

PLANNING COMMISSION

January 5, 2017

The City of Portage Planning Commission meeting of January 5, 2017 was called to order by Chairman Welch at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Six 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 Randall Brown, City Attorney.

ROLL CALL:

Mr. Forth called the roll: Stoffer (yes), Welch (yes), Schimmel (yes), Dargitz (yes), Richmond (yes), Shoup (yes) and Joshi (yes). A motion was offered by Commissioner Stoffer, seconded by Commissioner Schimmel, to approve the roll excusing Commissioners Patterson and Bosch. The motion was unanimously approved 7-0.

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the December 1, 2016 meeting minutes contained in the agenda packet. A motion was made by Commissioner Dargitz, seconded by Commissioner Stoffer, to approve the minutes as submitted. The motion was unanimously approved 7-0.

PUBLIC HEARINGS:

1. Preliminary Report; Rezoning Application #16/17-3, 715 West Osterhout Avenue (Streamsong Residential Condominium). Mr. Forth summarized the preliminary staff report dated December 30, 2016 regarding a request from SDV Development LLC to rezone 715 West Osterhout Avenue from R-1C, one family residential to PD, planned development. 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 stated the request was very similar to the PD rezoning request and tentative plan that was submitted by Landmark Development Partners and reviewed and recommended for approval by the Planning Commission in May 2016: Applicant withdrew the request after Planning Commission review and before City Council consideration. Mr. Forth discussed minor differences between the two proposals including access changes and the inclusion of a clubhouse and pool with the SDV Development application.

Mr. Pat Flanagan of Ingersoll, Watson & McMachen (applicant's engineer) and Mr. Mike Seelye (SDV Development) were present to support the rezoning application and explain the planned development project. Mr. Flanagan discussed various elements of the planned development proposal including house sizes and construction styles, private streets, sidewalks, trails and the inclusion of a clubhouse/pool. Mr. Seelye discussed the similarities between this project and the Sterling Oaks planned development located between South Shore Drive and Bacon Avenue.

The public hearing was opened by Chairman Welch. No citizens spoke regarding the proposed rezoning and condominium development. After additional discussion, a motion was made by Commissioner Schimmel, seconded by Commissioner Dargitz, to adjourn the public hearing for Rezoning Application #16/17-3, 715 West Osterhout Avenue, to the January 19, 2017 meeting. The motion was unanimously approved 7-0.

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 7:20 p.m.

Respectfully submitted,

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