

PLANNING COMMISSION

April 15, 2021 Virtual Meeting

The City of Portage Planning Commission virtual meeting of April 15, 2021 was called to order by Chairperson Corradini at 7:00 p.m.

IN REMOTE ATTENDANCE

Christopher Forth, Deputy Director of Planning & Neighborhood Services; Roxanne Seeber, Assistant City Attorney; Kyle Mucha, Zoning & Codes Administrator; John Lovely, Plan Review Engineer.

ROLL CALL

Mr. Forth called the roll: Joshi (yes, Portage); Fries (yes, Portage); Pezzoli (yes, Portage); Baldwin (yes, Portage); Fawley (yes, Portage); Youngs (yes, Portage); Freiman (yes, Portage); Corradini (yes, Portage).
Commissioner Myer was excused.

APPROVAL OF MINUTES:

A motion was made by Commissioner Youngs, supported by Commissioner Fries to approve the April 1, 2021 meeting minutes. Upon roll call vote, Joshi (yes); Fries (yes); Pezzoli (yes); Baldwin (yes); Fawley (yes); Freiman (yes); Youngs (yes); Corradini (yes). The motion was approved 8-0.

NEW BUSINESS:

Special Land Use Permit for Lake Burger, 6814 South Westnedge Avenue. Deputy Director Forth summarized the staff report, dated April 9, 2021, related to an application submitted by Beau Raffensperger, on behalf of Lake Burger, for a Special Land Use Permit to establish a brewpub/micro brewer at 6814 South Westnedge Avenue. The applicant proposes to occupy a tenant space at this location to establish a brewpub that would seat between 55 and 60 persons with brewing capabilities of an estimated 3 barrels per week.

Commissioner Pezzoli inquired with staff about any other brewpubs or micro brews being located within a shopping center/complex. Deputy Director Forth responded in the negative.

The applicant, Beau Raffensperger, was present to support the project and stated he was excited to open a second location in Portage.

Chairperson Corradini opened the public hearing. No person spoke for or against the application. Vice Chairperson Joshi made a motion, supported by Commissioner Freiman, to close the public hearing. Upon roll call vote, motion to close the public hearing was approved 8-0.

Commissioner Fries made a motion, supported by Commissioner Baldwin, to approve the Special Land Use Permit for Lake Burger, located at 6814 South Westnedge Avenue with the following conditions: 1) brewery production shall not exceed 18,000 barrels per year; 2) no outdoor storage of any kind shall be permitted; 3) the use shall also include a restaurant having a minimum seating occupancy of 50 persons serving food for consumption on premises. Upon roll call vote: Joshi (yes); Fries (yes); Pezzoli (yes); Baldwin (yes); Fawley (yes); Freiman (yes); Youngs (yes); Corradini (yes). The motion was approved 8-0.

The Oaks (Phase 2) Preliminary Plat at 4800 Bishop Avenue. Deputy Director Forth summarized the staff report dated April 9, 2021 regarding the preliminary plat review and approval for Landmark Development Partners, LLC. Deputy Director Forth indicated Phase 2 of "The Oaks" consists of construction on 50 single-family residential lots on approximately 16.9 acres. Deputy Director Forth mentioned two letters from neighborhood residents have been received and previously provided to the Commission.

Commissioner Youngs inquired about the maintenance of the new retention basin located on the north-east portion of the subject parcel. Deputy Director Forth responded that the City of Portage would maintain the retention basin.

Pat Flanagan of Ingersoll, Watson & McMachen, Inc., representing the applicant, was present to support the preliminary plat. Mr. Flanagan provided additional information to the Commission regarding storm water concerns raised by area residents. Mr. Flanagan also provided an overview of the retention basin design, which will convey storm water away from the proposed development by use of an overflow pipe to an adjacent wetland. Mr. Flanagan also indicated the new development has been designed to address potential storm water concerns from area residents and should help to alleviate some of the past high water level issues.

Commissioner Youngs inquired about the number of trees that would be removed. Mr. Flanagan referred Commissioner Youngs to the preliminary plat drawing that outlines areas of proposed tree removal. Mr. Flanagan also indicated that the intent is to retain trees in the proposed development, however, some trees will need to be removed for infrastructure projects and home construction.

Commissioner Baldwin inquired with the applicant about the former storm water basin and if it has been filled in or is it still in existence. Mr. Flanagan indicated the former basin has been filled in with the construction of the new basin to the north.

Chairperson Corradini opened the public hearing. No persons spoke for or against the proposed preliminary plat development. A motion was made by Commissioner Fries, supported by Vice Chairperson Joshi, to close the public hearing. Upon roll call vote: Joshi (yes); Fries (yes); Pezzoli (yes); Baldwin (yes); Fawley (yes); Freiman (yes); Youngs (yes); Corradini (yes). The motion was approved 8-0.

Vice Chairperson Joshi inquired with the applicant about mitigation efforts as it pertains to flooding and grading of the new proposed preliminary plat development. Mr. Flanagan responded that past flooding concerns were in relation to individual home construction and not part of the new development. Mr. Flanagan informed the Commission that the new roadways are designed to be set approximately three to five feet higher in elevation than those of the adjacent neighborhood along Jamaica Lane and Bahama Lane, which in turn raises the basement elevations of new construction in "The Oaks".

Plan Review Engineer John Lovely informed the Commission that the new retention basin construction and location has aided in reducing the impact on homes to the south and west and will be an improvement as it relates to storm water management.

Commissioner Youngs thanked the applicant regarding the level of detail provided regarding storm water management.

Commissioner Fries commended Mr. Flanagan and Mr. Hovestadt, Landmark Development Partners, LLC, on the proposed preliminary plat design and overall project.

Commissioner Fries made a motion, supported by Commissioner Fawley, to recommend to City Council that the preliminary plat of "The Oaks" (Phase 2), 4800 Bishop Avenue be approved subject to the following conditions as detailed in the Department of Community Development staff report: 1) request for a block length modification be approved; 2) the proposed street system, municipal water and sanitary sewer are acceptable in concept and the final design, will be addressed as part of the detailed engineering plan review; and 3) lots within the Oaks Phase 2 be included in the homeowners association for the purpose of maintaining the Bermuda Street median island entry feature. Upon roll call vote: Joshi (yes); Fries (yes); Pezzoli (yes); Baldwin (yes); Fawley (yes); Freiman (yes); Youngs (yes); Corradini (yes). The motion was approved 8-0.

STATEMENT OF CITIZENS/COMMISSIONERS

Commissioners Fries, Youngs and Fawley expressed concerns with not being provided a paper copy of the Planning Commission Agendas. The Commissioners indicated that a paper copy allows for easier accessibility to the supporting documents in the agendas instead of having to continuously change views on a mobile device or computer.

Chairperson Corradini thanked Vice Chairperson Joshi on stepping in at the last meeting during his absence. Chairperson Corradini also expressed his concerns regarding not receiving a paper copy of the Planning Commission Agendas and cited that having a paper copy allows for note taking while reviewing applications.

ADJOURNMENT:

There being no further business to come before the Commission, a motion was made by Vice Chairperson Joshi, supported by Commissioner Baldwin to adjourn the meeting. Chairperson Corradini adjourned the meeting at 8:17 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Chris Forth". The signature is written in a cursive, flowing style.

Christopher Forth, AICP
Deputy Director, Planning, Development & Neighborhood Services