

## PLANNING COMMISSION

### February 4, 2021 Virtual Meeting

The City of Portage Planning Commission virtual meeting of February 4, 2021 was called to order by Chairman Corradini at 7:00 p.m.

#### IN REMOTE ATTENDANCE

Kelly Peterson, Director of Community Development; Christopher Forth, Deputy Director of Planning & Neighborhood Services; Catherine Kaufman, City Attorney and Kyle Mucha, Zoning & Codes Administrator.

#### ROLL CALL

Ms. Peterson called the roll: Joshi (yes, Portage); Fries (yes, Portage); Corradini (yes, Portage); Pezzoli (yes, Portage); Baldwin (yes, Portage); Myer (yes, Portage); Youngs (logged into the virtual meeting at 7:18 p.m. Portage); Freiman (yes, Portage); Fawley (yes, Portage).

#### APPROVAL OF MINUTES:

A motion was made by Commissioner Baldwin, seconded by Commissioner Pezzoli to approve the November 5, 2020 and January 21, 2021 meeting minutes. Upon roll call vote, Joshi (yes); Fries (yes); Corradini (yes); Pezzoli (yes); Baldwin (yes); Myer (yes); Freiman (yes) Fawley (yes). The motion was approved 8-0.

#### NEW BUSINESS:

Tentative Plan Amendment for Woodbridge Hills Planned Development, 4100 West Centre Avenue. Director Peterson summarized the staff report related to an application submitted by Mr. Andrew DeNooyer, representing 633 Group dated January 28, 2021, to amend the previously approved Tentative Plan for the Woodbridge Hills Planned Development (PD). The applicant is proposing to change the land use designation of the property located at 4100 West Centre Avenue from commercial to multifamily residential. The applicant proposes to construct an apartment building, consisting of 48-60 residential units on the 1.45-acre parcel of land. Ms. Peterson informed the Commission that the proposed apartment building height, design, total number of units and setback distance from property lines will be finalized following the approval of the tentative plan amendment.

Mr. Andrew DeNooyer was present virtually to provide additional details regarding the proposed project. Mr. DeNooyer indicated that a recent market analysis was conducted that indicated Portage, and subsequently Woodbridge Hills, could support a higher density multi-family residential development project. Mr. DeNooyer indicated that the proposed parcel development would allow tenant access to the Woodbridge Hills shopping complex, recreational amenities (trails, bikeways). Mr. DeNooyer also indicated that the proximity to US-131 makes the development of this parcel of land attractive and desirable. Mr. DeNooyer finalized his summary by indicating to the Commission that the proposed project is still in the conceptual design phase.

Chairman Corradini opened the public hearing. Frank Tangney (4164 W. Centre Ave, #304), Cris Carpenter (4050 W. Centre Ave #215), Scott Fitzpatrick (4076 W. Centre Ave #210), Sally Zimmer (4128 W. Centre #308), Linda Dove (4076 W. Centre Ave #110), Judy Goodwin (4024 W. Centre Ave #117) Amy Kurzman (4050 W. Centre Ave #214) and Gretchen Shannon (4024 W. Centre Ave #120) all residents of Marsh Pointe Condominiums, spoke in opposition to the proposed tentative plan amendment. The residents expressed concerns regarding the proposed density; storm water management/drainage since the Marsh Pointe Condominiums are located at a lower elevation; traffic impacts; and lack of greenspace for tenants of the development. The residents requested that traffic and environmental impact studies be conducted due to the scope of the project.

Kay Kossen, attorney with Kreis Enderle representing the Marsh Pointe Condominium Owners Association, spoke against the proposed plan amendment reiterated similar concerns expressed by residents related to; density, height, building setback, emergency access, and environmental concerns. There being no further public

comment, a motion was made by Commissioner Baldwin, seconded by Commissioner Pezzoli to adjourn the public hearing to the February 18, 2021 Planning Commission meeting. Upon roll call vote, Joshi (yes); Fries (yes); Corradini (yes); Pezzoli (yes); Baldwin (yes); Myer (yes); Youngs (yes); Freiman (yes) Fawley (yes). The motion passed 9-0.

City Attorney Kaufman clarified for the Commission that the request submitted by the applicant involves a land use designation change to the Woodbridge Hills tentative plan and not a zoning change as suggested by several Marsh Point residents and Attorney Kossen. Commissioner Freiman inquired with staff about Commission deliberation regarding the application. Mr. Forth responded that deliberation typically takes place after the second public hearing, once Commissioners have had a chance to hear all public comment and any supplemental discussion provided by the applicant. Mr. Forth indicated that applicant and staff will provide additional information regarding the concerns expressed by the citizens.

**STATEMENT OF CITIZENS/COMMISSIONERS**

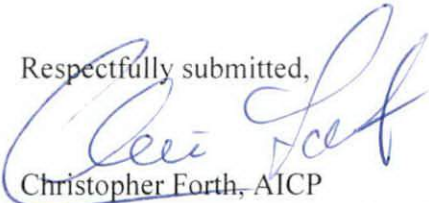
None.

**ADJOURNMENT:**

Commissioner Youngs asked that the January 21, 2021 meeting minutes be amended to indicate he was excused from the meeting. Commissioner Joshi amended the motion, which was supported by Commissioner Baldwin to acknowledge Commissioner Youngs was not present at the January 21, 2021 meeting. Upon roll call vote, Joshi (yes); Fries (yes); Corradini (yes); Pezzoli (yes); Baldwin (yes); Myer (yes); Youngs (yes); Freiman (yes) Fawley (yes). The motion passed 9-0.

There being no further business to come before the Commission, a motion was made by Commissioner Joshi, seconded by Commissioner Pezzoli to adjourn the meeting. Upon roll call vote, Joshi (yes); Fries (yes); Corradini (yes); Pezzoli (yes); Baldwin (yes); Myer (yes); Youngs (yes); Freiman (yes) Fawley (yes). The motion passed 9-0. The regularly scheduled meeting was adjourned at 8:05 p.m.

Respectfully submitted,



Christopher Forth, AICP

Deputy Director, Planning, Development & Neighborhood Services