

CITY OF PORTAGE PLANNING COMMISSION

AGENDA

Thursday, May 18, 2023
7:00 PM

Portage City Hall Council Chambers

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES:

1. Meeting Minutes dated April 20, 2023

PUBLIC HEARINGS

SITE/FINAL PLANS:

OLD BUSINESS:

NEW BUSINESS:

1. Text Amendment updates

STATEMENT OF CITIZENS:

ADJOURNMENT:

Star (*) indicates printed material within the agenda packet.

CITY OF PORTAGE PLANNING COMMISSION

Thursday, April 20, 2023
7:00 PM Portage
Portage City Hall Council Chambers

The City of Portage Planning Commission meeting of April 20, 2023, was called to order by Chair Corradini at 7:00 p.m.

IN ATTENDANCE

- Eric Feldt, Senior City Planner
- Catherine Kaufman, City Attorney

ROLL CALL

Mr. Feldt called the roll: Chairman Corradini (yes); Vice Chair Joshi (no); Fries (yes); Pezzoli (yes); Baldwin (yes); Adams (yes); Youngs (yes); Kasper (yes); and Freiman (yes).

Motion by Commissioner Baldwin, seconded by Commissioner Kasper to excuse Vice Chair Joshi. Motion carried 8-0.

APPROVAL OF MINUTES

1. Minutes dated April 6, 2023.

Motion by Commissioner Fries, seconded by Commissioner Pezzoli to approve the April 6, 2023, as submitted. Motion carried 8-0.

PUBLIC HEARINGS

None.

SITE/FINAL PLANS

1. Application for site plan for the ‘Willow Crossings’, one-family attached residential development at 10329 Oakland Drive.

Eric Feldt presented the project stating it consists of 23-attached condominium units, a new private drive, and connection to public utilities. Mr. Feldt stated that the project requires Site Plan approval by the Planning Commission, explained the site plan review process and criteria, and stated that the project had to also meet R-1T attached homes standards. He indicated that a public hearing, residential mailers, or publication in the Kalamazoo Gazette were not required for this project. He stated that the project complies with applicable zoning standards and aligns with the City’s Comprehensive Plan. Mr. Feldt concluded his presentation with staff’s recommendation to the Planning Commission: If no additional information is requested by the Commission, staff recommends the Planning Commission approve the Site Plan for the ‘Willow Crossings’, one-family attached residential development at 10329 Oakland Drive.

Chair Corradini asked about yard setbacks and distance to adjacent railroad tracks.

Paul Schram, Engineer with Wightman, 433 E. Ransom Street, Kalamazoo, MI, representing the applicant, gave a summary of the project.

Chair Corradini asked the Commission for any additional comments.

Motion by Commissioner Fries, seconded by Commissioner Adams to recommend approval of the Site Plan for the 'Willow Crossings', one-family attached residential development at 10329 Oakland Drive. Motion carried 8-0.

NEW BUSINESS

None.

OLD BUSINESS

None.

STATEMENT OF CITIZENS

None.

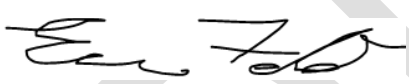
STATEMENT OF COMMISSIONERS/ STAFF

None.

ADJOURNMENT

There being no further business to come before the Commission, Chair Corradini adjourned the meeting at 7:18 p.m.

Respectfully submitted,



Eric Feldt, AICP, CFM
Senior City Planner

No.	Topic	Code Section	Existing Language	Reasons for Change	Proposed Language	Flexibility/ Code Correction?
1	Child Care Home	Sec 42-112 Definitions	Day care: Family child care home: A private home that is licensed or has received a certificate of registration by the state in which one but fewer than seven minor children are received...	New State Compliance Signed HB 5041 - increased from 6 to 7 children cared for	Day care: Family child care home: A private home that is licensed or has received a certificate of registration by the state in which one but fewer than <u>eight</u> minor children are received...	State Code Correction
2	Child Group Home	Sec 42-112 Definitions	<i>Group child care home:</i> A private home that is licensed or has received a certificate of registration by the state in which more than six but not more than 12 minor children	New State Compliance Signed HB 5041 - increased from 12 to 14 children cared for	Group child care home: A private home that is licensed or has received a certificate of registration by the state in which more than six but not more than <u>14</u> minor children	State Code Correction
3	Swimming Pool Fencing	42-1317	Sec. 42-1317. - Fences and gates.(6) Maximum mesh size for chain-link fences shall be a 2¼-inch square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than 1¾ inches.	Zoning code fence design requirements conflict with State similar codes for swimming pools.	Recommend removal of all references to fence, barriers but keep references to setbacks and maintenance from the zoning code due to 1)unnecessary as a zoning requirement; 2) inconsistency with State code; and 3) just rely on State code to regulate this very specific design item.	Code Consistency

4	Open Air Business Fencing	42-261 -B-2. C 1. b.	Recreational spaces providing children's amusement parks and other similar recreation shall not be located on the building end where there is an intersection of two major thoroughfares. The recreation space shall be fenced on all sides with a four-foot tall chain-link fence.	Does not need to be limited only to chain-link fence - too restrictive. Chain link fence is not aesthetically appealing. Limitation to four-foot tall - is too restrictive.	The recreation space shall be fenced on all sides with a chain link, wire, wrought iron, split rail, or other similar fence designs and height as determined by the Director to provide adequate safety and aesthetic purposes.	Flexibility
5	Fences in lakefront	Sec 42-128(C)	Fences on lakefront lots may be erected, but only chain link, wire and/or split rail fences not higher than four feet are permitted in the rear (lake side) yard.	Create more flexibility within limitations.	Fences on lakefront lots may be erected, but only chain link, wire, <u>wrought iron</u> , split rail, <u>or other similar fence design as determined by the Director</u> ; not higher than four feet are permitted in the rear (lake side) yard.	Flexibility
6	Street Radius Standards	42-803(d)(1)	"The radius of the minimum horizontal centerline curvature shall be 475 feet for major streets, 300 feet for collector streets and 200 feet for local streets." Residential neighborhood streets are considered 'local streets'.	Requiring a 200' radius for local streets produces straight blocks which may result in higher speeds, less creative/ flexible street design, and not adaptable to topography. Utilizing various approved street design/ standards manuals may allow a lower street radius.	"The radius of the minimum horizontal centerline curvature shall be 475 feet for major streets, 300 feet for collector streets and 200 feet for local streets; or a lesser radius if acceptable by AASHTO or other acceptable street standards."	Flexibility

7	Street Pavement Width Standards	42-803(b)	For Residential 'Local Streets': 32' wide where lot widths are under 79'; 26' wide where lot widths are between 88' and 99'; and 24' wide where lot widths are 100' or greater.	Narrow streets help slow traffic speeds in Residential neighborhoods/ districts, resulting in a safer street for residents. Streets narrower than 32' are allowed by the City Fire Marshal. The lot width should not be the sole reason for pavement width. Building 32' wide pavement for narrow lots results in overlay wide streets, and can lead to faster moving traffic. The Fire Marshal allows 26' wide street with one lane on-street parking. There is no functional difference between a residential neighborhood consisting of lot width 80'-100' wide vs. a neighborhood with narrower lot widths.	Less than 32' wide where lot widths are under 79' lesser radius, if acceptable by AASHTO or other acceptable street standards. On-street parking along one side is permitted.	Flexibility
8	Multifamily Building Internal Setback	PD Sec 42-374 (E)(b); 42-350(B)(8)	Internal setbacks for multifamily residential structures. Internal setbacks for multifamily residential structures shall adhere to the requirements set forth in division 4, subdivision 10.	The State Building code addresses building wall assembly requirements dependent on distance between buildings. Having additional zoning separation requirements decreases creative site layout, decreases allowed building density, and decreases land use efficiencies.	Remove 30' separation distance. Use PD existing language: Internal setbacks between all buildings shall be based on the provision of adequate light, ventilation and parking. And, also can rely on Building code to ensure separation distances based of fire-rated wall assembly.	Flexibility

9	Car Wash	42-262-B-3(3)	Code states "Automatic and self-service carwashes, when completely enclosed in a building."	Modern automatic car washes have numerous exterior vacuum hoses; more than traditional car washes. These are not heavily used at a given time. These new exterior vacuum hoses are unsightly and are not specifically addressed in code.	"Automatic and self-service carwashes when completely enclosed in a building. Outdoor vacuum structures shall be located along the side or rear of property, and screened from public rights-of-way and Residential-use or zoned properties."	Clarification
10	Processing PD Tentative Site Condos	42-375; 42-882	Site condo process is silent in the PD process.	A 'Site Condominium' development proposed through the 'Planned Development' permitting process requires an additional planning step, as follows: 1) PD Tentative Plan Approvals by PC and CC, 2) Preliminary Condo Plan by PC and CC, and 3) Final Preliminary Condo Approval by CC. Steps 1 & 2 are concept-level drawings and reviews. Therefore, these two steps could be combined while continued to provide PC and CC reviews, approvals lowers overall permitting time, maintains public notifications, and lessens public confusion of project's process.	During a single meeting consistent with public notice requirements, the Planning Commission and City Council may consider and act on a Site Condominium proposal meets 1) 'Planned Development' Tentative drawings, and 2) all materials per Sec 42-884 'Preliminary Condominium' plan. If Council approves, the Site Condominium developer may proceed with Sec 42-885 'Final Preliminary plan' approval.	Flexibility

11	Brewpub and Microbrewery	B2, B3	Requires SLUP in B2 and B3	These uses are required to have a 50-seat restaurant within the Brewpub/ Microbrewery. Also, these businesses would operate similarly to a 'restaurant', and also have similar external impacts (noise, traffic, etc.). Changing the process from SLUP to Administrative approval would still require meeting certain buffering elements from Residential Districts, Residential uses, or parks.	Change the required permit from SLUP to Principle Use for Brewpubs and Microbrewery, subject existing limitations which will be reviewed Administratively.	Flexibility
12	Mylars	Throughout the code.	Mylars of subdivision plats and site condominiums are required to be submitted to the City for informational purposes.	The mylar material is less used in the overall market and has become outdated.	Final approval subdivision plats and site condominiums should be submitted to the City in digital format.	Outdated Code Requirement/ Flexibility