

PLANNING COMMISSION

July 7, 2016

The City of Portage Planning Commission meeting of July 7, 2016 was called to order by Vice-Chairman Stoffer at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Four citizens were in attendance.

PLEDGE OF ALLEGIANCE:

Vice-Chairman Stoffer 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), Bosch (yes), Stoffer (yes), Schimmel (yes), Richmond (not present), Shoup (yes) and Joshi (yes). A motion was offered by Commissioner Bosch, seconded by Commissioner Schimmel, to approve the roll excusing Chairman Welch and Commissioner Dargitz. The motion was unanimously approved 6-0.

APPROVAL OF MINUTES:

Vice-Chairman Stoffer referred the Commission to the June 16, 2016 meeting minutes contained in the agenda packet. A motion was then made by Commissioner Patterson, seconded by Commissioner Bosch, to approve the minutes as submitted. The motion was unanimously approved 6-0.

SITE/FINAL PLANS:

1. Site Plan: Mavcon Properties (restaurant), 9110 Portage Road. Mr. Forth summarized the staff report dated July 1, 2016 regarding a request by Mavcon Properties to establish a restaurant use (coffee shop and full service, sit-down restaurant) within the existing 8,100 square foot building located at 9110 Portage Road. Mr. Forth discussed the proposed parking lot expansion along the northern portion of the site and the proposed boat docks/mooring slips and boardwalk along West Lake. Mr. Forth also summarized the Zoning Board of Appeals variances approved on March 28, 2016 involving greenstrip width, interior parking lot landscaping and loading/unloading area. Mr. Forth indicated that staff is recommending approval of the site plan subject to MDEQ approval of the proposed boat docks/slips for West Lake water craft customers of the restaurant only (boat slips cannot be rented), no water craft rentals and no public access be provided to West Lake from the subject property.

Mr. James Dally, Mavcon Properties, was present to support the application and explain the development project. Mr. Dally also introduced Mr. Ken Miller and Mr. Matthew Burian of the Millenium Restaurant Group and Mr. Pat Flanagan of Ingersoll, Watson & McMachen. The Commission, staff and applicant next discussed various aspects of the development project including landscaping, knee-walls, sidewalk along Portage Road and the boardwalk, boat docks and mooring slips along West Lake. No citizens spoke regarding the proposed restaurant.

After additional discussion, a motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to approve the Site Plan for Mavcon Properties (restaurant), 9110 Portage Road, subject to MDEQ approval of the proposed boat docks/slips for West Lake water craft customers of the restaurant only (boat slips cannot be rented), no water craft rentals and no public access be provided to West Lake from the subject property. The motion was unanimously approved 6-0.

PUBLIC HEARINGS:

None

NEW BUSINESS:

None.

STATEMENT OF CITIZENS:

None.

OLD BUSINESS:

1. Ordinance Amendment #15/16-A, Off-Street Parking and Loading Regulations. Mr. Forth provided an update on development of the ordinance language for off-street parking and loading regulations. Mr. Forth asked if Commissioners had any additional questions/comments regarding the proposed changes and suggested a public hearing for formal consideration of the ordinance amendment be set for the August 4, 2016 meeting. Commissioners did not have any questions or comments at this time regarding proposed changes to the off-street parking and loading regulations. A motion was then made by Commissioner Bosch, seconded by Commissioner Schimmel, to set a public hearing for August 4, 2016 to consider Ordinance Amendment #15/16-A, Off-Street Parking and Loading Regulations.

2. Community Impact Projects Grant Fund – additional discussion. Since Commissioner Dargitz wa excused from the meeting, Commissioner Schimmel suggested adjourning further discussion of the Community Impact Projects Grant Fund to the July 21, 2016 meeting. The Commission concurred. A motion was then made by Commissioner Schimmel, seconded by Commissioner Bosch, to adjourn further discussion of the Community Impact Projects Grant Fund to the July 21, 2016 meeting. The motion was unanimously approved 6-0.

ADJOURNMENT:

Commissioner Patterson stated he would not be present at the July 21, 2016 meeting.

There being no further business to come before the Commission, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

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