

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

Held on Wednesday, October 9, 2013 at 6:00 P.M.
In Council Chambers at City Hall

Portland Planning Commission Members Present: Grapentien, Kmetz, Gorman, Krause, Swaney-Frederick

Absent: Clement, Sunstrum

Staff: City Manager Dempsey, City Clerk Miller, Code Officer Gensterblum

Guests: None

City Clerk Miller called the meeting to order at 7:00 P.M. with the Pledge of Allegiance.

Motion by Krause, supported by Kmetz, to amend the Agenda to excuse Planning Commission Members Clement and Sunstrum.

All in favor. Approved.

Motion by Swaney-Frederick, supported by Kmetz, to excuse Clement and Sunstrum from the meeting.

All in favor. Approved.

Motion by Kmetz, supported by Gorman, to approve the amended Agenda.

All in favor. Approved.

Motion by Krause, supported by Swaney-Frederick, to approve the Minutes of the August 26, 2013 regular meeting as presented.

All in favor. Approved.

Under New Business, City Manager Dempsey presented a notice from Danby Township giving notice they will be undertaking the process of adopting a new Master Plan and requesting comments on thoughts, concerns and issues. When the draft Master Plan is available they will send to the City for additional comments.

Member Swaney-Frederick inquired if a joint meeting will be held.

City Manager Dempsey stated Danby Township controls their process and a joint meeting could take place if they request it. Planning Commission Members can attend Danby Township meetings. The City requested a joint meeting when it went through its Master Plan process because planning affected properties in Danby Township.

City Manager Dempsey stated that the City will also be undertaking a comprehensive Master Plan update and presented the draft RFP. A Master Plan is required to be updated every 5 years. The last time the City's was updated was 2008 with an update in 2010 for the additional 58 acres of property at Grand River Ave. and Cutler Rd. It has been since 2002/2003 that a comprehensive update was done with

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outreach to the public for their involvement. Although public comment was taken for the 2008 update it was not as inclusive as was done in 2002/2003 as the City still felt fairly comfortable with the Master Plan at that time. The City is looking for new, inventive ways in providing outreach to the public for their comment.

City Manager Dempsey noted he would like input from the Planning Commission members on what they would like to see in the RFP and the Master Plan update.

Member Gorman commented that a realistic assessment of the comments and ideas received of what is actually achievable should be done.

There was continued discussion.

City Manager Dempsey presented information on projects at 1751 W. Grand River Ave. and 1301 E. Grand River Ave. that did not require Planning Commission approval and were approved administratively. West Grocery, at 1751 W. Grand River Ave., will be doing a façade improvement project that will include the sides of the building. Mark Reed has purchased the property at 1301 E. Grand River Ave. and is undertaking an interior renovation/remodel and will be relocating his art reproduction business there from Downtown Portland. Improvements to the property will also include some changes to the façade.

City Manager Dempsey acknowledged Code Officer, Phil Gensterblum for his efforts in working with Sunsetview Trailer Park to clean up the property. There have been 4 trailers that were in poor condition have been removed and 2 newer trailers in much better condition have been moved in. Phil has also been working with Ionia County and the Sunsetview on trailers that had been condemned because of cockroaches. Sunsetview Trailer Park's appearance is much improved as trash has been picked up, mowing has been done and some of the trailers have been power washed.

There was continued discussion.

City Manager Dempsey also noted the option Mayberry Homes has on the Rindlehaven property is due to expire at the end of the month. He has been working with them in an effort to have them extend that option. Mayberry Homes has completed 4 homes in Portland out of the 160 they have built in the Lansing area over the past year. There is a possibility they will come to the City requesting a rezoning on the Rindlehaven property for larger homes and larger lots. They are looking at building homes around a \$150,000 price point.

Under Planning Commission Member Comments, Member Gorman clarified he has a problem with property owners that allow their properties to fall into disrepair and that he means no disrespect for the people that rent from these types of property owners.

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

Respectfully submitted,

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John Kmetz, Secretary