

## PLANNING COMMISSION

February 7, 2019

The City of Portage Planning Commission meeting of February 7, 2019 was called to order by Chairman Stoffer at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. No citizens were in attendance.

### **PLEDGE OF ALLEGIANCE:**

Chairman Stoffer led the Commission, staff and citizens in the Pledge of Allegiance.

### **IN ATTENDANCE:**

Christopher Forth, Deputy Director of Planning, Development & Neighborhood Services; and Michael West, Senior City Planner.

### **ROLL CALL:**

Mr. Forth called the roll: Patterson (yes); Corradini (yes); Stoffer (yes); Baldwin (yes); Pezzoli (yes); and Fries (yes). A motion was then made by Commissioner Corradini, seconded by Commissioner Baldwin, to approve the roll excusing Commissioners Joshi, Schimmel and Harrell-Page. The motion was unanimously approved 6-0.

### **APPROVAL OF MINUTES:**

Chairman Stoffer referred the Commission to the January 17, 2019 meeting minutes contained in the agenda packet. A motion was made by Commissioner Baldwin, seconded by Commissioner Pezzoli, to approve the minutes as submitted. The motion was unanimously approved 6-0.

### **SITE/FINAL PLANS:**

None.

### **PUBLIC HEARING:**

None.

### **OLD BUSINESS:**

None.

### **NEW BUSINESS:**

1. Pavilion Township Master Plan – “Pavilion Proud 2033”. Mr. Forth summarized the February 1, 2019 staff report regarding the notification provided by the Charter Township of Pavilion for a new Township Master Plan entitled “Pavilion Proud 2033”. Mr. Forth indicated that staff has reviewed the draft Master Plan and zoning map and has concerns over the industrial designation of the area on the north side of East O Avenue, along the corporate boundary. Mr. Forth indicated this industrial designation is located adjacent to the Lexington Green neighborhood, Lexington Green Park and Golden Tree Apartments and future industrial activities could negatively impact these existing residential uses. Additionally, Mr. Forth stated the Master Plan document mentions expansion of sanitary sewer and municipal water service into the township to support areas identified for development. Mr. Forth indicated that staff was not supportive of further extension of

sanitary sewer and municipal water into the township since it would encourage sprawl, as opposed to directing development to areas currently served by public utilities. Mr. Forth advised the Commission to further discuss the draft Master Plan and any additional comments from the Commission would also be forwarded to Pavilion Township prior to the February 21, 2019 public hearing.

The Commission and staff next discussed various aspects of the Master Plan. Chairman Stoffer asked if there were other areas within Pavilion Township that were planned for industrial land use. Mr. Forth stated there was an area along the south side of East N Avenue (north side of Section 4 and 5) that was designated for industrial land use. After a brief discussion, a motion was made by Commissioner Patterson, seconded by Commissioner Corradini, to receive the Pavilion Township Master Plan – “Pavilion Proud 2033” and convey the same concerns identified by staff regarding the industrial designation of the area on the north side of East O Avenue, and the proposed expansion of sanitary sewer and municipal water service into the township to support future development. The motion was unanimously approved 6-0.

**STATEMENT OF CITIZENS/COMMISSIONERS:**

Commissioners Pezzoli and Patterson indicated that they would not be present at the February 21, 2019 meeting.

7:13 p.m. - The Commission took a short recess.
7:15 p.m. - The Commission reconvened the meeting in City Hall Conference Room No. 2

**NEW BUSINESS:**

1. FY 2019-2029 DRAFT Capital Improvement Program (preliminary). Mr. Forth reviewed the staff report dated February 1, 2019 that summarized the process that began in September 2018 to solicit citizen and Commission input regarding the annual Capital Improvement Program (CIP). Mr. Forth stated the preliminary information provided to the Commission included summary tables and project profiles which represented new projects or previously identified projects that have been revised since the FY 2018-2028 CIP document. Mr. Forth indicated that CIP projects from the FY 2018-2028 CIP document that have not been changed were not included in this preliminary information. Mr. Forth indicated that total expenditures identified in the draft FY 2019-2029 CIP increased \$16.7 million from the approved FY 2018-2028 CIP with the two largest projects being the reconstruction of Fire Station No. 2 and the new Community Senior Center. Mr. Forth then summarized the new/revised projects for each major category including Streets, Sidewalks & Bikeways, Water, Sewer, Police, Fire, Public Facilities and Parks & Recreation. Mr. Forth stated that a complete bounded final draft version of the FY 2019-2029 CIP would be provided in March, however, staff was requesting any initial comments from the Commission regarding the new and revised projects detailed in the staff report and attachments.

Commissioner Corradini asked about the timing for the Cox’s Drive major street reconstruction project planned for FY 2023-24 and whether this project shouldn’t be coordinated with the Zylman Road reconstruction project. Mr. Forth stated he would discuss with the Transportation and Utilities Director and provide a response. The Commission and staff next discussed the various projects. Chairman Stoffer asked whether Community Development has received any applications for the Neighborhood Community Enhancement Program. Mr. Forth indicated that no applications have been received. The Commission did not have any additional questions or comments regarding the preliminary FY 2019-2029 CIP at this time. Mr. Forth asked the Commission to email staff with any additional questions and/or comments regarding the preliminary FY 2018-2028 CIP and soon as possible and restated that a final draft version of the FY 2019-2029 CIP would be provided to the Planning Commission in March for final review and recommendation to City Council.

**ADJOURNMENT:**

There being no further business to come before the Commission, the regularly scheduled meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Christopher Forth, AICP  
Deputy Director of Planning, Development and Neighborhood Services