

PLANNING COMMISSION

November 17, 2016

The City of Portage Planning Commission meeting of November 17, 2016 was called to order by Vice-Chairman Stoffer at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. One citizen was in attendance.

PLEDGE OF ALLEGIANCE:

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

IN ATTENDANCE:

Christopher Forth, Deputy Director of Planning, Development and Neighborhood Services and Randall Brown, City Attorney.

ROLL CALL:

Mr. Forth called the roll: Stoffer (yes); Schimmel (yes), Dargitz (yes), Richmond (yes), Shoup (yes) and Joshi (yes). A motion was offered by Commissioner Dargitz, seconded by Commissioner Joshi, to approve the roll excusing Chairman Welch and Commissioners Bosch and Patterson. The motion was unanimously approved 6-0.

APPROVAL OF MINUTES:

Vice-Chairman Stoffer referred the Commission to the October 6, 2016 meeting minutes contained in the agenda packet. A motion was made by Commissioner Dargitz, seconded by Commissioner Schimmel, to approve the minutes as submitted. The motion was unanimously approved 6-0.

PUBLIC HEARINGS:

1. Preliminary Report: Rezoning Application #16/17-2, 8546 Shirley Court and Tentative Plan Amendment for Greenspire Planned Development. Mr. Forth summarized the staff report dated November 11, 2016 regarding a request from Greenspire Equity V, LLC, American Village Builders and The Hinman Company that 8546 Shirley Court be rezoned from R-1C, one family residential to PD, planned development. Additionally and in conjunction with the proposed rezoning, the applicants are also requesting to amend the previously approved 2010 Tentative Plan for the Greenspire Planned Development. Mr. Forth summarized the proposed changes to the previously approved tentative plan. Commissioner Joshi asked if the overall number of off-street parking spaces was adequate to meet the demand. Mr. Forth indicated the number of proposed off-street parking spaces is conceptually acceptable. The minimum number of required off-street parking spaces will be reviewed during the site plan review phase. Commissioner Dargitz asked about the future use of 8546 Shirley Court. Mr. Forth stated the existing single-family dwelling will be razed by the applicant and there are no plans to construct an apartment building on the property. The applicant is incorporating the land area into phase 5 and will increase the number of units in another area of phase 5.

The applicant, Mr. Greg Dodson of American Village Builders, was present to support the zoning change and tentative plan amendments. Mr. Dobson briefly explained the history of the Greenspire development project and efforts to date to install buffering and screening for the benefit of the existing homeowners along Shirley and Tozer Court. In response to Commissioner Joshi's comment concerning off-street parking, Mr. Dobson stated the parking shown on the tentative plan is sufficient for tentative plan purposes. The actual number of spaces will be determined on the specific land uses, which are unknown at this time. Commissioner Dargitz also asked if any of the proposed amendments will impact an existing wetland area. Mr. Dobson stated the proposed amendments to the tentative plan will not impact existing wetland areas and no new wetland delineation is necessary.

The public hearing was opened by Vice-Chairman Stoffer. No citizens spoke in regard to the proposed zoning change of 8546 Shirley Court or Greenspire tentative plan amendments. There being no further comments,

a motion was made by Commissioner Schimmel, seconded by Commissioner Dargitz, to adjourn the public hearing until the December 1, 2016 meeting. The motion was unanimously approved 6-0.

SITE/FINAL PLANS:

None

NEW BUSINESS:

None

OLD BUSINESS:

None

STATEMENT OF CITIZENS:

None

ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

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