

PLANNING COMMISSION

May 19, 2016

The City of Portage Planning Commission meeting of May 19, 2016 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, staff and citizens 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 roll: Patterson (yes), Stoffer (not present), Welch (yes), Dargitz (yes), Somers (yes), Schimmel (yes) and Richmond (yes). A motion was offered by Commissioner Patterson, seconded by Commissioner Dargitz, to approve the roll excusing Commissioners Felicijan and Bosch. The motion was unanimously approved 6-0.

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the May 5, 2016 meeting minutes contained in the agenda packet. A motion was then made by Commissioner Dargitz, seconded by Commissioner Somers, to approve the minutes as submitted. The motion was unanimously approved 6-0.

PUBLIC HEARINGS:

1. Final Report; Rezoning Application #15/16-5, 715 West Osterhout Avenue. Mr. Forth summarized the final staff report dated May 13, 2016 regarding a request from Landmark Development Properties LLC to rezone 715 West Osterhout Avenue from R-1C, one family residential to PD, planned development. Mr. Forth discussed the zoning change and the proposed tentative plan including details associated with the wetlands area, trails, number of dwelling units and development density. Mr. Forth indicated that staff was supportive of the proposed zoning change and tentative plan/narrative.

Mr. Pat Flanagan of Ingersoll, Watson & McMachen (applicant's engineer) was present to support the rezoning application and explain the planned development project. Mr. Flanagan introduced Mr. Aaron Hovestadt (principal of Landmark Development Properties) and provided follow-up from the discussion at the May 5th meeting regarding maintenance and longevity of the fire sprinkler systems within the condominium dwellings.

The public hearing was reconvened by Chairman Welch. No citizens spoke regarding the proposed rezoning. A motion was made by Commissioner Somers, seconded by Commissioner Dargitz, to close the public hearing. The motion was unanimously approved 6-0. After a brief discussion, a motion was then made by Commissioner Patterson, seconded by Commissioner Dargitz, to recommend to City Council that Rezoning Application #15/16-5 be approved and 715 West Osterhout Avenue be rezoned from R-1C, one family residential to PD planned development. The motion included a finding that the PD district and proposed residential condominium development were appropriate in this area of the city and will provide assurances to surrounding property owners on the specific type of development that will be built on the property while providing design flexibility to the developer. The PD district and associated tentative plan/narrative submitted by Landmark Development Properties, LLC is consistent with the Comprehensive Plan/Future Land Use Map designations and surrounding zoning/land use pattern along West Osterhout Avenue. The motion was unanimously approved 6-0.

2. Special Land Use Permit/Height Modification: Dockerty Memory Care, 710 and 732 East Centre Avenue. Mr. West summarized the staff report dated May 13, 2016 regarding a special land use permit application submitted by Dockerty Memory Care requesting to construct an approximate 32,000 square foot memory care facility at 710 and 732 East Centre Avenue. Additionally, Mr. West indicated that Dockerty Memory Care was also requesting a height modification to allow construction of three small portions of the building to a height of 28-feet, where a maximum 25-foot building height standard is established when adjacent to single family residential zoning/land use. Mr. West discussed the specifics of the two requests, the ordinance requirements and criteria for review and the surrounding land use characteristics. Mr. West indicated the applications satisfy the requirements for a special land use permit and height modification and staff was supportive of both requests.

Mr. Tim Stewart of Hurley & Stewart (applicant's engineer) was present to support the applications and to discuss the proposed development project. Mr. Stewart summarized the proposed 42-bed memory care facility and indicated that only three small areas (approximately 3% of the overall building mass) will exceed the 25-foot building height standard. Mr. Stewart indicated the facility would be constructed in two phases with Phase I consisting of the northern ½ of the building (20 beds) and the site related improvements and Phase II consisting of the southern ½ of the building (22 beds). The public hearing was then opened by Chairman Welch. No citizens spoke in regard to the special land use permit and/or height modification applications. A motion was made by Commissioner Patterson, seconded by Commissioner Somers, to close the public hearing. The motion was unanimously approved 6-0.

After a brief discussion, a motion was made by Commissioner Somers, seconded by Commissioner Dargitz, to approve the Special Land Use Permit for Dockerty Memory Care, 710 and 732 East Centre Avenue, and the Height Modification to allow construction of three portions of the building to a height of approximately 28-feet. The motion included a finding that the proposed building setback distances, existing mature trees and conflicting land use screening will adequately mitigate adverse impacts upon any adjacent single-family residential properties. The motion was unanimously approved 6-0.

7:15pm – Commissioner Stoffer arrived

7:18pm – Commissioner Schimmel excused herself

SITE/FINAL PLANS:

1. Site Plan: Dockerty Memory Care, 710 and 732 East Centre Avenue. Mr. West summarized the staff report dated May 13, 2016 regarding a request by Dockerty Memory Care to construct an approximate 32,000 square foot, 42-bed, memory care facility and associated site improvements at 710 and 732 East Centre Avenue. Mr. West discussed the proposed access, parking and screening for the project. Mr. Tim Stewart of Hurley & Stewart (applicant's engineer) was present to support the development. Mr. Stewart stated approximately 8 employees were anticipated at full build-out of the facility with staffing reduced to 3-4 employees during the night shift. Mr. Stewart indicated that residents of the facility would not be drivers and parking was more than adequate to accommodate employees and visitors.

The Commission, staff and applicant next discussed various aspects of the development project including the fire apparatus road along the east side of the building, loading/unloading area, refuse dumpster location and outdoor lighting. After additional discussion, a motion was made by Commissioner Patterson, seconded by Commissioner Dargitz, to approve the Site Plan for Dockerty Memory Care, 710 and 732 East Centre Avenue. The motion was unanimously approved 6-0.

2. Site Plan: Chick-Fil-A, 6202 South Westledge Avenue. Mr. Forth summarized the revised staff report dated May 19, 2016 regarding a request by Chick-Fil-A to construct a new approximate 5,000 square foot drive-thru restaurant building and associated site improvements at 6202 South Westledge Avenue. Mr. Forth stated the existing Bilbos Pizza building will be demolished to accommodate the Chick-Fil-A project and the approximate 0.33 acre parcel will be assimilated into the overall Southland Mall zoning lot. Mr. Forth indicated the revised site plan identifies the refuse dumpster/enclosure having been relocated to the side yard of the site, north of the building, and is acceptable and can be supported by staff. Mr. Forth indicated the applicant has

requested to retain the existing Bilbos Pizza freestanding sign and the Zoning Board of Appeals will consider a variance request at the June 13, 2016 meeting.

Ms. Cheryl Scales of Progressive AE (applicant's architect) and Mr. Jason Hill of Chick-Fil-A were present to support the site plan and explain the development project. Mr. Hill stated there is not currently a Chick-Fil-A in Michigan, however, three locations were various stages of planning/development (Lansing, Detroit and Portage). The Commission, Mr. Hill and staff next discussed anticipated traffic generation and circulation around the proposed Chick-Fil-A building and within the Southland Mall. Mr. Hill stated extra drive-thru stacking spaces have been added for this location and Chick-Fil-A was comfortable with the site design and traffic circulation pattern. After additional discussion, a motion was made by Commissioner Patterson, seconded by Commissioner Somers, to approve the Site Plan for Chick-Fil-A, 6202 South Westnedge Avenue. The motion was unanimously approved 6-0.

NEW BUSINESS:

1. Accessory Building (Fawley), 10848 Cora Drive. Mr. West summarized the staff report dated May 13, 2016 regarding a request from Mr. Marc Fawley to construct a 13-foot tall, 1,440 square foot detached accessory building along the southeast portion of 10848 Cora Drive. Mr. West stated the approximate 2.9 acre parcel contains two, on-story residences with a total ground floor area of 1,472 square feet and a detached garage and detached carport totaling 864 square feet. If approved, Mr. West indicated the total ground floor area of all accessory buildings (including the proposed detached building) will exceed the ground floor area of the main residence by 832 square feet. As indicated in the application materials, Mr. West stated the proposed detached accessory will be utilized for storage of personal items including vehicles, boats, a motor home, golf cart and lawn equipment and will not be used for any business related purposes. Mr. West described the characteristics of the parcel and proposed setback distances from adjacent property lines and single family residences and indicated staff was supportive of the application.

Mr. Marc Fawley (applicant/owner) was present to support the proposed detached accessory building. No citizens spoke in regard to the proposed detached accessory building. After a brief discussion, a motion was made by Commissioner Dargitz, seconded by Commissioner Patterson, to approve the proposed 1,440 square foot Accessory Building for Mr. Marc Fawley at 10848 Cora Drive. The motion was unanimously approved 6-0.

STATEMENT OF CITIZENS:

None.

Commissioner Stoffer read a Resolution honoring Chairman Welch for his nine years of service to the Planning Commission. Chairman Welch thanked his fellow Commissioners and staff for their assistance and support during his time on the Commission.

Commissioner Patterson read a Resolution honoring Commissioner Somers for his 3½ years of service to the Planning Commission. Commissioner Somers thanked his fellow Commissioners and staff for their assistance and support during his time on the Commission.

8:00 p.m. - The Commission took a short recess.

8:15 p.m. - The Commission reconvened the meeting in City Hall Conference Room No. 1

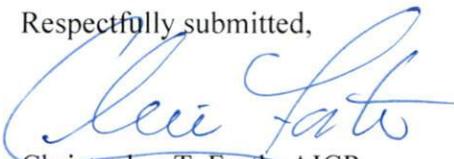
OLD BUSINESS:

1. Community Impact Projects Grant Fund – additional discussion. Commissioner Dargitz discussed the articles that were emailed to the Commission back on April 26th regarding neighborhood improvement grants. Commissioner Dargitz suggested selecting various elements from the communities in the articles which have established neighborhood improvement grant programs to serve as a framework for further discussion and consideration of a program for the City of Portage. Given time limitations of the Planning Commission, Commissioner Patterson suggested development of a program where organizations would submit proposals directly to City Council for review and consideration. Commissioner Dargitz stated she believes the Planning Commission could develop the framework for the grant fund program (e.g., goals, eligibility requirements, proposal format, review criteria, etc.) and either City Council or some other group could be formed to evaluate and recommend the proposals. Beginning at the June 2nd meeting, Chairman Welch suggested that the two new Planning Commissioners be informed of this discussion and that a subcommittee of the Commission be formed to develop the framework of the program for further consideration by the full Planning Commission. Commissioner Dargitz agreed that additional discussion should occur in June with the new Commissioners and she would assemble some bullet point items for further Planning Commission discussion. Mr. Forth suggested narrowing down the project categories and program elements that would be eligible for grant funding. Chairman Welch asked that any comments or ideas from the Planning Commission be forwarded to Commissioner Dargitz for assemblage and additional discussion at the June 2, 2016 meeting.

ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,



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