

CITY OF PORTAGE PLANNING COMMISSION

Thursday, February 16, 2023
7:00 PM Portage
City Hall Conference Room # 1

The City of Portage Planning Commission meeting of February 16, 2023, was called to order by Chair Corradini at 7:00 p.m.

IN ATTENDANCE

- Eric Feldt, City Senior Planner
- Biqi Zhao, Deputy Director of Planning and Zoning
- Jonathon Hallberg, Interim Director of Community Development

ROLL CALL

Mr. Feldt called the roll: Chairman Corradini (yes); Vice Chair Joshi (yes); Fries (yes); Pezzoli (yes); Baldwin (yes); Adams (yes); Youngs (yes); Kasper (yes); and Freiman (yes).

APPROVAL OF MINUTES

1. Minutes dated January 19, 2023.

Motion by Commissioner Baldwin, seconded by Commissioner Kasper to approve the Planning Commission Meeting Minutes of January 19, 2023, as submitted. Motion carried 9-0.

PUBLIC HEARINGS

None.

SITE/FINAL PLANS

None.

NEW BUSINESS

1. Zoning Update Workshop

Director Hallberg and Mr. Feldt provided a workshop to the Commission, discussing current housing shortage, high demand housing needs, and conceptual zoning changes to increase future housing development. Director Hallberg presented the Kalamazoo County Housing Plan findings of current and proposed housing needs. He also presented the City of Portage Attainable Housing Plan and Council's Housing-related Priorities. He indicated that Council seeks staff and Planning Commission support in determining future zoning changes to meet Council's Housing. One future change Director Hallberg presented was Accessory Dwelling Units (ADU). He presented various images of ADUs and how it can provide various benefits to the greater housing needs, additional benefit to growing families, and opportunities to pay for housing. Director Hallberg also presented on-street parking needs relating to increased housing density. Along with those conceptual zoning changes, Mr. Feldt presented Form-based Code, its purpose, various illustrations, and how it influences urban-context design of housing, commercial, and mixed-use developments.

Director Hallberg provided a housing priority exercise for the Planning Commission, and asked them to rank 10 conceptual zoning code changes that support new future housing development opportunities in Portage. The top three items were:

- 1) Reduce minimum house size in the R-1A thru R-1D One-Family Residential Districts,
- 2) Reduce minimum lot size in the R-1A thru R-1D One-Family Residential Districts, and
- 3) Increase mixed-use districts.

Director Hallberg indicated that staff would explore and research these high ranked conceptual zoning code changes for future presentation and review by the Planning Commission.

OLD BUSINESS

None.

STATEMENT OF CITIZENS

None.

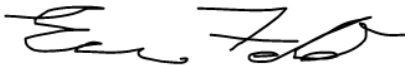
STATEMENT OF COMMISSIONERS/ STAFF

Mr. Feldt & Ms. Zhao informed the Planning Commission of a Master Plan Workshop scheduled for 4-5:30PM, Monday, March 20. The Commission will be tasked to provide feedback about existing conditions to reach an agreement on specific issues and concerns to be addressed moving forward, and it will serve as a foundation to further engagement with public. City staff and the consultant will host a public Community Visioning Workshop 5:30-8PM, Monday, March 20, and the Commission will be involved in facilitating the workshop.

ADJOURNMENT

There being no further business to come before the Commission, Chair Corradini adjourned the meeting at 8:49 p.m.

Respectfully submitted,



Eric Feldt, AICP, CFM
City Senior Planner