

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

Held on Wednesday, October 12, 2022 at 7:00 P.M.  
In Council Chambers at City Hall

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

Absent: Fitzsimmons

Staff: City Manager Gorman, City Clerk Miller

Guests: Nicholas Zuehlke of Walters Dimmick; Mike Koenig of Koenig Construction

Vice Chair Kmetz called the meeting to order at 7:02 P.M. with the Pledge of Allegiance.

Motion by Parsons, supported by Williamson, to excuse the absence of Chair Fitzsimmons.  
All in favor. Approved.

Motion by Roeser, supported by Williamson, to approve the proposed Agenda.  
All in favor. Approved.

Motion by Williamson, supported by Johnston, to approve the minutes of September 14, 2022  
Planning Commission meeting.  
All in favor. Approved.

There was no public comment.

Under Old 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. He noted the applicant has submitted a revised site plan that addresses the issues discussed at the September 14, 2022 Planning Commission meeting. Mr. LeBlanc was not able to attend tonight's meeting but has reviewed the revised site plan and noted that all issues have been addressed except the East Grand River Access as discussed at the last meeting. Mr. Moxey of Fleis & VandenBrink has submitted a memo noting that all issues have been addressed but stated the proposed oil/water separator should meet the City's ordinance requirements.

Mr. Zuehlke of Walters Dimmick presented the revised site plan to the Planning Commission. He noted that bumper poles have been added at the back of the property adjacent to Burger King, directional markings will be placed on the asphalt, and clean outs for the sewer lines have been added. The site plan also includes information on noise level and estimated water usage. He noted the scope of the proposed project does not allow them to address the East Grand River Access issues.

City Manager Gorman noted the Planning Commission acknowledged and discussed the issues with the Grand River Access Management Plan at the September 14, 2022 meeting.

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Motion by Williamson, supported by Johnston, to approve the proposed site plan to construct a car wash facility on the property located at 1501 E. Grand River Ave. contingent on the proposed oil/water separator meeting the City's ordinance requirements.

All in favor. Approved.

Under New Business, City Manager Gorman provided development updates.

There were no Planning Commission member comments.

Motion by Parsons, supported by Johnston, to adjourn the meeting at 7:25 P.M.

All in favor. Approved.

Respectfully submitted,

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Jason Williamson, Secretary