

PLANNING COMMISSION

November 5, 2015

The City of Portage Planning Commission meeting of November 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, staff and citizens in the Pledge of Allegiance.

IN ATTENDANCE:

Christopher Forth, Deputy Director of Planning, Development & Neighborhood Services; Michael West, Senior City Planner and Randy Brown, City Attorney.

ROLL CALL:

Mr. Forth called the roll and the following Commissioners were present: Patterson (yes), Stoffer (yes), Welch (yes), Bosch (yes), Dargitz (yes) Schimmel (yes) and Richmond (yes). A motion was made by Commissioner Patterson, seconded by Commissioner Bosch, to approve the roll excusing Commissioners Felicijan and Somers. The motion was unanimously approved 7-0.

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the October 15, 2015 meeting minutes contained in the agenda packet. A motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to approve the minutes as submitted. The motion was unanimously approved 7-0.

SITE/FINAL PLANS:

None.

PUBLIC HEARINGS:

1. Tentative Plan Amendment: Oakland Hills at Centre, 2275, 2301, 2381 and 2401 West Centre Avenue and 8080 Oakland Drive. Mr. Forth summarized the staff report dated October 30, 2015 regarding a request from American Village Development II, LLC to amend the previously approved tentative plan for the Oakland Hills at Centre Planned Development (PD). Mr. Forth stated the 2015 tentative plan amendment proposes to revise the attached residential layout of the PD, reduce the total number of condominium units from 107 to between 85-100, and update the project phasing timeline. Mr. Forth summarized the history of the Oakland Hills at Centre PD including the original 2006 PD rezoning, 2009 and 2012 tentative plan amendments, and final plans approved for individual development projects that have been constructed. Mr. Forth also discussed differences between the 2012 approved tentative plan and the 2015 proposed tentative plan amendment including the reduction in total number of residential condominium units and perimeter building setbacks. Mr. Forth indicated staff was recommending approval of the tentative plan amendment subject to the two conditions identified in the staff report.

Mr. Jack Gesmundo (representing American Village Development II, LLC) was present to discuss the proposed tentative plan amendment. Mr. Gesmundo discussed the changing economy over the past decade and the impacts it has had on the housing types proposed for the PD and the time schedule for construction. Mr. Gesmundo explained the vision for the remainder of the PD with the next phase involving construction of the residential condominiums.

The Commission and Mr. Gesmundo next discussed aspects of the proposed tentative plan amendment including the reduction in the number of residential condominium units and changes to building setbacks. The public hearing was opened by Chairman Welch. One citizen, Mr. Greg Nuyen (owner of 8040 Oakland Drive), was present and spoke in support of the tentative plan amendment. No additional citizens spoke regarding the proposed tentative plan amendment. 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 made by Commissioner Bosch, seconded by Commissioner Patterson, to waive the second meeting and recommend to City Council that the 2015 Tentative Plan Amendment for Oakland Hills at Centre Planned Development be approved subject to the following conditions: 1) The applicant maintain, to the extent possible, the existing trees located along Oakland Drive to screen/blend the monopine tower with the surrounding area; and 2) If the shared driveway arrangement with 8040 Oakland Drive does not occur, access for the planned office buildings and existing monopine tower be obtained from the residential boulevard driveway to the south. The motion was unanimously approved 7-0.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Historic District Modification, 10234 East Shore Drive. Mr. West summarized the staff report dated October 30, 2015 regarding a request pending before the Historic District Commission from Seth and Margaret Giem, owners of 10234 East Shore Drive (commonly known as the Train Barn), to remove approximately 1.17 acres of land from the existing historic district property. Mr. West stated the proposed historic district modification would facilitate a land division that would create two buildable lakeside lots, while leaving the historic district with approximately 169 acres of remaining land. Mr. West discussed the Local Historic Districts Act related to the role of the Planning Commission to review the preliminary report from the Portage Historic District Study Committee and provide a recommendation. Mr. West stated the Historic District Commission has scheduled a public hearing to consider this matter on December 16, 2015 and the Planning Commission recommendation will need to be provided in advance of the public hearing.

After a brief discussion, a motion was made by Commissioner Patterson, seconded by Commissioner Stoffer, to recommend that the Historic District Modification involving 10234 East Shore Drive be approved subject to the same conditions identified in the Historic District Study Committee preliminary report dated October 7, 2015. The motion was unanimously approved 7-0.

STATEMENT OF CITIZENS:

None.

ADJOURNMENT:

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

Respectfully submitted,

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