

**Minutes of the Planning Commission
Of the City of Portland**

Held on Wednesday, September 9, 2015 at 7:00 P.M.
In Council Chambers at City Hall

Portland Planning Commission Members Present: Grapentien, Clement, Fitzsimmons, Hinds, Williamson, Culp, Kmetz

Absent: None

Staff: City Manager Gorman, City Clerk Miller

Guests: Jeff Brings of Williams & Works, Terry Frewen, and Tom Thelen of the Review & Observer

Chair Grapentien called the meeting to order at 7:00 P.M. with the Pledge of Allegiance.

Motion by Clement, supported by Fitzsimmons, to approve the Agenda as presented.
All in favor. Approved.

Motion by Fitzsimmons, supported by Hinds, to approve the minutes of the August 12, 2015 regular meeting as presented.
All in favor. Approved.

Under New Business, City Manager Gorman stated that McDonald's USA, LLC is requesting site plan approval for the reconstruction of a new building at 1432 E. Grand River Ave. They are represented by their engineer Williams & Works. City Manager Gorman further stated that McDonald's USA, LLC has acquired the property on the corner of Grand River Ave. and Bridge St. They will be requesting a variance from the Zoning Board of Appeals on Monday, September 14, 2015 from the off-street/front yard parking requirement for the C-3 District [Section 42-408 (b)].

Mr. Brinks of Williams & Works stated the current McDonald's building will be demolished and a new one will be constructed. The goal is to improve the customer experience. The number of parking spaces proposed on the site plan have been increased from those currently in place. There will be more lawn around the property and a lot of landscaping, especially around the drive-through. Mr. Brinks also stated that four driveways have been eliminated on this site plan.

Member Williamson asked if the 25% window requirement would be met on the Bridge St. side of the building.

City Manager Gorman stated that it depends on how the site plan and code are interpreted. The intent of the ordinance is to avoid a blank wall facing the street. In this case, there is almost an entire parcel between Bridge St. and the proposed building.

There was discussion.

Mr. Brinks noted that McDonald's is very energy conscience and takes advantage of energy efficiency. LED lighting will be used throughout the property.

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Chair Grapentien asked where stacking in the drive-through is counted from.

Mr. Brinks stated that for their purposes they count stacking from the cash booth. He further explained the timing of the drive-through in relation to using two lanes. The double lanes allow for approximately 40 to 50 more cars to be served during the busiest time. Construction is expected to begin when the weather breaks in February or March 2016 and is expected to take 70-75 days.

Member Fitzsimmons stated that the proposed site plan for McDonalds' USA, LLC addresses many issues including the Grand River Access Management Plan, an existing property is being utilized, green space is being added, and the traffic flow has been improved. He further stated his belief that this is an excellent plan.

Chair Grapentien stated that as the proposed building will be 200 ft. from Bridge St. an argument can be made that it shouldn't be considered a front yard.

Mr. Brinks stated that they making an effort to enter into an agreement with Tom's Food Center to create a curb cut between the two properties.

Motion by Clement, supported by Kmetz, to approve the site plan proposed by McDonald's USA, LLC for the reconstruction of a new building contingent on the approval of the variances being requested by the Zoning Board of Appeals on Monday, September 14, 2015.

All in favor. Approved.

City Manager Gorman presented suggested language to amend Section 142-186 (c) for Parking Requirements without a drive through facility.

There was discussion.

Motion by Kmetz, supported by Fitzsimmons, to accept the "Final Proposed" language to amend Section 142-186 (c) and submit it to Council for approval.

All in favor. Approved.

Under Member Comments, City Manager Gorman reported The WODA Group has completed the environmental studies of the property at 306 Brush St. and are now waiting for completion of the report. The plans are still in the process of final development. When they are complete they will meet with City staff for discussion and input. They are currently working to make the building weather tight so they can begin construction on November 1, 2015.

The Zoning Moratorium passed after the tornado on June 22, 2015 will expire on October 6, 2015. City Manager Gorman stated that he will request that Council extend the moratorium another 90 days at either the September 21, 2015 or October 5, 2015 meeting.

Motion by Clement, supported by Hinds, to adjourn the meeting at 7:46 P.M.

All in favor. Approved.

Respectfully submitted,

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John Kmetz, Secretary