

# CITY OF PORTAGE PLANNING COMMISSION

**Thursday, May 18, 2023**  
**7:00 PM Portage**  
**Portage City Hall Conference Room #1**

The City of Portage Planning Commission meeting of May 18, 2023, was called to order by Vice Chair Joshi at 7:00 p.m.

## **IN ATTENDANCE**

- Eric Feldt, Senior City Planner
- Biqi Zhao, Deputy Director of Planning and Zoning
- Catherine Kaufman, City Attorney

## **ROLL CALL**

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

Motion by Commissioner Baldwin, seconded by Commissioner Kasper to excuse Chair Corradini. Motion carried 8-0.

## **APPROVAL OF MINUTES**

1. Minutes dated April 20, 2023.

Motion by Commissioner Freiman, seconded by Commissioner Baldwin to approve the April 20, 2023, as submitted. Motion carried 8-0.

## **PUBLIC HEARINGS**

None.

## **SITE/FINAL PLANS**

None.

## **NEW BUSINESS**

1. Text Amendment Updates

Mr. Feldt presented a 12-item list of proposed zoning code changes for Planning Commission discussion and direction. Each item was presented on a powerpoint slide, noting the corresponding zoning code section, with a corresponding proposal for the Commission's consideration. The Commission provided general discussion and support for all the items, except item 9 which addressed carwash vacuum hoses. The Commission did not support creating new standards for vacuum hose location for the following reasons: did not find the visibility to be a negative impact, screening future vacuum hoses could create safety concerns, and that vacuum hoses are a critical aspect of the overall carwash business.

Some Commissioners asked staff to examine other City code standards, such as driveway standards, noise standards, and fence standards.

Mr. Feldt informed the Commission that except for item 9, staff will provide further research and information on those items discussed and can expect a zoning amendment draft at a future Planning Commission meeting.

### **OLD BUSINESS**

None.

### **STATEMENT OF CITIZENS**

1. Rick and Mary Wielopolski, 8836 E. Shore Drive, voiced concerns about a filed housing development called Austin Landings resulting in possible negative impacts to traffic levels/ circulation, adjacent property value, infrastructure, and environment. Also, they mentioned the easements around Austin Lake connecting adjacent roads to the water edge.

Mr. Feldt informed the Planning Commission that the Austin Landings project has been filed and is currently under administrative review. Therefore, it has not been scheduled for Commission action at this time.

2. Jonnie Richards, 2016 Woodbine, voiced concerns alleging that narrow street widths do not necessarily make streets safer, is not desired by adjacent property owners, and does not make adjacent homes more affordable. He also voiced concerns about a future City housing development along Portage Road not meeting all applicable codes.

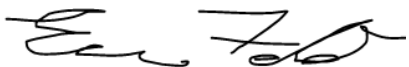
### **STATEMENT OF COMMISSIONERS/ STAFF**

Ms. Zhao provided an update on the Master Plan and indicated that the next Planning Commission Master Plan workshop will be at 7pm on Wednesday, June 28 to review the vision summary and key recommendations.

### **ADJOURNMENT**

There being no further business to come before the Commission, Vice Chair Joshi adjourned the meeting at 8:21 p.m.

Respectfully submitted,



Eric Feldt, AICP, CFM  
Senior City Planner