

PLANNING COMMISSION

September 17, 2015

The City of Portage Planning Commission meeting of September 17, 2015 was called to order by Chairman Welch at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Six citizens were in attendance.

PLEDGE OF ALLEGIANCE:

Chairman Welch led the Commission and staff 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: Bosch (yes), Stoffer (yes), Welch (yes), Patterson (yes), Somers (yes) and Schimmel (yes). A motion was made by Commissioner Patterson, seconded by Commissioner Bosch, to approve the roll excusing Commissioners Dargitz, Felicijan and Richmond. The motion was unanimously approved 6-0.

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the September 3, 2015 meeting minutes contained in the agenda packet. A motion was made by Commissioner Patterson, seconded by Commissioner Stoffer, to approve the minutes as submitted. The motion was unanimously approved 6-0.

SITE/FINAL PLANS:

None.

PUBLIC HEARINGS:

1. Preliminary Report; Rezoning Application #15/16-1, 710 and 732 East Centre Avenue. Mr. West summarized the staff report dated September 11, 2015 regarding a request from Donald Zeimke and Timothy Dockerty to rezone 710 and 732 East Centre Avenue from B-1, local business and R-1A, one family residential to OS-1, office service. Mr. West stated the rezoning would facilitate construction of an approximate 32,000 square foot memory care facility at the former Centre Street Market site. Mr. West discussed the 2014 rezoning of the subject parcels and several other East Centre Avenue properties from B-3, general business to B-1, local business and indicated institutional land uses including the proposed memory care facility are not allowed in the B-1 district, but are allowed in the OS-1 zone as a special land use. Mr. West also discussed City Council's decision to retain the west 5-foot strip of 710 East Centre Avenue in R-1A, one family residential zoning to prevent vehicular access to/from Lakewood Drive. Mr. West stated this decision was first decided in 1998 and reaffirmed with the 2014 rezoning. Mr. West discussed the applicant's request to the Planning Commission to waive the second meeting and formulate a recommendation to City Council at the September 17th meeting. Mr. West stated the proposed zoning change was consistent with the Comprehensive Plan, Future Land Use Map and surrounding land use/zoning pattern along this stretch of East Centre Avenue and was supported by staff. Mr. West referred the Commission to the final agenda packet and an email communication from Mrs. Nancy Centers, 8038 Lakewood Drive, supporting the proposed zoning change to OS-1.

Commissioner Stoffer discussed the possible elimination of the 5-foot strip of R-1A zoning along the west side of 710 East Centre Avenue since the intensity of land use would be far less under the proposed OS-1 zoning. Mr. West indicated the purpose of the 5-foot strip of R-1A zoned land was to restrict access to/from Lakewood Drive since the Zoning Code does not allow access to a nonresidential use through property zoned residential. Mr. West also stated the 5-foot strip of R-1A zoned land does not increase building or parking setbacks since these measurements are taken from the property line. Attorney Brown indicated there were other areas of the city that have similar residential zoned strips of land for the purposes of restricting access or enhancing neighborhood protection.

Mr. Timothy Dockerty (applicant) was present to support the zoning change and to discuss the proposed memory care facility. Mr. Dockerty stated the facility would be one-story and house approximately 40 residents upon full build-out with between 20-25 full and part-time employees. Mr. Dockerty discussed the growing demand for senior and memory care services with the increasing aging population. Mr. Dockerty described the facility and security measures that are taken to ensure the safety of the residents.

The public hearing was opened by Chairman Welch. No citizens spoke regarding the proposed rezoning. After a brief discussion, a motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to waive the second meeting. The motion was unanimously approved 6-0. A motion was then made by Commissioner Bosch, seconded by Commissioner Stoffer, to close the public hearing. The motion was unanimously approved 6-0. After a brief discussion, a motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to recommend to City Council that Rezoning Application #15/16-1 be approved and 710 and 732 East Centre Avenue be rezoned from B-1, local business to OS-1, office service with the exception of the west 5-feet of 710 East Centre Avenue which is to remain zoned R-1A, one family residential. The motion referenced the analysis contained in the staff report and included a finding that the proposed OS-1 district was consistent with the Comprehensive Plan, Future Land Use Map and land use/zoning pattern and retention of the 5-foot strip of R-1A zoning along the west side of 710 East Centre Avenue was still valid to control access and provide neighborhood protection. The motion was unanimously approved 6-0.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

STATEMENT OF CITIZENS:

None.

ADJOURNMENT:

Mr. West discussed two upcoming events being hosted by the City of Portage and encouraged all citizens, business owners, Commissioners and other interested individuals to participate. On Monday, September 28, 2015 from 7-9pm at Portage City Hall, Mr. West stated the city will be hosting a Capital Improvement Program (CIP) Open House. Mr. West indicated a survey regarding the CIP process and existing/potential projects can still be taken by visiting the city website. On Saturday, October 3, 2015 from 9am-2pm at Portage Central High School Auditorium, Mr. West stated the city will be hosting the Portage 2025 Renewal Event. Mr. West indicated on-line registration for this event is still available through September 25th; however, registration is not required and anyone can attend even if they missed the on-line registration period.

There being no further business to come before the Commission, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Michael K. West, AICP
Senior City Planner