

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

Held on Wednesday, March 13, 2019 at 7:00 P.M.
In Council Chambers at City Hall

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

Absent: None

Staff: City Manager Gorman; City Clerk Miller

Guests: Steve Dawdy; Paul LeBlanc, AICP of PLB Planning Group, LLC; Sandy Elliot, CEO of The Brook; William Carey and Jim DeWitt, Executive Directors of The Brook; Dave Straub of Chief Operating Officer of Mayberry Homes

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

There were no public comments.

Motion by Kmetz, supported by Williamson, to approve the Agenda as presented.
All in favor. Approved.

Motion by Williamson, supported by Kmetz, to approve the minutes of the December 12, 2018 meeting as presented.
All in favor. Approved.

Chair Grapentien opened the Public Hearing at 7:02 P.M. to consider a proposed ordinance to regulate the use of land for small wireless communications facilities in conformance with the small wireless communication facilities deployment, Act No. 365 of the Public Acts of 2018. Small wireless communications facilities are wireless service antennas that are typically attached to utility poles or other structures. The City Council has held the First Reading of Ordinance 199, the regulatory ordinance. The proposed ordinance would set the zoning standards.

City Manager Gorman explained this Ordinance will allow protections and set the standards so the City of Portland can protect its rights-of-way in light of the extensive underground utilities and infrastructure.

There was no public comment.

Chair Grapentien closed the Public Hearing at 7:05 P.M.

Under New Business, the board considered the proposed ordinance to regulate the use of land for small wireless communications facilities in conformance with the small wireless communication facilities deployment, Act No. 365 of the Public Acts of 2018.

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Member Kmetz noted a couple of grammatical issues that should be corrected and expressed concerns that the proposed ordinance would tie the City's hands.

There was discussion.

Motion by Kmetz, supported by Williamson, to table consideration of the proposed ordinance to regulate the use of land for small wireless communications facilities in conformance with the small wireless communication facilities deployment, Act No. 365 of the Public Acts of 2018 until the next meeting.

All in favor. Approved.

City Manager Gorman stated Mayberry Homes has been working on the Phase II development of Rindlehaven and has been recently approached by The Brook Retirement Communities who would like to purchase a portion of the property for a development.

Mr. LeBlanc presented information and suggestions on the current zoning of the property and the changes that should be made. In order to make the development feasible Mr. LeBlanc suggested that the property be taken out of the current TND PUD and rezoned as R-3. A Special Land Use Permit and Site Plan would need to also be submitted for approval.

There was discussion.

Sandy Elliott, CEO of The Brook, presented information about the potential development which would be an independent and assisted living center. The plan would be to start with 42 units with the potential to expand to 62 units. They would initially employ 15-18 individuals.

Bill Carey of The Brook stated they would propose to locate the development near the main entrance of Rindlehaven immediately to the right. They are considering the purchase of a 10-acre parcel.

There was discussion.

Mr. Dawdy addressed the Planning Commission and stated that he has lived in the Rindlehaven development for 8 years. He further stated that he has done research on The Brook and found it to be very impressive. As a resident, his only request would be for some sort of evergreen or screening be planted if the back of the building would face the residential area of Rindlehaven.

Mr. Carey stated that the residential area would face the front of the development.

Mr. Straub of Mayberry Homes stated that he is looking forward to further development in the community. He further noted that it has been a pleasure to work with The Brook.

City Manager Gorman proposed the idea of professionally marketing the property at Cutler Rd. and Grand River Ave through a commercial real estate developer in order to get a statewide and national outreach.

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Council Member Fitzsimmons agreed and stated that a tremendous investment has been made in the development of a road to serve the property. He would like to market the property to recoup some of the costs.

City Manager Gorman stated that he will come back to the next meeting with a recommendation.

City Manager Gorman provided an update on the recent ice jam and flooding and provided development updates.

Under Planning Commission Member Comments, Member Kmetz thanked City Manager Gorman and staff for the excellent work dealing with the recent ice jam and flooding.

Motion by Kmetz, supported by Williamson, to adjourn the meeting at 8:30 P.M.
All in favor. Approved.

Respectfully submitted,

Jason Williamson, Secretary