

## **PLANNING COMMISSION**

**January 19, 2017**

The City of Portage Planning Commission meeting of January 19, 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: Bosch (yes), Patterson (yes), Stoffer (yes), Schimmel (yes), Dargitz (yes), Richmond (yes), Joshi (yes) and Schoup (yes). A motion was offered by Commissioner Schimmel, seconded by Commissioner Bosch, to approve the roll excusing Chairman Welch. The motion was unanimously approved 8-0.

### **APPROVAL OF MINUTES:**

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

### **PUBLIC HEARINGS:**

1. Final Report; Rezoning Application #16/17-3, 715 West Osterhout Avenue (Streamsong Residential Condominium). Mr. West summarized the final staff report dated January 12, 2017 regarding a request from SDV Development LLC to rezone 715 West Osterhout Avenue from R-1C, one family residential to PD, planned development. Mr. West stated the PD rezoning would facilitate construction of 102 single-family detached and attached residential condominium dwellings on approximate 39 acres. Mr. West reviewed various aspects of the proposed tentative plan and also summarized the final analysis included in the staff report. Mr. West stated the proposed PD rezoning and tentative plan/narrative was consistent with the Future Land Use Map, Comprehensive Plan and surrounding zoning/land use pattern and was recommended for approval.

Mr. Pat Flanagan of Ingersoll, Watson & McMachen (applicant's engineer) was present to support the rezoning application and answer questions regarding the planned development project. The public hearing was opened by Vice-Chairman Stoffer. No citizens spoke regarding the proposed rezoning and condominium development. A motion was then made by Commissioner Bosch, seconded by Commissioner Schimmel, to close the public hearing. The motion was unanimously approved 8-0.

After a brief discussion, a motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to recommend to City Council that Rezoning Application #16/17-3 be approved and 715 West Osterhout Avenue be rezoned from R-1C, one family residential to PD planned development. The motion included the analysis and findings contained in the Department of Community Department including that the PD district and associated tentative plan/narrative submitted by SDV Development, LLC is consistent with the Comprehensive Plan/Future Land Use Map designations and surrounding zoning/land use pattern along West Osterhout Avenue. The motion was unanimously approved 8-0.

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

None

**NEW BUSINESS:**

None

**OLD BUSINESS:**

1. Kalamazoo County Metropolitan Planning Commission – County Master Plan Initiative. Mr. West summarized the previous review of this matter and the presentation given to the Planning Commission at the December 1, 2016 meeting by Ms. Lotta Jarnefelt of the Kalamazoo County Planning Department, Ms. Michelle Bennett of Becker & Raeder (project consultant) and Mr. Steven Cook of the Kalamazoo County Planning Commission. Mr. West discussed the one page summary of the Portage City Master Plan prepared by Kalamazoo County and asked if the Commission had any recommended changes. Mr. West indicated that staff was recommending an additional paragraph to better describe the Portage community.

The Commission discussed the one page summary and agreed with the staff recommended expansion of the introductory paragraph. Additionally, Commissioner Patterson suggested changing the end of the last sentence in the first paragraph to read "...as evidenced by Portage's extensive multi-use trail system." (as opposed to just referencing the Portage South Central Greenway). The Commission concurred and had no further recommended changes.

**STATEMENT OF CITIZENS:**

None

**ADJOURNMENT:**

Commissioner Dargitz and Commissioner Richmond inquired about the recent removal of split rail fencing around city parks. Commissioner Dargitz stated she had contacted the Parks Department and was told the split rail fencing was being removed and would not be replaced due to maintenance issues and costs. Commissioner Dargitz expressed safety concerns with the removal and indicated that she thought the split rail fencing served as an important visual and physical barrier, especially where adjacent to parking lots and public streets. The area around Lakeview Park/Portage Road was cited as an example. Commissioner Dargitz suggested that city staff consider installation of smaller sections of split rail fencing and/or planted vegetation to provide this visual/physical barrier in select locations around city parks. Mr. West stated he would discuss this matter with the Director of Parks and Recreation and provide a response to the full Commission, either in the form of an email or a memo that would be included in the next agenda meeting packet.

There being no further business to come before the Commission, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Michael K. West, AICP  
Senior City Planner