

CITY OF PORTAGE PLANNING COMMISSION

Thursday, April 6, 2023
7:00 PM Portage
Portage City Hall Council Chambers

The City of Portage Planning Commission meeting of April 6, 2023, was called to order by Chair Corradini at 7:00 p.m.

IN ATTENDANCE

- Eric Feldt, Senior City Planner
- Catherine Kaufman, City Attorney

ROLL CALL

Mr. Feldt called the roll: Chairman Corradini (yes); Vice Chair Joshi (yes); Fries (yes); Pezzoli (yes); Baldwin (no); Adams (yes); Youngs (yes); Kasper (no); and Freiman (yes).

Motion by Commissioner Fries, seconded by Commissioner Pezzoli to excuse Commissioners Baldwin and Kasper. Motion carried 7-0.

APPROVAL OF MINUTES

1. Minutes dated March 16, 2023.

Motion by Commissioner Youngs, seconded by Commissioner Pezzoli to approve the March 16, 2023, as submitted. Motion carried 7-0.

PUBLIC HEARINGS

1. Ordinance Amendment #22/23-9: An Ordinance to amend commercial marihuana development standards within Chapter 42 Article 4.

Eric Feldt presented the City-initiated ordinance amendment consisting of four proposed changes: adding drive-throughs, establishing drive-through standards, prohibiting outdoor commercial grow facilities, and changing the spelling of the term marihuana with marijuana. Mr. Feldt indicated that this amendment was to align with new State marihuana regulation changes, to increase land use development potential of Industrial-zoned property and to be more consistent with the City's Comprehensive Plan. He identified various sections of the zoning code and included a mark up version of the zoning ordinance. Mr. Feldt indicated that, as of the date of the Planning Commission April 6, 2023, meeting, there are ten marihuana retailer/ provisioning center sites and one indoor marihuana grower. He concluded his presentation with staff's recommendation to the Planning Commission: If no additional public comment is requested by the Commission, and the Commission is supportive of the proposed ordinance amendment, staff advises the Planning Commission to recommend Ordinance Amendment #22/23-9 to amend commercial marihuana development standards to City Council be approved.

Various Commissioners discussed marihuana tax monies received by the City of Portage, the number of interested marihuana companies wishing to add drive-through services, and whether the City has a cap on marihuana retailers/ provisioning centers.

Chair Corradini opened the public hearing. No public comments received. Chair Corradini asked for support to close public hearing; Commissioner Freiman supported. Chair Corradini took voice vote of the Commission to close public hearing; unanimous support (7-0) received.

Vice Chair Joshi stated opposition to the ordinance amendment due to not wanting to make marihuana more accessible.

Motion by Commissioner Pezzoli, seconded by Commissioner Freiman to recommend to City Council approval of Ordinance Amendment #22/23-9 to amend commercial marihuana development standard. Motion carried 6-1.

SITE/FINAL PLANS

1. A Final Planned Development Site Plan for a senior housing facility at 8150 Creekside Drive.

Mr. Feldt prefaced the project with a brief background of the approved Tentative Plan which was approved by the Planning Commission and City Council, which had allowed the development to proceed with the filing of the Final Site Plan. Mr. Feldt presented various comparison images between the approved Tentative Plan and Final Plan. He indicated that the developer is proposing four minor changes in the Final Plan: adding an on-site stormwater basin, relocating the deferred parking, minor change in the southern berm, and architectural items. Mr. Feldt explained that those changes are not substantial and are allowed by the zoning code as a project progresses from Tentative Plan to Final Plan design. He identified the various applicable zoning code sections for the overall Planned Development, as well as the Tentative and Final Plan subsections. He indicated that the City's Development Review Team, consisting of various department staff, did not have any pending items or recommended conditions. Mr. Feldt concluded with staff's recommendation that the Planning Commission recommend to City Council the approval of the Final PD Site Plan for StoryPoint South, a senior housing facility, at 8150 Creekside Drive.

Various Commissioners discussed the number of proposed care services, stormwater elements, maintenance of Creekside Drive, water and sanitary sewer utilities, whether there was any history of flood, and parking elements.

Brandon Visconti, applicant's representative with CommonSail, 7927 Nemco Way Brighton, MI 48116, discussed the need for the project and addressed the project's stormwater elements.

Jeff Miller, applicant's representative with Prein & Newhof, 3355 Evergreen NE Grand Rapids, MI 49525, discussed the stormwater elements in detail.

Chair Corradini asked about the parking requirement and how it is impacted by the proposed change in deferred parking. Mr. Feldt stated that the parking requirement approved under the Tentative Plan was 192 spaces, including 25 deferred spaces. The proposed Final Site Plan consists of only 21 deferred spaces, four fewer. Mr. Feldt stated that the new proposed total parking space count of 188 is within the allowable 10% change in the zoning code.

Commission Fries asked about further reducing the parking spaces due to other similar projects. The applicant's representative indicated that the proposed parking meets the needs of the project.

Motion by Commissioner Fries, seconded by Commissioner Adams, to recommend to City Council approval of the Final PD Site Plan for StoryPoint South, a senior housing facility, at 8150 Creekside Drive. Motion carried 7-0.

NEW BUSINESS

None.

OLD BUSINESS

None.

STATEMENT OF CITIZENS

None.

STATEMENT OF COMMISSIONERS/ STAFF

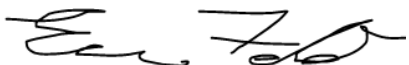
Mr. Feldt provided the following updates:

- The City of Portage Community Development Department Director position is to be combined with the vacant Deputy City Manager position and renamed as Chief Development Officer. The position will be filled by Peter Dame, former City Manager of the City of Grosse Pointe. Mr. Dame's first day with the City of Portage is expected to be April 24, 2023.
- For the Crossroads Mall subarea section of the new Master Plan process update, City staff will be meeting with various Crossroads Mall area stakeholders later in April to gain input on their future needs.
- The Community Development Department is drafting various housing-related zoning code changes recommended during the March Planning Commission workshop. These changes will be presented to the Commission during future meetings.

ADJOURNMENT

There being no further business to come before the Commission, Chair Corradini adjourned the meeting at 7:48 p.m.

Respectfully submitted,



Eric Feldt, AICP, CFM
Senior City Planner