

PLANNING COMMISSION

April 20, 2017

The City of Portage Planning Commission meeting of April 20, 2017 was called to order by Chairman Welch at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Approximately 3 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; and Randy Brown, City Attorney.

ROLL CALL:

Mr. Forth called the roll: Joshi (yes), Shoup (yes), Schimmel (yes), Richmond (yes), Dargitz (yes), Bosch (yes), Welch (yes), Stoffer (yes) and Patterson (yes).

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the March 30, 2017 meeting minutes contained in the agenda packet. A motion was made by Commissioner Patterson, seconded by Commissioner Bosch, to approve the minutes as submitted. The motion was unanimously approved 9-0.

SITE/FINAL PLANS:

1. Specific (Site) Plan for Retail Shop, 5050 South Westnedge Avenue. Mr. Forth summarized the staff report dated April 14, 2017 regarding a specific (site) plan submitted by The Hinman Company to construct a 19,000 square foot retail building addition and associated site improvements along the north side of the existing Earth Fare building. The retail building addition represents the third project submitted under the previously approved CPD, commercial planned development submitted by Jereco LLC and 5024 South Westnedge LLC. Mr. Forth indicated the development project has been reviewed by the City Administrative departments and is being recommended for approval.

The applicant's representative, Rich MacDonald and the design engineer, Todd Hurley from Hurley and Stewart, were present to speak in support of the project. Mr. MacDonald advised the Commission that due to confidentiality issues, he can't identify the name of the tenant but indicated it is a national retailer that will compliment Earth Fare. Commissioner Dargitz asked if there are special site improvements to protect/encourage pedestrian movements such as speed tables to serve as crosswalks. Mr. MacDonald noted the site plan includes pavement markings and concrete curbing that has been extended. Pedestrian speed tables are not proposed. Commissioner Stoffer asked if the storm drainage system is designed to connect to the existing Earth Fare system. Mr. Hurley explained the storm water system for this entire area was designed with the first phase of development. The system includes underground storage with a controlled rate overflow discharge to West Fork Creek.

There being no further discussion, a motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to approve the specific (site) plan for Retail Shop, 5050 South Westnedge Avenue. The motion was unanimously approved 9-0.

PUBLIC HEARING:

None

NEW BUSINESS:

None

OLD BUSINESS:

1. 2017-2018 Neighborhood and Community Enhancement Program Process. Mr. Forth indicated the application form and proposed review criteria have been revised based on the discussion that occurred during the March 30, 2017 Planning Commission meeting. The Commission had no further comments on either the application form or criteria. Mr. Forth mentioned that three Planning Commission volunteers are needed to serve on the subcommittee whose primary responsibility will be to review and recommend applications for funding. Commissioners Joshi, Richmond and Stoffer offered to serve on the subcommittee.

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