

## PLANNING COMMISSION

October 6, 2011

The City of Portage Planning Commission meeting of October 6, 2011 was called to order by Chairman Cheesebro at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Seven citizens were in attendance.

### MEMBERS PRESENT:

Bill Patterson, Mark Siegfried, Miko Dargitz, Jim Pearson, Paul Welch, Rick Bosch, Allan Reiff and Chairman James Cheesebro.

### MEMBERS ABSENT:

Wayne Stoffer.

### MEMBERS EXCUSED:

None.

### IN ATTENDANCE:

Christopher Forth, Deputy Director of Planning, Development and Neighborhood Services; Michael West, Assistant City Planner and Randall Brown, City Attorney.

### PLEDGE OF ALLEGIANCE:

Chairman Cheesebro led the Commission in the Pledge of Allegiance.

### APPROVAL OF MINUTES:

Chairman Cheesebro referred the Commission to the September 15, 2011 meeting minutes. Commissioner Dargitz stated she was not in attendance for this meeting and would be abstaining. A motion was offered by Commissioner Bosch, seconded by Commissioner Welch, to approve the minutes as submitted. The motion was approved 7-0-1 with Commissioner Dargitz abstaining.

### SITE/FINAL PLANS:

1. Site Plan (re-approval): Fifth-Third Bank, 2610 East Centre Avenue. Mr. West summarized the staff report dated September 30, 2011 involving a site plan to construct an approximate 3,300 square foot bank building and associated site improvements. Mr. West indicated the site plan had been previously reviewed and approved by the Planning Commission in November 2009, May and November 2010 and then again in April 2011, however, construction had not yet commenced and the approval was scheduled to expire on October 21, 2011. Mr. West stated the site plan is being resubmitted for approval with an approximate 1,000 square foot reduction in the building size and no other significant changes from the April 2011 approval.

Mr. Craig Hondorp, Progressive AE, was present to support the plan. Mr. Hondorp stated that Fifth-Third Bank prefers to keep site plan approval. After a brief discussion, a motion was made by Commissioner Welch, seconded by Commissioner Patterson, to re-approve the Site Plan for Fifth-Third Bank, 2610 East Centre Avenue. The motion was unanimously approved.

**PUBLIC HEARINGS:**

1. Special Land Use Permit: Group Child Care Home (Takace), 7185 Venice Drive. Mr. West summarized the staff report dated September 30, 2011 regarding the request by Ms. Ashley Takace to establish a group child care home for up to 12 children. Mr. West stated the applicant is currently operating a family child care home (up to six children) from her residence and would like to expand to a group child care home. Mr. West also discussed the nature of the backyard fencing and referred the Commission to a letter of support from the owners of 7199 Venice Drive, immediately to the south. Ms. Ashley Takace was present to support and explain the application. Ms. Takace stated she has been operating a family child care home for the past year and currently has six children in her care. Ms. Takace indicated the group child care home license would allow her to accept additional children with her mother serving as a second caregiver. Chairman Cheesebro opened the public hearing. No citizens spoke regarding the proposed group child care home. A motion was made by Commissioner Patterson, seconded by Commissioner Reiff, to close the public hearing. The motion was unanimously approved.

After a brief discussion, a motion was made by Commissioner Pearson, seconded by Commissioner Bosch, to approve the Special Land Use Permit for Ms. Ashley Takace (group child care home), 7185 Venice Drive. The motion was unanimously approved.

2. Preliminary Report: Rezoning Application #11-01, 1901 Romence Road Parkway (portion thereof). Mr. Forth summarized the preliminary staff report dated September 30, 2011 and the request to rezone an approximate 1.3 acre portion of 1901 Romence Road Parkway from R-1B, one family residential to I-2, heavy industry. Mr. Forth provided a brief history of the property including vacation of the southern portion of Gertrude Drive in 1975 and 1985, residential house removal in the 1970s, previous rezonings and property acquisition and construction of the Quad Building by the former Upjohn Company which helped to explain why this 1.3 acre "island" of R-1B zoning remained. Mr. Forth stated the applicant/property owner was currently in the process of renovating a portion of the Quad Building for the Stryker Corporation and desired a consistent zoning pattern across the property that would facilitate future development activity. Commissioner Welch explained his employment with Stryker Corporation and stated he has no involvement with site operations and can be impartial in the rezoning consideration.

Mr. Stewart Mills, representing 1901 Romence, LLC (applicant/property owner) was present to support the rezoning request. Mr. Mills stated his company purchased the property in 2001 and Pharmacia occupied the Quad Building for a period of time. Mr. Mills indicated the building/site remained vacant for a number of years until recently when Stryker Corporation signed a long-term lease with an option to possibly occupy additional portions of the building. Mr. Mills stated the rezoning request would eliminate the "island" of R-1B zoning that was a remnant from past activities and allow for possible future parking lot expansion to the west. Mr. Mills stated there were currently no plans for construction of an additional building on-site since approximately 300,000 square feet of vacant office space was still available. Commissioner Dargitz asked whether Mr. Mills would consider rezoning the entire property to OTR, office, technology and research since that is what the Future Land Use Plan designates for the area. Mr. Mills stated he hasn't studied the OTR district, but would support a future zoning change of the entire property if office and technology related uses were permitted.

The public hearing was convened by Chairman Cheesebro. Three citizens spoke regarding the proposed rezoning: Diana Fuller (6909 Lovers Lane), Frank Peterman (7521 Curry Drive) and Antoinette Morrison (6901 Lovers Lane). Mr. Peterman spoke in support of the proposed rezoning stating it would "clean-up" the island of R-1B zoning that is surrounded by industrial zoning. Ms. Fuller expressed concerns about future heavy industrial development, traffic, loss of woodland and disruption of wildlife. Ms. Morrison spoke in opposition to the proposed rezoning stating she did not want any parking lot, driveway or industrial building next to her property. Ms. Morrison also stated the written notice she received was confusing and asked for an explanation. Mr. Forth explained the nature of the rezoning request and that only the R-1B zoned "island" of

property that was currently surrounded by industrial zoning was the subject of the request. Mr. Forth indicated the R-1B zoned strip of property located along the northwest portion of the parcel, adjacent Mr. Morrison's property, was not the subject of the rezoning request. Discussion ensued. Mr. Forth indicated he would be glad to meet with Ms. Morrison after the meeting to further explain the request.

There being no further discussion, a motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to adjourn Rezoning Application#11-01, 1901 Romence Road Parkway (portion thereof), to the October 20, 2011 meeting. The motion was unanimously approved.

**PLATS/RESIDENTIAL CONDOS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

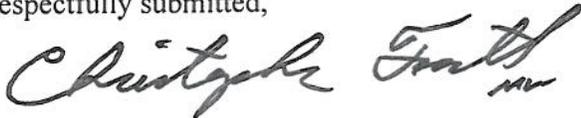
**STATEMENT OF CITIZENS:**

None

**ADJOURNMENT:**

There being no further business to come before the Commission, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Christopher Forth".

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