

PLANNING COMMISSION

January 9, 2020

The City of Portage Planning Commission meeting of January 9, 2020 was called to order by Chairman Corradini at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. One citizen was in attendance.

PLEDGE OF ALLEGIANCE

Chairman Corradini 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: Meyer (yes); Pezzoli (yes); Baldwin (yes); Fries (yes); Schimmel (yes); Corradini (yes); Joshi (yes) and Harrell-Page (yes). A motion was then made by Commissioner Meyer, seconded by Commissioner Harrell-Page, to approve the roll excusing Commissioner Patterson. The motion was unanimously approved 8-0.

APPROVAL OF MINUTES

Chairman Corradini referred the Commission to the December 5, 2019 meeting minutes contained in the agenda. Commissioner Joshi identified a typographical error on page 2 and requested the minutes be amended to clarify that an election worker is a paid position, not a volunteer position. A motion was then made by Commissioner Joshi, seconded by Commissioner Baldwin, to approve the minutes as amended. The motion was unanimously approved 8-0.

SITE/FINAL PLANS

None.

PUBLIC HEARING

1. Preliminary Report: Tentative Plan Amendment for Greenspire Planned Development, 3413 West Centre Avenue and 8546 Shirley Court. Mr. West summarized the staff report dated January 3, 2020 regarding a request from American Village Builders and The Hinman Company requesting to amend the previously approved 2017 tentative plan for the Greenspire Planned Development. Mr. West stated the tentative plan amendment proposes to: 1) Reclassify approximately 8.43 acres from commercial to residential/mixed residential-commercial land use; 2) Increase the total number of multiple family residential apartment units from 704 units to 1,020 units with a resulting overall density increase from 8.45 units/acre to 11.12 units/acre; 3) Reconfigure the size and location of proposed commercial and mixed residential-commercial buildings along West Centre Avenue; and 4) Revise the anticipated phasing/construction schedule. Mr. West provided a brief history of the Greenspire Planned Development, and a summary of the proposed tentative plan amendment including a discussion of the requested modifications involving residential development densities.

Mr. Greg Dobson of American Village Builders (applicant representative) was present to support the application and discuss the proposed tentative plan amendments. Mr. Dobson thanked Community Development staff for their assistance in review and finalization of the tentative plan/narrative, then briefly summarized the history of the Greenspire development project. Mr. Dobson stated he has reached out to the residential neighbors along Shirley Court and Tozer Court to discuss the proposed changes to the development and to maintain the

open line communication with these neighbors. Mr. Dobson discussed the changing economy/housing market, and how the multi-story, mixed-use residential/commercial buildings proposed in Phases VII-B and VII-C represent a new model that combines suburban safety with urban design and walkability. Mr. Dobson stated the tentative plan amendment proposes to create a “village concept” where residential, retail and office uses are integrated and supportive of each other. Mr. Dobson also indicated that Phase VII-D proposed a different type of apartment design which includes attached garages.

The Planning Commission, Mr. Dobson and Mr. West next discussed various aspects of the proposed tentative plan amendment. Chairman Corradini stated the concept and plan were well thought out and long overdue for the Portage community. The public hearing was opened by Chairman Corradini. No citizens spoke in regard to the proposed tentative plan amendment. A motion was made by Commissioner Harrell-Page, seconded by Commissioner Joshi, to adjourn the public hearing until the January 23, 2020 meeting. The motion was unanimously approved 8-0.

NEW BUSINESS

None.

STATEMENT OF CITIZENS/COMMISSIONERS

None.

7:35 p.m. – The Commission adjourned to City Hall Conference Room No. 1

7:40 p.m. - The Commission reconvened the meeting in City Hall Conference Room No. 1

NEW BUSINESS

1. 2019-2020 Neighborhood & Community Enhancement Program Applications. Mr. West summarized the January 3, 2020 Department of Community Development staff report regarding the Neighborhood & Community Enhancement Program. Mr. West provided a brief summary of the Planning Commission preliminary application review on December 5, 2019 and asked if Commissioners had completed the Program Evaluation Criteria Scoring sheets for the two applications determined to meet the eligibility requirements: 1) Portage District Library Outdoor Drinking Water Fountain and 2) Woodlawn Drive Sanitary Sewer Lift Station Enhancements.

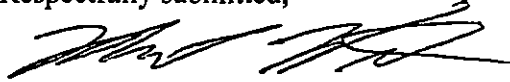
The Commissioners submitted their individual scoring sheets for the two proposed projects and Mr. West tallied the scores to determine an average score for each application. After tallying the scores, Mr. West indicated the Portage District Library Outdoor Drinking Water Fountain project scored the highest with an average score of 42.75 points, while the Woodlawn Drive Sanitary Sewer Lift Station Enhancements project scored next with an average score of 23.25. The Commission indicated that both applications were well prepared and represented enhancements to the community, however, it was the consensus that the Portage District Library Outdoor Drinking Water Fountain application would impact more of the community given its proposed location and function.

Mr. West thanked the Commission for the review, discussion and scoring and indicated that staff would next contact all the applicants with the results and findings. Mr. West indicated that staff would next work with the two scoring applicants to further define the scope and budget of the projects. Once these details were finalized, Mr. West stated the final scopes and budgets would be provided to the Planning Commission for final review and recommendation to City Council.

ADJOURNMENT:

There being no further business to come before the Commission, the regularly scheduled meeting was adjourned at 8:15 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael West", written over a horizontal line.

Michael West, AICP
Senior City Planner