

PLANNING COMMISSION

January 7, 2016

The City of Portage Planning Commission meeting of January 7, 2016 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, staff and citizens 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), Bosch (yes), Stoffer (arrived at 7:05pm), Welch (yes), Felicijan (yes), Dargitz (yes), Somers (yes), Schimmel (yes), and Richmond (yes).

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the December 17, 2015 meeting minutes contained in the agenda packet. A motion was made by Commissioner Bosch, seconded by Commissioner Somers, to approve the minutes as submitted. The motion was unanimously approved 8-0.

SITE/FINAL PLANS:

None.

PUBLIC HEARINGS:

1. Special Land Use Permit: Angelworks Photography, 865 Lenox Avenue. Commissioner Felicijan indicated that he needed to abstain from the discussion and voting on this application due to a personal relationship with the applicant and excused himself. Mr. West summarized the staff report dated December 30, 2015 and the request from Ms. Charity Finstrom to establish a photography studio within a portion of the existing building located at 865 Lenox Avenue. Mr. West stated the photography studio would occupy approximately 3,500 square feet of the overall 8,400 square foot building and no exterior site or interior building improvements were proposed. Mr. West provided a brief history of the site development and also discussed the ordinance criteria for consideration of the Special Land Use Permit application in the I-1 zoning district. Mr. West indicated the proposed use fulfills the requirements for issuance of a Special Land Use Permit and staff was recommending approval.

Ms. Charity Finstrom (applicant) was present to support the application. The public hearing was 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 8-0. A motion was then made by Commissioner Somers, seconded by Commissioner Dargitz, to approve the Special Land Use Permit for Angelworks Photography, 865 Lenox Avenue, incorporating the analysis and findings identified in the Department of Community Development staff report. The motion was unanimously approved 8-0.

2. Preliminary Report; Rezoning Application #15/16-3, 328 and 414 West Milham Avenue. Mr. West summarized the preliminary staff report dated December 30, 2015 regarding a request to rezone the northern portions of 328 and 414 West Milham Avenue from R-1A, one family residential to OS-1, office service.

Mr. West indicated the rezoning request would result in consistency and conformity between the zoning map and the historical use of the northern portion of these two parcels for office related parking and would also facilitate a prospective property purchase and future redevelopment of 328 West Milham Avenue. While the northern portions of these two parcels are zoned R-1A, Mr. West stated they are occupied by parking lots associated with the Lea's Hairstyling Studio and Jaqua Realtors businesses. Mr. West indicated these parking lots were in existence prior to comprehensive zoning of the city in 1965 and, therefore, are legally nonconforming uses. Mr. West then discussed the Future Land Use Map designation and the surrounding zoning and land use pattern.

Mr. Dan Jaqua (applicant/property owner) was present to support the rezoning application. The public hearing was opened by Chairman Welch. No citizens spoke regarding the proposed rezoning. A motion was then made by Commissioner Stoffer, seconded by Commissioner Somers, to adjourn the public hearing for Rezoning Application #15/16-3, 328 and 414 West Milham Avenue, to the January 21, 2016 meeting. The motion was unanimously approved 9-0.

NEW BUSINESS:

None.

OLD BUSINESS:

None.

STATEMENT OF CITIZENS:

None.

ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Michael K. West, AICP
Senior City Planner