

PLANNING COMMISSION

February 18, 2016

The City of Portage Planning Commission meeting of February 18, 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 eight 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; and Randy Brown, City Attorney.

ROLL CALL:

Mr. Forth called the roll: Richmond (yes), Schimmel (yes), Dargitz (yes), Somers (no), Felicijan (yes), Welch (yes), Stoffer (no), Bosch (no) and Patterson (yes). A motion was offered by Commissioner Schimmel, seconded by Commissioner Richmond, to approve the roll excusing Commissioners Bosch, Stoffer and Somers. The motion was unanimously approved 6-0.

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the February 4, 2016 meeting minutes contained in the agenda packet. A motion was made by Commissioner Patterson, seconded by Commissioner Dargitz, to approve the minutes as submitted. The motion was unanimously approved 6-0.

SITE/FINAL PLANS:

1. Specific Plan for Trade Centre III Office Building, 650 Trade Centre Way. Mr. Forth summarized the staff report dated February 12, 2016 regarding a request to construct a five-story, 78-foot tall, 105,270 square foot professional office building and associated site improvements. Mr. Forth discussed the August 2012 approved Conceptual Plan Amendment for the Trade Centre Commercial Planned Development (CPD) and also reviewed the February 4, 2016 Planning Commission review/recommendation regarding the height modification. Mr. Forth indicated City Council will be considering the height modification request at the February 23, 2016 meeting. Mr. Forth also noted the applicant is proposing to defer some of the required off-street parking spaces.

Mr. Todd Hurley of Hurley & Stewart LLC, representing H & G, LLC, was present to support the application and explain the development project. There being no further discussion, a motion was made by Commissioner Patterson, seconded by Commissioner Dargitz, to approve the Specific Plan for Trade Centre III Office Building, 650 Trade Centre Way, subject to City Council approval of the height modification request to allow construction of the five-story office building to a maximum height of 78-feet (top of mechanical screening wall). The motion was unanimously approved 6-0.

2. Final Plan for Raymond James, 7995 Moorsbridge Road. Mr. Forth summarized the staff report dated February 12, 2016 regarding a request to construct a 5,945 square foot administrative office building and associated site improvements. Mr. Forth stated the subject parcel is zoned PD, planned development

and located within the portion of the Woodbridge Hills PD identified for office land use. Mr. Forth discussed various aspects of the project including conflicting land use screening and cross access.

Mr. John Lovely of Bosch Architectural (applicant representative) was present to support the application and explain the development project. There being no further discussion, a motion was made by Commissioner Felicijan, seconded by Commissioner Patterson, to recommend to City Council that the Final Plan for Raymond James, 7995 Moorsbridge Road, be approved. The motion was unanimously approved 6-0.

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 7:10 p.m.

Respectfully submitted,

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