

PLANNING COMMISSION

September 3, 2020

The City of Portage Planning Commission meeting of September 3, 2020 was called to order by Chairman Corradini at 7:00 p.m. Pursuant to Michigan Governor Whitmer's Executive Order, this meeting was held in-person with a maximum capacity of 10 persons in Council Chambers, along with the continued option for Commissioners, staff and the public to participate remotely via a phone-in option. Three Commissioners, three citizens and two staff members were present in Portage City Hall Council Chambers at the start of the meeting.

IN ATTENDANCE

Christopher Forth, Interim Director of Community Development; Kyle Mucha, Zoning & Codes Administrator; Sam Bower, Communications & Research Coordinator.

ROLL CALL

Mr. Mucha called the roll: Joshi (yes, in person); Fries (yes, phone in); Corradini (yes, in person); Pezzoli (yes, phone in); Baldwin (yes, in person); Myer (yes, phone in); Youngs (yes, phone in); and Freiman (yes, phone in) Commissioner Schimmel (yes, phone in).

APPROVAL OF MINUTES

Chairman Corradini referred the Commission to the August 20, 2020 meeting minutes contained in the agenda. A motion was made by Commissioner Baldwin, seconded by Commissioner Joshi, to approve the minutes as submitted. Upon a roll call vote: Pezzoli (yes); Youngs (yes); Freiman (yes); Myer (yes); Baldwin (yes); Fries (yes); Joshi (yes); Corradini (yes); Schimmel (yes), the motion was approved 9-0.

PUBLIC HEARING

1. Preliminary Report: Rezoning Application #20/21-1, 9300 South Sprinkle Road. Mr. Mucha summarized the staff report dated August 26, 2020 regarding a request from Kasandra & John Barrow to rezone property located at 9300 South Sprinkle Road from B-2, Community Business, to R-1B, one family residential. Mr. Mucha stated the applicants are proposing to rezone the southern approximate seven acres in order to facilitate future residential home construction. Mr. Mucha summarized the preliminary analysis of the rezoning request including consistency with the Comprehensive Plan/Future Land Use Map and the suitability and impacts of the proposed R-1B district.

Mrs. Barrow (applicant) was present to speak on behalf of the rezoning request. Mrs. Barrow indicated the parcel (9300 South Sprinkle Road) is not well suited for commercial development due to no public utilities available on site and the difficulties of installing an access drive along South Sprinkle Road.

The public hearing was opened by Chairman Corradini. Karla Hurt, 4669 Branch Avenue, addressed the Commission in regards to the existing water table and a potential wetland area located on 9300 South Sprinkle Road. Mrs. Barrow responded that a wetland delineation had been completed. No development activities can occur within this area.

Since the proposed zoning classification and use are 1) consistent with the Comprehensive Plan designation for the property, 2) consistent with the surrounding land use/zoning pattern and 3) no citizens were present to oppose the zoning change, a motion was made by Commissioner Youngs, seconded by Commissioner Baldwin, to close the public hearing. The motion was unanimously approved 9-0. A motion was made by Commissioner Baldwin, seconded by Commissioner Joshi, waive the second meeting and recommend to City Council that Rezoning Application #20/21-1 be approved and 9300 South Sprinkle Road be rezoned from B-2, Community Business, to R-1B one family residential. The motion was unanimously approved 9-0.

SITE/FINAL PLANS

None.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

STATEMENT OF CITIZENS/COMMISSIONERS

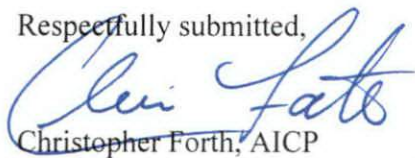
Commissioner Joshi encouraged citizens of Kalamazoo County to consider volunteering/working as an election officer for the November 2020 general election.

Chairman Corradini thanked Portage Public Schools teachers and administrators for their dedication to ensuring a safe learning environment for students as the school year begins.

ADJOURNMENT:

There being no further business to come before the Commission, the regularly scheduled meeting was adjourned at 7:16 p.m.

Respectfully submitted,



Christopher Forth, AICP

Interim Director of Community Development