

PLANNING COMMISSION

October 19, 2017

The City of Portage Planning Commission meeting of October 19, 2017 was called to order by 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:

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; and Randy Brown, City Attorney.

ROLL CALL:

Mr. Forth called the roll: Patterson (yes), Shoup (yes), Stoffer (yes), Schimmel (yes), Harrell-Page (yes), Place (yes), Joshi (yes) and Corradini (yes). A motion was made by Commissioner Schimmel, seconded by Commissioner Joshi, to approve the roll excusing Commissioner Bosch. The motion was unanimously approved 8-0. Chairman Stoffer welcomed Meredith Place to the Planning Commission.

APPROVAL OF MINUTES:

Chairman Stoffer referred the Commission to the October 5, 2017 meeting minutes contained in the agenda packet. A motion was made by Commissioner Schimmel, seconded by Commissioner Harrell-Page, to approve the minutes as submitted. The motion was unanimously approved 8-0.

SITE/FINAL PLANS:

1. Final/Site Plan: Whisper Rock Condominiums (Phase II), 2275 West Centre Avenue. Mr. Forth summarized the October 13, 2017 staff report regarding a request by American Village Development II to construct the second phase of the Whisper Rock Condominiums. Mr. Forth indicated that Phase II of Whisper Rock Condominiums would include a total of 21 residential condominium dwellings (nine 2-unit attached buildings and one 3-unit attached building) and associated site improvements along the interior/western portion of the subject property. Mr. Forth discussed access to the site, storm water management, sidewalks and indicated the second phase of the Whisper Rock Condominium Planned Development has been designed in substantial conformance with the January 2016 approved tentative plan.

Jack Gesmundo, American Village Development II, was present to support the application and discuss the development project. After a brief discussion, a motion by Commissioner Patterson, seconded by Commissioner Shoup, to recommend to City Council that the Final/Site Plan for Whisper Rock Condominiums (Phase II), 2275 West Centre Avenue, be approved. The motion was unanimously approved 8-0.

PUBLIC HEARING:

1. Rezoning Application: Rezoning Application #17/18-1, 9444 South Sprinkle Road and 4691 Branch Avenue. Mr. Forth referred the Commission to the October 18, 2017 email communication from Mr. Andrew Rossell contained in the final agenda requesting that the rezoning consideration be adjourned to the November 2, 2017 meeting. Commissioner Schimmel asked Attorney Brown how many adjournments is acceptable. Attorney Brown indicated the Commission should determine if the request for another adjournment is reasonable.

The applicant's representative, Andrew Rossell, AR Engineering, was present to support the request for another adjournment, but only until the November 2, 2017 meeting Mr. Rossell indicated that discussions

among the parties involved with the sale and development of the site were ongoing. Additionally, Mr. Rossell stated he did reach out to the adjacent property only to let them know his client was again requesting an adjournment. Harrell-Page asked who the proposed retail use is. Mr. Rossell stated that information is still confidential.

The public hearing was reconvened by Chairman Stoffer. No citizens spoke regarding the proposed rezoning. A motion was made by Commissioner Patterson, seconded by Commissioner Harrell-Page, to adjourn the public hearing for Rezoning Application #17/18-1, 9444 South Sprinkle Road and 4691 Branch Avenue, to the November 2, 2017 meeting at the request of the applicant. The motion was unanimously approved 8-0.

NEW BUSINESS:

None

OLD BUSINESS:

None.

STATEMENT OF CITIZENS/COMMISSIONERS:

Commissioner Shoup and Joshi stated that they will not be present at November, 2, 2017 meeting.

ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

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