

**Minutes of the Planning Commission
Of the City of Portland**
Held on Wednesday, October 14, 2015 at 7:00 P.M.
In Council Chambers at City Hall

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

Absent: Hinds, Culp

Staff: City Manager Gorman, City Clerk Miller

Guests: Paul Galdes of Fleis & VandenBrink; Ricardo Biella, Clare Linderman and David Christensen of Olivera's; Jeff Brinks of Williams & Works; Terry Frewen of Frewen Realty; Bill Fabiano; 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 Revised Agenda as presented.
All in favor. Approved.

Motion by Kmetz, supported by Fitzsimmons, to excuse the absence of members Hinds and Culp.
All in favor. Approved.

Motion by Fitzsimmons, supported by Kmetz, to approve the minutes of the September 9, 2015 regular meeting as presented.
All in favor. Approved.

Under New Business, City Manager Gorman presented information on the site plan submitted for Pinnacle Ventures to reconstruct the buildings at 1240 & 1320 E. Grand River Ave. that were destroyed by the tornado on June 22, 2015.

Mr. Brinks of Williams & Works presented the site plan for the redevelopment of the properties. Mr. Brinks stated that Portland's Zoning Ordinance Section 42-411(b) (1) requires 25% of a building's front facade must be clear glass. He asked the board to take into consideration that due to the nature of the property there are two front facades, one along Grand River Ave. and one along Charlotte Highway, and that the back of building be considered on Charlotte Hwy. Due to this circumstance he further asked that they grant a waiver from the glass requirement for this side of the building. The site plan includes landscaping on this side of the building that would provide a screen to the property.

Vice Chair Clement asked how this is affected by the Zoning moratorium passed by the City Council after the tornado.

City Manager Gorman stated that the moratorium applies to the dimensional standards not to the design. He further stated that according to Ordinance 175EE, adopted by the City Council on April 7, 2014, the Planning Commission has discretion to deviate from the minimum percentages of windows. The percentage of windows on the back side of the building at 1240 E. Grand River Ave. came in at 18%.

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The site plan meets the spirit of the Ordinance and substantial green space has been added. The spirit of the Grand River Access Management Plan has also been met with the elimination of two curb cuts.

Mr. Brinks stated that easement agreements are in place between the properties at 1240 and 1320 E. Grand River Ave. and the Verizon property to the South so that access between the properties will be maintained.

Chair Grapentien inquired if either business will require a dumpster.

Mr. Brink stated that Goodwill does not as they are a completely zero waste facility.

Mr. Frewen stated that previously his business had a trash cart that served them sufficiently.

Mr. Brinks stated the new Goodwill facility will be the same as new Goodwill storefronts in other communities.

Vice Chair Clement inquired as to the construction schedule.

Mr. Brinks stated that will be decided by Pinnacle Construction, they are very anxious to get started.

Chair Grapentien asked if there are storm/catch basins in place on the property.

Mr. Brinks stated that most are already in place but he will be working with the City to ensure they are in compliance.

Member Fitzsimmons stated that with this project and the planned redevelopment of the McDonald's property the Grand River Ave. corridor is in the process of being "cleaned up".

Mr. Galdes stated that when the Grand River Access Management Plan was initially written it took into consideration what was in place at the time and not what is currently in place. He further stated that these projects meet the intent of the plan when it was adopted.

Motion by Fitzsimmons, supported by Clement, to approve the site plan for the Goodwill building at 1320 E. Grand River Ave. and the Frewen building at 1240 E. Grand River Ave.

All in favor. Approved.

Mr. Christensen presented the site plan for Olivera's to construct a building addition and expand the parking lot at 1417 E. Grand River Ave. An agreement is in process with the owner of the car wash, adjacent to this property, to provide additional parking and access to Bristie St. A subsurface water storage system will be put in place to eliminate the storm water pond to provide additional parking. There is no designated loading zone as deliveries will be taken during non-business hours early in the morning. The landscape plan includes the planting of trees and shrubs. The parties involved are trying to locate the original reciprocating easement that was made between the Rite Aid and Taco Bell properties when the Taco Bell was constructed.

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City Manager Gorman stated that no Certificate of Occupancy will be issued on the Olivera's project until the easements are put in place to ensure the efficient flow of traffic on the property. He further noted that Mr. George Vroman, owner of the car wash property, attended a previous Zoning Board of Appeals meeting where he voiced his support for the project and the easement.

Member Williamson inquired about the need for the median at entrance to the property from Grand River Ave.

City Manager Gorman stated the median is there by design to prevent a left turn from eastbound traffic on Grand River Ave. onto the property. Vehicles should turn at the light and drive thru the Rite Aid property.

City Manager Gorman further noted the front patio on the site plan may encroach and require a variance from the Zoning Board of Appeals.

Ms. Harrow stated that this restaurant is being modeled after the Olivera's located in Ionia.

Motion by Fitzsimmons, supported by Clement, to approve the site plan for Olivera's located at 1417 E. Grand River Ave.
All in favor. Approved.

There were no Planning Commission member comments.

City Manager Gorman thanked the members for their time and scrutiny of these exciting projects.

City Manager further noted that the Old School Manor redevelopment project continues to move forward and that Olivera's plans to begin work on its project tomorrow.

Chair Grapentien thanked the business owners.

Motion by Clement, supported by Fitzsimmons, to adjourn the meeting at 7:37 P.M.
All in favor. Approved.

Respectfully submitted,

John Kmetz, Secretary