mr. West summarized the previous 2012 and 2013 approvals granted for Latitude 42 including the September 20, 2012 site plan approval that also included authorization from the Planning Commission to exceed the maximum parking provision of the Zoning Code and construct a total of 100 parking spaces. Since construction of the Latitude 42 micro-brewery/restaurant in 2013, Mr. West stated the owner has determined the previously approved 100 parking spaces is inadequate to serve the development. In conjunction with the revised site plan, Mr. West indicated the applicant has also submitted a written request and supporting documentation to exceed the maximum parking provision of the Zoning Code to allow a total of 131 parking spaces to serve the development project.

Mr. Mike Stoddard (owner/applicant) and Mr. Pat Flanagan of Ingersoll, Watson & McMachen (applicant engineer) were present to support the revised site plan and request to exceed the maximum parking provision of the Zoning Code. After a brief discussion, a motion was made by Commissioner Patterson, seconded by Commissioner Bosch, to approve the Revised Site Plan and request to Exceed the Maximum Parking Provision and construct a total of 131 parking spaces for Latitude 42, 7842 and 7908 (portion thereof) Portage Road. The motion included a finding that the additional parking spaces are necessary to support the use and will not adversely impact the subject property, surrounding properties or related natural features. The motion was unanimously approved 8-0.

2. Final Plan: 1st Source Bank, 2301 West Centre Avenue. Mr. Forth summarized the staff report dated September 26, 2014 regarding a request from Hebard & Hebard, on behalf of 1st Source Bank, to construct a 3,000 square foot bank building and associated site improvements along the northwest portion of 2301 West Centre Avenue. Mr. Forth stated the bank project represents the second development within the Oakland Hills at Centre Planned Development. Mr. Forth reviewed specific aspects of the final plan including access, storm water management and sidewalk installation. Mr. Forth stated the final plan has been designed in substantial conformance with the approved tentative plan/narrative and was recommended for approval.

Mr. Greg Dobson of American Village Development was present to support the application and explain the development history of the Oakland Hills at Centre Planned Development. Mr. Dobson introduced the development team including representatives of 1st Source Bank. Commissioner Dargitz asked when the residential portion of the planned development would begin. Mr. Dobson stated that construction of the residential component of the development was closely tied to completion of the Oakland Hills Planned Development to the south. Mr. Dobson indicated an amendment to the previously approved tentative plan involving the residential component of the development would likely be submitted to the Planning Commission for consideration within the next 6-9 months. After a brief discussion, a motion was made by Commissioner Felicijan, seconded by Commissioner Bosch, to recommend to City Council that the Final Plan for 1st Source Bank, 2301 West Centre Avenue, be approved. The motion was unanimously approved 8-0.

3. Site Plan: Kenco Development, 6501 Portage Road. Chairman Welch briefly explained a potential conflict of interest associated with this application and indicated he would recuse himself from discussion and voting on this site plan agenda item.

Mr. Forth introduced the item and summarized the staff report dated September 26, 2014 regarding a request by Scannell Properties to construct an approximate 300,000 square foot, 48-foot tall warehouse/distribution facility and associated site improvements along the northern approximate 39 acres of 6501 Portage Road. Mr. Forth discussed various aspects of the project including access, roadway improvements planned to Portage Road (left-turn lane and right-turn deceleration lane), Federal Aviation Authority (FAA) approval and storm water management. Mr. Forth also discussed the presence of mature tree lines along the west, south and east sides of the development site and the applicant's commitment to preserve the west and south tree lines to screen the outside trailer storage/parking area and the loading/unloading docks.

Mr. Alan Smaka of Wightman & Associates (applicant engineer) was present to support the application and explain the development project. Mr. Smaka introduced the development team including representatives of Kenco Development. Mr. Smaka discussed the pending Michigan Department of Transportation grant application for the roadway improvements and also confirmed the applicant's commitment to preserve the mature trees lines. After a brief discussion, a motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to approve the Site Plan for Kenco Development, 6501 Portage Road, subject to retention of the mature tree lines. If the tree lines are damaged or removed during or after construction, replacement will be required. The motion was unanimously approved 7-0.

PUBLIC HEARINGS:

1. Final Report: Rezoning Application #15-1, 6291 South 12th Street. Mr. West summarized the final staff report dated September 26, 2014 regarding a request from Pinefield, LLC to rezone 6291 South 12th Street from R-1B, one family residential to R-1T, attached residential. Mr. West indicated the rezoning would facilitate future expansion of the Pinefield Townhomes development project. Mr. West discussed the surrounding land use/zoning designation of adjacent properties, Comprehensive Plan and Future Land Use Map designations for the subject property and surrounding properties and stated the proposed R-1T zone was consistent with these designations.

Bob Deppe (applicant/owner) was present to support the proposed rezoning application. The public hearing was reconvened by Chairman Welch. No citizens spoke regarding the proposed rezoning application.

A motion was made by Commissioner Bosch, seconded by Commissioner Stoffer, to close the public hearing. The motion was unanimously approved 8-0. A motion was then made by Commissioner Patterson, seconded by Commissioner Stoffer, to recommend to City Council that Rezoning Application #15-1 be approved and 6291 South 12th Street be rezoned from R-1B, one family residential to R-1T, attached residential. The motion included a finding that the proposed zoning change is consistent with the Comprehensive Plan, Future Land Use Map and surrounding land use/zoning pattern. The motion was unanimously approved 8-0.

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 7:35 p.m.

Respectfully submitted,

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