

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

Held on Wednesday, December 11, 2019 at 7:00 P.M.
In Council Chambers at City Hall

Portland Planning Commission Members Present: Grapentien, Fitzsimmons, Culp, Kmetz

Absent: Roeser, Williamson, Hinds

Staff: City Manager Gorman; City Clerk Miller, Paul LeBlanc, AICP of PLB Planning Group

Guests: Ryan Johnson and Carl Kowalski of Progressive AE; Zuhair Abualrihy, M.D. of Sparrow Medical Group Portland

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

Motion by Fitzsimmons, supported by Culp, to approve the Agenda as presented.

All in favor. Approved.

Motion by Fitzsimmons, supported by Culp, to approve the minutes of the October 9, 2019 meeting as presented.

All in favor. Approved.

Under New Business, City Manager Gorman stated that the formal site plan review for the proposed development of the five-acre parcel at 9480 Cutler Rd. for an 11,500 square foot facility by Sparrow Health will be held tonight. A preliminary site plan review was held at the October 9, 2019 Planning Commission meeting.

Ryan Johnson, Landscape Architect at Progressive AE, presented the site plan layout, site grading layout, landscape planting plan, and the site lighting plan for the Sparrow Health building.

Carl Kowalski, of Progressive AE, provided information on the building design and elements.

Chair Grapentien inquired about plans for snow removal.

Mr. Johnson explained where there is room for snow storage along the perimeter of the property.

City Manager Gorman noted that in conjunction with input from City Staff they have reviewed and signed off on the infrastructure portion of the proposed site plan.

Mr. LeBlanc went through his review of the site plan and stated that in his opinion it meets the standards of Section 42-379 of the Zoning Ordinance. He suggested that the size of the parking spaces could be narrowed. Parking spaces 10' feet were the norm at one time, but most communities have reduced the requirement to 9 or 9 1/2' side which reduces the amount of impervious surface and the amount of stormwater runoff.

There was discussion about the size of the parking spaces.

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Chair Grapentien confirmed with Mr. LeBlanc that the proposed site plan does meet the City's standards and recommended that the applicant consider the suggestion and decide if they would like to make a change to the size of the parking spaces.

Dr. Abualrihy noted that many patients of The Sparrow Medical Group in Portland are disabled and the larger parking spaces work better for them.

Motion by Kmetz, supported by Culp, to approve the site plan for the proposed development of the five-acre parcel located at 9480 Cutler Rd. (34-300-034-500-006-00) for an 11,500 square foot advanced facility for Sparrow Health as presented.

All in favor. Approved.

City Manager Gorman thanked Mr. Johnson and his team for all of their efforts as they have been great to work with. He also thanked City Staff for of their input on the project as well as the former Economic Development Corporation and the Planning Commission. It has been a long process getting the property to this point.

Member Kmetz thanked everyone involved as well.

City Manager Gorman further noted that the proposed development by Sparrow Health illustrates some of the issues with the current zoning that need to be addressed in the future.

City Manager Gorman provided development updates.

Mr. LeBlanc stated that state law required a review of the Master Plan every 5 years to ensure the Planning Commission and boards become reacquainted with it and that it doesn't become outdated. He suggested that he could go through the current Master Plan and "red flag" areas that require attention and provide a cost estimate to City Manager Gorman.

There was discussion.

City Manager Gorman stated that under the MI Planning Enabling Act the City should have a 6-year Capital Improvement Plan (CIP). The City has several CIP's that he is working on compiling into one document.

There were no Planning Commission Member Comments.

Motion by Fitzsimmons, supported by Kmetz, to adjourn the meeting at 7:49 P.M.
All in favor. Approved.

Respectfully submitted,

Jason Williamson, Secretary