

PLANNING COMMISSION

November 19, 2015

The City of Portage Planning Commission meeting of November 19, 2015 was called to order by Chairman Welch at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Eleven citizens were in attendance.

PLEDGE OF ALLEGIANCE:

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

IN ATTENDANCE:

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

ROLL CALL:

Mr. Forth called the roll and the following Commissioners were present: Patterson (yes), Stoffer (yes), Welch (yes), Felicijan (yes), Somers (yes) and Richmond (yes). A motion was made by Commissioner Felicijan, seconded by Commissioner Somers, to approve the roll excusing Commissioners Bosch, Dargitz and Schimmel. The motion was unanimously approved 6-0.

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the November 5, 2015 meeting minutes contained in the agenda packet. A motion was made by Commissioner Patterson, seconded by Commissioner Felicijan, to approve the minutes as submitted. The motion was unanimously approved 6-0. Commissioner Schimmel arrived at 7:07pm

SITE/FINAL PLANS:

1. Final Plan: Greenspire Apartments (Phase V), 8615 Tozer Court. Mr. Forth summarized the staff report dated November 13, 2015 regarding a request from H & G II, Inc. to construct Phase V of Greenspire Apartments within the Greenspire Planned Development (PD). Mr. Forth stated Phase V proposes construction of three, three-story apartment buildings (two 27,818 square foot buildings with 28 units each and one 15,820 square foot building with 14 units) and associated site improvements on property addressed as 8615 Tozer Court. Mr. Forth indicated future construction of five additional apartment buildings is also planned within the remaining portion of the Phase V area for a total of 168 units on 17 acres of land. Mr. Forth reviewed aspects of the final plan including access, sidewalks, storm water and screening planned along the west side of the property, adjacent the single family residences located along Tozer Court/Shirley Court. Mr. Forth stated the final plan has been designed in conformance with the approved tentative plan/narrative and was recommended for approval subject to finalization of the storm water system design and approval by the MDEQ.

Mr. Greg Dobson representing H & G II, Inc. was present to support the application and explain the development history of the Greenspire PD. Mr. Dobson presented a photograph of the apartment buildings constructed in Phase IV and indicated the same buildings would be constructed in Phase V. Mr. Dobson summarized his conversations with adjacent neighbors along Tozer Court/Shirley Court and discussed proposed screening and signage that will be installed with construction of Phase V. Mr. Dobson indicated a consultant has been hired to work with the MDEQ to determine whether any permitting or approvals would be necessary to discharge storm water into the adjacent wetland area.

Two citizens spoke regarding the proposed development project: 1) Ms. Betty Lee Ongley, 8620 Tozer Court and 2) Ms. Lori Olsen, 3411 Fawn Cove. Ms. Ongley discussed the development history of Greenspire Apartments, expressed concern regarding possible trespassing and privacy issues and asked for consideration of installation of a privacy fence. Ms. Olsen expressed concerns regarding loss of wildlife habitat/woods and ask that as many trees as possible be preserved during construction. Mr. Dobson stated he would be glad to meet with Ms. Ongley and discuss her request. Mr. Dobson also stated the Greenspire development has a long history of

preserving the environment and creating a natural feel for its residents that would continue with construction of Phase V.

After a brief discussion, a motion was made by Commissioner Patterson, seconded by Commissioner Somers, to recommend to City Council that the Final Plan for Greenspire Apartments (Phase V), 8615 Tozer Court, be approved subject to finalization of the storm water design, and approval by the MDEQ to discharge into the wetland area. The motion was unanimously approved 7-0.

PUBLIC HEARINGS:

1. Preliminary Report; Rezoning Application #15/16-2, 480 Admiral Avenue. Mr. West summarized the preliminary staff report dated November 13, 2015 regarding a request from Chad Scott to rezone 480 Admiral Avenue from RM-1, multiple family residential and I-1, light industry to R-1T, attached residential. Mr. West indicated the applicant was requesting the rezoning to facilitate construction of a four-unit attached residential building along the northern portion of the property, at the eastern terminus of Cameo Avenue. Mr. West discussed the Future Land Use Map designation of single-family detached-medium density residential of the subject parcel and adjacent properties, along with the surrounding zoning and land use pattern. Mr. West then reviewed the split zoning of the subject parcel (RM-1, south portion and I-1, north portion), the irregular shape of the property, access limitations and the presence of potential wetland areas and poor soils, particularly along the southern portion of the property. Mr. West briefly discussed the I-1 zoning designation of the adjacent city owned parcel to the east and south and the rear portion of three parcels on Dorset Street and the inconsistency with the Future Land Use Map and existing zoning/land use pattern. In an effort not to delay the applicant, Mr. West stated it was recommended that the Planning Commission consider a possible rezoning of these properties at a later date, consistent with the approved Work Program.

Mr. Chad Scott (applicant/property owner) and Mr. Greg Radd of Nederveld Associates (applicant's consultant) were present to support the zoning change and to discuss the proposed four-unit attached residential building planned along the northern portion of the property. Mr. Radd stated a preliminary wetland delineation was performed several years ago and the southern portion of the property was found to be wetlands. Mr. Radd stated this delineation would be updated and development would be concentrated to the northern portion of the property, where higher ground and better soils are present. The public hearing was opened by Chairman Welch. No citizens spoke regarding the proposed rezoning. After a brief discussion, a motion was made by Commissioner Patterson, seconded by Commissioner Stoffer, to adjourn the public hearing for Rezoning Application #15/16-2, 480 Admiral Avenue, to the December 3, 2015 meeting. The motion was unanimously approved 7-0.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

STATEMENT OF CITIZENS:

None.

ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Christopher T. Forth, AICP
Deputy Director of Planning, Development & Neighborhood Services