

## PLANNING COMMISSION

June 15, 2017

The City of Portage Planning Commission meeting of June 15, 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. One citizen was 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 Randy Brown, City Attorney.

### **ROLL CALL:**

Mr. Forth called the roll: Patterson (yes), Stoffer (yes), Schimmel (yes), Shoup (yes), Joshi (yes) and Chu (yes). A motion was then made by Commissioner Patterson, seconded by Commissioner Schimmel, to approve the Roll excusing Commissioners Bosch and Harrell-Page. The motion was unanimously approved 6-0.

### **APPROVAL OF MINUTES:**

Vice-Chairman Stoffer referred the Commission to the June 1, 2017 meeting minutes contained in the agenda packet. A motion was made by Commissioner Joshi, seconded by Commissioner Patterson, to approve the minutes as submitted. The motion was unanimously approved 6-0.

### **SITE/FINAL PLANS:**

1. Alternative Screening Arrangement for Meredith Street Preschool, 5323 Meredith Street. Mr. West summarized the staff report dated June 9, 2017 regarding an alternative screening proposal submitted in conjunction with an approximate 3,000 square foot preschool development at 5323 Meredith Street. Mr. West stated that although the site plan is administratively approved by the Director of Community Development, the applicant is proposing an alternative screening arrangement along the southern portion of the property that requires Planning Commission review and approval. Mr. West indicated that Section 42-573.E of Zoning Code requires that nonresidential uses on a zoning lot of three acres or more and abutting land principally used or zoned for residential purposes construct a six-foot tall landscaped berm, between the use and the abutting residential use/zone. Mr. West stated the subject property is 3.7 acres and borders the Davis Creek Apartment complex to the south. In lieu of the six-foot tall landscaped berm, Mr. West indicated the applicant is proposing to install a six-foot tall wooden screening fence, 10-foot greenstrip area and deciduous tree plantings (minimum 2½ inch caliper, every 30 feet) along the southern portion of the site, between the preschool use and the adjacent multiple family residential apartment complex. Mr. West stated that Section 42-573.F of the Zoning Code allows the Planning Commission to consider an alternative screening arrangement consisting of existing vegetation, planted vegetation, topographic characteristics or a combination thereof if the proposal satisfies the intent and purpose of the conflicting land use screening regulations. Mr. West discussed the characteristics of the property and the low intensity preschool land use proposed on the western approximate 1.2 acres of the overall 3.7 acre zoning lot and indicated the alternative screening arrangement satisfies the intent/purpose of the conflicting land use screening regulations and was recommended for approval.

Nate Whitaker of DeLoof Construction (applicant representative) was present to explain the development and support the request. No citizens spoke regarding the alternative screening arrangement. After a brief discussion, a motion was made by Commissioner Patterson, seconded by Commissioner Schimmel, to approve the Alternative Screening Arrangement for Meredith Street Preschool, 5323 Meredith Street. Consistent with Section 42-573.F of the Zoning Code, the low intensity land use developed on 1.2 of the 3.7 acre site and the alternative screening

proposal consisting of a six-foot tall wooden fence, 10-foot wide greenstrip and deciduous tree plantings along the southern portion of the development satisfies the intent and purpose of the conflicting land use screening regulations. The alternative screening proposal will provide adequate separation screening between the proposed preschool use and the existing multiple family residential apartment complex located to the south. The motion was unanimously approved 6-0.

**PUBLIC HEARING:**

None.

**NEW BUSINESS:**

1. Election of Officers. Vice-Chairman Stoffer asked if any Commissioner was interested in the position of Chairman. Vice-Chairman Stoffer stated he would be interested in the Chairman position. No other Commissioners expressed interest in the Chairman position. A motion was then made by Commissioner Patterson, seconded by Commissioner Shoup, to approve Wayne Stoffer as Chairman. The motion was unanimously approved 6-0.

Chairman Stoffer then asked if any Commissioner was interested in the position of Vice-Chairman. Commissioner Shoup stated he would be interested in the Vice-Chairman position. No other Commissioners expressed interest in the Vice-Chairman position. A motion was then made by Commissioner Patterson, seconded by Commissioner Schimmel, to approve Raymond Shoup as Vice-Chairman. The motion was unanimously approved 6-0.

Chairman Stoffer then asked if any Commissioner was interested in the position of Secretary. Commissioner Schimmel stated she would be interested remaining Secretary. No other Commissioners expressed interest in the Secretary position. A motion was then made by Commissioner Patterson, seconded by Commissioner Shoup, to approve Betty Schimmel as Secretary. The motion was unanimously approved 6-0.

**OLD BUSINESS:**

None.

**STATEMENT OF CITIZENS/COMMISSIONERS:**

Commissioner Schimmel congratulated Commissioner Patterson on his recent award from Consumers Energy Company for construction of 5-Star Energy Star homes within The Woodlands at Austin Lake condominium development.

**ADJOURNMENT:**

There being no further business to come before the Commission, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Michael K. West, AICP  
Senior City Planner