

PLANNING COMMISSION

May 5, 2016

The City of Portage Planning Commission meeting of May 5, 2016 was called to order by Chairman Welch at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Approximately 25 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 and Neighborhood Services; Michael West, Senior City Planner; and Charlie Bear, Assistant City Attorney.

ROLL CALL:

Mr. Forth called the roll: Patterson (yes), Stoffer (yes), Welch (yes), Felicijan (not present), Dargitz (yes), Bosch (yeas), Somers (yes) and Schimmel (yes). A motion was offered by Commissioner Dargitz, seconded by Commissioner Schimmel, to approve the roll excusing Commissioner Richmond. The motion was unanimously approved 7-0.

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the April 21, 2016 meeting minutes contained in the agenda packet. A motion was then made by Commissioner Bosch, seconded by Commissioner Patterson, to approve the minutes as submitted. The motion was unanimously approved 7-0.

SITE/FINAL PLANS:

None.

PUBLIC HEARINGS:

1. Preliminary Plat of Whispering Meadows No. 4, 6513 Angling Road. Mr. Forth summarized the staff report dated April 29, 2016 regarding the request by Glas Associates to construct the fourth and final phase of the Whispering Meadows single-family residential subdivision. Mr. Forth stated Whispering Meadows No. 4 proposes 15 single family residential lots on approximately 12.78 acres. Mr. Forth indicated the existing 2-story farmhouse and detached garage building located on the property would be relocated to the northwestern portion of the site (0.4 acre parcel) and would be exempted from the plat. In conjunction with the preliminary plat, Mr. Forth stated the applicant was requesting variances from the Subdivision and Land Division Regulations involving extension/connection of public streets (Section 42-803) and installation of sidewalks along both sides of all streets (Section 42-804). Mr. Forth summarized the analysis section of the staff report and indicated staff is recommending approval of the preliminary plat, including the requested variances, subject to the three conditions outlined in the April 29, 2016 Department of Community Development report.

Mr. Charlie Glas of Glas Associates (applicant/developer) was present to support the proposed plat. Mr. Glas explained the rationale for the requested variances and thanked staff for their assistance during the review process. Chairman Welch opened the public hearing. There being no public comment, a motion was made by Commissioner Somers, supported by Commissioner Bosch, to close the public hearing. The motion was unanimously approved 7-0.

After a brief discussion, a motion was made by Commissioner Patterson, supported by Commissioner Bosch, to recommend to City Council approval of the Preliminary Plat of Whispering Meadows No. 4, 6513 Angling Road, subject to the three conditions outlined in the Department of Community report dated April 29, 2016 including the requested variances and with a finding that the criteria outlined in Section 42-713 of the Subdivision and Land Division Regulations for issuance of the variances had been satisfied. The motion was unanimously approved 7-0.

2. Preliminary Report; Rezoning Application #15/16-5, 715 West Osterhout Avenue. Mr. Forth summarized the preliminary staff report dated April 29, 2016 regarding a request from Landmark Development Properties LLC to rezone 715 West Osterhout Avenue from R-1C, one family residential to PD, planned development. Mr. Forth discussed the two-step PD process involving the rezoning/tentative plan review and then the subsequent final/site plan review. Mr. Forth stated the PD rezoning would facilitate construction of 102 single-family detached and attached residential condominium dwellings on approximate 39 acres. Mr. Forth summarized various elements of the proposed tentative plan including access, private street design/layout, sidewalks and walking trails, wetlands and open space preservation, phasing and overall density of the development. Mr. Forth then reviewed the preliminary analysis section of the report including the Comprehensive Plan/Future Land Use Plan designations and the suitability of the existing zoning and impacts of the proposed PD zoning.

Mr. Pat Flanagan of Ingersoll, Watson & McMachen (applicant's engineer) was present to support the rezoning application and explain the planned development project. Mr. Flanagan introduced Mr. Aaron Hovestadt (principal of Landmark Development Properties) and thanked staff for their assistance during the review process. Mr. Flanagan presented a color rendering of the proposed development project and discussed the plans to install a fire sprinkler system within each dwelling unit. Mr. Flanagan discussed the target market of the development (55 years and older, "empty nesters") and reviewed various aspects of the project including access, internal private street network, sidewalks and walking trails, size and square footage of the homes, building materials and energy efficiency features, building setbacks, phasing and development densities, wetlands assessment, storm water management, open space areas and plans to preserve mature trees and natural areas across the property.

The public hearing was opened by Chairman Welch. Two citizens spoke regarding the proposed rezoning: 1) Mr. Elmon Oliver, 951 West Osterhout Avenue and 2) Mr. Mike Davidovuch. Mr. Oliver stated he had no objections to the development project and Mr. Davidovich had questions regarding construction traffic. After additional discussion, a motion was made by Commissioner Bosch, seconded by Commissioner Schimmel, to adjourn the public hearing for Rezoning Application #15/16-5, 715 West Osterhout Avenue, to the May 19, 2016 meeting. The motion was unanimously approved 7-0.

3. Special Land Use Permit: KEPS Technologies (Verizon antenna collocation), 6301 South Westnedge Avenue. Mr. West summarized the staff report dated April 29, 2016 regarding a request from KEPS Technologies to install three (3) 10-foot tall telecommunication antennas on top of the roof of the existing Verizon Wireless building located at 6301 South Westnedge Avenue. Mr. West stated that Section 42-135.G.1.c of the Wireless Telecommunications Facilities and Towers Ordinance permits placement or collocation of antennas on existing conforming towers, buildings and similar structures. Mr. West indicated the antennas would be slate grey or brush silver in color so as to blend into the existing structure and surroundings and would extend approximately 10-feet above the top of the roof. Mr. West stated the application fulfills the requirements for issuance of a special land use permit and was recommended for approval. Mr. West also referred the Commission to an April 29, 2016 letter from KIN Properties contained in the final agenda packet opposing the antenna collocation.

Ms. Kacey Polisky of ACD.net (applicant representative) was present to support the application and to discuss the need for the additional antennas. Ms. Polisky stated the three antennas, along with other antenna locations planned across the area, were necessary to improve in-building coverage and to reduce the over saturation that was occurring in the Verizon Wireless network. The public hearing was then opened by Chairman Welch. One citizen spoke regard to the proposed special land use permit: Mr. Brandon Ovenhander

(representing Aldi Food Stores, 6291 South Westnedge Avenue). Mr. Ovenhander spoke in opposition to the proposed antennas citing visual and aesthetic concerns. A motion was made by Commissioner Bosch, seconded by Commissioner Somers, to close the public hearing. The motion was unanimously approved 7-0.

After a brief discussion regarding the height of the antennas, the parapet around the building perimeter and the height of other structures in the area such as parking lot light poles, a motion was made by Commissioner Patterson, seconded by Commissioner Bosch, to approve the Special Land Use Permit for KEPS Technologies (Verizon antenna colocation), 6301 South Westnedge Avenue. The motion was unanimously approved 7-0.

NEW BUSINESS:

None.

STATEMENT OF CITIZENS:

None.

OLD BUSINESS:

None.

ADJOURNMENT:

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

Respectfully submitted,

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