

## **PLANNING COMMISSION**

**June 4, 2015**

The City of Portage Planning Commission meeting of June 4, 2015 was called to order by Chairman Welch at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Three 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 & Neighborhood Services; Michael West, Senior City Planner; and Charlie Bear, Assistant City Attorney.

### **ROLL CALL:**

Mr. Forth called the roll and the following Commissioners were present: Patterson (yes), Bosch (yes), Stoffer (yes), Welch (yes), Felicijan (yes), Dargitz (yes), Somers (yes), Schimmel (yes) and Richmond (yes).

### **APPROVAL OF MINUTES:**

Chairman Welch referred the Commission to the May 7, 2015 meeting minutes contained in the agenda packet. A motion was made by Commissioner Patterson, seconded by Commissioner Somers, to approve the minutes as submitted. The motion was unanimously approved 9-0.

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

1. Final/Site Plan for Story Point Senior Living Facility, 3821 West Milham Avenue. Mr. Forth summarized the staff report dated June 4, 2015 regarding an application to construct the Story Point Senior Living Facility on 17.31 acres addressed as 3821 West Milham Avenue. Mr. Forth indicated the final/site plan is being proposed in conjunction with the application to amend the tentative plan for The Homestead Planned Development which the Planning Commission reviewed and recommended for approval on May 7, 2015. Mr. Forth summarized the various project details including the size and height of the proposed facility, setback and elevation differences between the facility and adjacent residential areas, berming and screening along the east and south sides of the property, storm water management, access and outdoor lighting. Mr. Forth stated the final/site plan has been designed consistent with the proposed tentative plan amendment and the conditions of approval recommended by the Planning Commission. Mr. Forth referred the Commission to a June 4, 2015 email communication from Ms. Lisa Gallagher (6090 McGillicuddy Lane) that was included with the final agenda materials.

Mr. Mark Murphy, Triple M Investments, was present to support the application and explain the senior living facility development project. Mr. Murphy stated he hired a local landscape architect to assist in developing the berming and screening proposal and that the height of the berms shown on the final/site plan far exceed the berms proposed with the tentative plan amendment. Mr. Murphy also indicated that he had been in communication with American Village Builders (AVB) and Ms. Lisa Gallagher (neighborhood representative) and had provided them copies of the final/site plan. Mr. Murphy indicated that he was aware of the neighborhood concerns and believes the final/site plan provides significant separation, elevation changes, berming and screening between the proposed senior living facility and the single family residence located to the east and south.

The Commission, staff and the applicant next discussed various aspects of the proposed development project including the location of the loading area along the east side of the facility and the possibility of "flipping" the building. No citizens were present to speak in regards to the proposed final/site plan. After additional discussion,

a motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to recommend to City Council that the Final/Site Plan for Story Point Senior Living Facility, 3821 West Milham Avenue, be approved subject to City Council approval of the Tentative Plan Amendment for The Homestead Planned Development. The motion was unanimously approved 9-0.

**PUBLIC HEARINGS:**

None.

**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 7:25 p.m.

Respectfully submitted,

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