

**Minutes of the Planning Commission
Of the City of Portland**
Held on Wednesday, April 10, 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: None

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

There were no public comments.

Motion by Fitzsimmons, 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 March 13, 2019 meeting as presented.
All in favor. Approved.

Under Old Business, Chair Grapentien noted that proposed Ordinance 175NN to regulate the use of land for small wireless communications facilities was tabled at the March 13, 2019 meeting in order to clarify some language.

City Manager Gorman clarified that the language in proposed Ordinance 175NN is correct and based on State legislation.

Motion by Williamson, supported by Fitzsimmons, to recommend approval of proposed Ordinance 175NN to the City Council.
All in favor. Approved.

Under New Business, City Manager provided an update on the potential development by The Brook of an elderly housing complex. He and Mr. LeBlanc have been working very closely with representatives of The Brook. Representatives of The Brook plan to submit a packet with all requests for the Planning Commission's consideration at the May meeting. This will be dependent on the Public Notice requirements.

City Manager Gorman stated that he is still gathering information on marketing the property located at Grand River Ave. and Cutler Rd.

City Manager Gorman noted that Bill Fabiano of Fabiano's River House Grill is considering submitting a rezoning request for the property at 103 E. Grand River Ave from C-2 to C-1. He

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further stated that the buildings in this area are in the traditional downtown and should likely already be zoned C-1.

There was discussion.

City Manager Gorman provided information and background on the Redevelopment Ready Community (RRC) Program through the MEDC. He stated that he has spent the past year researching and considering the program. At this time the City Council has decided not to engage the program until there are more proven results as it requires a considerable amount of work on behalf of the City. Although the program has some good ideas and intentions it is administratively burdensome, and to date the City has not been having problems with development.

Chair Grapentien stated that he has had some time to review the program. He stated that there is a lot of good information but he agrees with City Manager Gorman that the administrative burden would bury the zoning component of the City.

Council Member Fitzsimmons commented that there are approximately 2400 communities in the State of Michigan. The RRC program has signed on about 24 communities during their 5-year existence.

There was discussion.

Chair Grapentien suggested an action item for the next meeting to make a recommendation to Council either in favor of or against engaging with RRC. This would allow the Planning Commission members to review the RRC Baseline Report.

City Manager Gorman provided development updates. Tim Fuller, of the Opera Block Properties, is continuing his efforts to fortify the back of the Opera House. The wall is extremely unstable.

The City Council has approved the resubmittal of the Toan Park Improvement Project, which would include the installation of a splash pad. This project is included in both the DDA TIF Plan and the Parks and Recreation Master Plan. This project would transform the look of the downtown.

There were no Planning Commission Member Comments.

Motion by Roeser, supported by Fitzsimmons, to adjourn the meeting at 7:46 P.M.
All in favor. Approved.

Respectfully submitted,

Jason Williamson, Secretary