

## **PLANNING COMMISSION**

**July 20, 2017**

The City of Portage Planning Commission meeting of July 20, 2017 was called to order by Chairman Stoffer at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Five citizens were in attendance.

### **PLEDGE OF ALLEGIANCE:**

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

### **ROLL CALL:**

Mr. Forth called the roll: Patterson (yes), Shoup (yes), Stoffer (yes), Schimmel (yes), Joshi (yes), Chu (not present), Harrell-Page (yes), and Corradini (yes). A motion was made by Commissioner Schimmel, seconded by Commissioner Patterson, to approve the roll excusing Commissioner Bosch. The motion was unanimously approved 7-0.

### **APPROVAL OF MINUTES:**

Chairman Stoffer referred the Commission to the June 29, 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 8-0.

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

1. Final/Site Plan: Streamsong Condominiums (Phase I), 715 West Osterhout Avenue. Mr. West summarized the July 14, 2017 staff report regarding a request SDV Development LLC to construct the first phase of the Streamsong Condominiums. Mr. West indicated that Phase I of Streamsong Condominiums would include a total of 29 condominium units, a 1,280 square foot clubhouse/pool and a network of interior private streets. Mr. West discussed access to the site, storm water management, sidewalks and indicated the first phase of the Streamsong Condominiums Planned Development has been designed in substantial conformance with the March 14, 2017 approved tentative plan. Mr. West stated the final/site plan was recommended for approval subject to the three conditions outlined in the staff report.

Mike Seelye of SDV Development LLC (applicant) and Pat Flanagan of Ingersoll, Watson & McMachen (applicant's engineer) were present to support the application and discuss the development project. Commissioners Schimmel and Joshi asked about the rationale to install the sidewalk integral to the private streets. Mr. Flanagan discussed the limited space between the street and the condominium dwellings and the need to install sidewalk, public and private utilities within this area. Mr. Seelye also discussed the desire to provide sufficient room for vehicles to park in the driveways without blocking the sidewalk. Mr. Seelye stated the proposal to install the sidewalk integral to the street curb was consistent with other similar condominium development like Sterling Oaks, Oakland Hills and Whisper Rock. After additional discussion regarding MDEQ review of the proposed storm water design and the depth of the groundwater table in relation to the basements of the condominium dwellings, a motion was made by Commissioner Patterson, seconded by Commissioner Schimmel, to recommend to City Council that the Final/Site Plan for Streamsong Condominiums (Phase I), 715 West Osterhout Avenue, be approved subject to the following conditions: 1) Review and approval of the temporary storm water infiltration swale by the MDEQ, if necessary; 2) Submittal of a detailed landscape plan for administrative review/approval; and 3) Finalization of

engineering related details associated with the public water main and sanitary sewer main extensions and left-turn lane construction within West Osterhout Avenue. The motion was unanimously approved 8-0.

- Commissioner Chu arrived at 7:20pm

2. Specific/Site Plan: Black Rock Bar & Grill, 420 Trade Centre Way. Mr. Forth summarized the July 14, 2017 staff report regarding a specific/site plan request from CBJ Sizzle, LLC to construct a 10,186 square foot restaurant building and associated site improvements at 420 Trade Centre Way. Mr. Forth stated the approximate 1.6 acre site is zoned CPD, commercial planned development and part of the larger 20 acre Trade Centre Commercial Planned Development. Mr. Forth discussed the 2012 City Council approved conceptual plan amendment for the Trade Centre Commercial Planned Development and stated the specific/site plan for Black Rock Bar & Grill has been designed in substantial conformance and was recommended for approval subject to finalization of engineering related details associate with a public water main/sanitary sewer main relocation.

Greg Dobson of AVB Development (applicant representative) and Todd Hurley of Hurley & Stewart (applicant's engineer) were present to support the application and discuss the development project. After a brief discussion regarding the parking arrangement and handicap parking spaces, a motion was made by Commissioner Patterson, seconded by Commissioner Harrell-Page, to approve that the Specific/Site Plan for Back Rock Bar & Grill, 420 Trade Centre Way, subject to finalization of engineering related details. The motion was unanimously approved 8-0.

**PUBLIC HEARING:**

1. Rezoning Application #16/17-6, 3223 and 3205 Cooley Drive. Chairman Stoffer referred the Commission to a July 10, 2017 communication from the applicant requesting that the rezoning consideration be postponed to the August 17, 2017 meeting. A motion was then made by Commissioner Schimmel, seconded by Commission Harrell-Page to adjourn the public hearing for Rezoning Application #16/17-6 to the August 17, 2017 meeting. The motion was unanimously approved 8-0.

**OLD BUSINESS:**

None.

**STATEMENT OF CITIZENS/COMMISSIONERS:**

Chairman Stoffer welcomed new Planning Commissioner Dan Corradini to the Commission.

7:40 p.m. - The Commission took a short recess.
7:45 p.m. - The Commission reconvened the meeting in Conference Room #1.

**NEW BUSINESS:**

1. Planning Commission Training – Roles & Responsibilities. Mr. Forth summarized the Powerpoint presentation format. Mr. Forth Mr. Forth summarized the differences and relationship between planning and zoning, and also discussed the roles and responsibilities of a Planning Commission. Mr. Forth also summarized the five primary functions of the Planning Commission: 1) Preparation and adoption of the Comprehensive Plan; 2) Review and recommendation to City Council regarding zoning map and zoning text amendments; 3) Review and approval of site plan; 4) Review and approval of special land use permits; and 5) Review and recommendation to City Council regarding plats and site condominiums. Mr. Forth also briefly reviewed legal issues associated with conditional rezonings and spot zoning, and standards related to reasonable use of property, claims of taking

and vested rights. Mr. Forth then reviewed additional Planning Commission responsibilities associated with the annual review and recommendation of the City of Portage capital improvement program (CIP).

**ADJOURNMENT:**

There being no further business to come before the Commission, the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

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