

PLANNING COMMISSION

May 4, 2017

The City of Portage Planning Commission meeting of May 4, 2017 was called to order by Vice-Chairman Stoffer at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Two citizens were in attendance.

PLEDGE OF ALLEGIANCE:

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

IN ATTENDANCE:

Michael West, Senior City Planner; and Bryan Beach, Assistant City Attorney.

ROLL CALL:

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

APPROVAL OF MINUTES:

Vice-Chairman Stoffer referred the Commission to the April 20, 2017 meeting minutes contained in the agenda packet. A motion was made by Commissioner Patterson, seconded by Commissioner Schimmel, to approve the minutes as submitted. The motion was unanimously approved 6-0.

SITE/FINAL PLANS:

None

PUBLIC HEARING:

1. Special Land Use Permit: Group Child Care Home (Powers), 1343 East Osterhout Avenue. Mr. West summarized the April 28, 2017 staff report regarding a request by Ms. Amy Powers to establish a group child care home for up to 12 children at her residence located at 1343 East Osterhout Avenue. Mr. West discussed the ordinance criteria for consideration of a group child care home including distance requirements from other group child care homes, adult foster care homes (small or group) or other similar uses. Mr. West indicated that another group child care home was located at 10527 Dandale Street, approximately 1,250 feet from the subject property, measured along a traveled distance of Dandale Street and East Osterhout Avenue. Although the ordinance establishes a 1,500 foot separation standard, Mr. West stated the ordinance also allows for deviations upon a finding of the Commission that the proximity of the uses will not result in excessive noise, traffic or other disturbances which may adversely affect abutting or nearby residential uses. Given the distance separation and location of the uses on different streets, Mr. West indicated that staff believes the proximity of these uses will not result in excessive noise, traffic or other disturbances. Mr. West then discussed parking available at the residence, the setback of the home from East Osterhout Avenue and the applicant's commitment to enclose the backyard play area with a 6-foot tall screening fence. Finally, Mr. West referred the Commission to citizen communications received regarding the requested special land use permit including letters of support from three adjacent property owners and two letters of opposition from citizens who did not identify themselves.

Ms. Amy Powers (applicant) was present to support the application and discuss her plans for the group child care home. Ms. Powers confirmed that the 6-foot tall screening fence around the backyard play area would be installed prior to the opening of the group child care home, likely August 2017. The public hearing was then

opened by Vice-Chairman Stoffer. No citizens spoke regarding the proposed special land use permit and group child care home. A motion was then made by Commissioner Schimmel, seconded by Commissioner Patterson, to close the public hearing. The motion was unanimously approved 6-0.

After additional discussion, a motion was made by Commissioner Patterson, seconded by Commissioner Richmond, to approve the Special Land Use Permit (Group Child Care Home) for Ms. Amy Powers, 1343 East Osterhout Avenue, subject to installation of the 6-foot tall screening fence around the backyard play area before the group child care home begins operation. The rear yard will be completely enclosed with a 6-foot high screening fence and the children will be restricted to the rear yard area, which will address potential impacts and safety issues. The motion was unanimously approved 6-0.

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 7:15 p.m.

Respectfully submitted,

Michael K. West, AICP
Senior City Planner