

PLANNING COMMISSION

February 5, 2015

The City of Portage Planning Commission meeting of February 5, 2015 was called to order by Chairman Welch at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Two 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: Patterson (yes), Stoffer (yes), Welch (yes), Felicijan (yes), Bosch (yes), Schimmel (yes) and Richmond (yes). A motion was made by Commissioner Felicijan, seconded by Commissioner Bosch, to approve the roll excusing Commissioners Dargitz and Somers. The motion was unanimously approved 7-0.

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the January 22, 2015 meeting minutes contained in the agenda packet. Commissioner Richmond stated she was not present at the 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 6-0-1 with Commissioner Richmond abstaining.

SITE/FINAL PLANS:

None.

PUBLIC HEARINGS:

1. Special Land Use Permit: Michigan Dog Center, 6740 Quality Way. Mr. West summarized the staff report dated January 2, 2015 regarding a request by Mr. Dean Lathrop, on behalf of the Michigan Dog Center, to establish an indoor dog training and fitness center within the existing building located at 6740 Quality Way. Mr. West indicated the applicant was proposing to reuse the warehouse portion of the building (approximately 7,500 square feet) primarily as a one-on-one dog training and fitness facility operating between the hours of 5:00pm-10:00pm (Monday through Friday) with occasional Saturday events. Mr. West indicated the indoor facility would include large matted dog training areas with rings, gate and jumps and dog fitness areas with treadmills and an exercise pool. Mr. West stated the application fulfilled the requirements for issuance of a special land use permit pursuant to Section 42-280.C.10 and Section 42-462 of the Zoning Code and was recommended for approval subject to the four conditions listed in the staff report.

Ms. Sherry Sibert of the Michigan Dog Center (owner/operator) was present to support the special land use permit application. The public hearing was then opened by Chairman Welch. No citizens spoke regarding the proposed application. A motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to close the public hearing. The motion was unanimously approved 7-0. A motion was then made by Commissioner Stoffer, seconded by Commissioner Bosch, to approve the Special Land Use Permit for Michigan Dog Center, 6740 Quality Way, subject to the following conditions: 1) All dog training and fitness activities be conducted indoors with no outdoor activities/events allowed (with exception of outdoor dog "potty" area to

operate as detailed in the application materials); 2) No overnight boarding or kenneling of dogs be permitted; 3) Compliance with all applicable City of Portage Code of Ordinances including Community Quality (Chapter 24) related to the operation of this use including noise, odors, sanitation and health; and 4) All building related permits be obtained for any proposed modifications to the interior of the building. The motion also included a finding that the proposed use fulfilled the criteria for issuance of a special land use permit as detailed in the Department of Community Development staff report dated January 2, 2015. The motion was 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 7:07 p.m.

Respectfully submitted,

Michael K. West, AICP
Senior City Planner