

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

Held on Wednesday, September 14, 2022 at 7:00 P.M.
In Council Chambers at City Hall

Portland Planning Commission Members Present: Fitzsimmons, Parsons, Johnston, Kmetz, Williamson

Absent: Roeser

Staff: City Manager Gorman, City Clerk Miller

Guests: Paul LeBlanc of PLB Planning Group, LLC; Nicholas Zuehlke of Walters Dimmick

Chair Fitzsimmons called the meeting to order at 7:01 P.M. with the Pledge of Allegiance.

Motion by Johnston, supported by Parsons, to approve the proposed Agenda.

All in favor. Approved.

Motion by Williamson, supported by Kmetz, to excuse the absence of Member Roeser.

All in favor. Approved.

Motion by Williamson, supported by Parsons, to approve the minutes of August 10, 2022 Planning Commission meeting.

All in favor. Approved.

There was no public comment.

Under New Business, City Manager Gorman presented information on the request for Site Plan Review by Walters Dimmick to construct a car wash facility on the property located at 1501 E. Grand River Ave.

Mr. Zuehlke of Walters Dimmick presented information on the request. Their intention is to serve the need of the its customers and residents of the community by adding a car wash facility at the rear of the property. The addition of this facility would also clean up the property.

Mr. LeBlanc presented his comments to the Planning Commission as outlined in his memo. The required Special Land Use was previously approved and now only site plan review is required for the proposed project. He noted his concern with the movement of vehicular traffic on the site, in particular the area that abuts the Burger King property, as there is no barrier to prevent car wash traffic from encroachment.

There was discussion.

Mr. LeBlanc recommended the site plan review be tabled to provide the applicant time to address the comments provided in his review memo.

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There was continued discussion of the criteria that should be met.

There was discussion specifically with the driveways along E. Grand River Ave.

City Manager Gorman called City Engineer Jon Moxey, of Fleis & VandenBrink, so he could speak to his memo regarding the necessity to address stormwater detention.

There was continued discussion.

The Commission discussed the issues that should be addressed for their consideration of the proposed site plan.

1. Water retention on the property.
2. Traffic flow patterns
3. Grand River Ave. access

Motion by Kmetz, supported by Williamson, to table the site plan review to construct a car wash facility on the property located at 1501 E. Grand River Ave.

Mr. LeBlanc presented a draft zoning map with proposed changes to some boundary lines between the C-1 (General Business) and C-3 (Commercial Highway) Districts.

There was discussion.

City Manager Gorman provided recent development updates.

There were no Planning Commission member comments.

Motion by Johnston, supported by Parsons, to adjourn the meeting at 8:56 P.M.
All in favor. Approved.

Respectfully submitted,

Jason Williamson, Secretary