

**Minutes of the Planning Commission
Of the City of Portland**
Held on Wednesday, May 10, 2023, at 7:00 P.M.
In Council Chambers at City Hall

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

Absent: Kmetz

Staff: City Manager Gorman, City Clerk Miller

Guests: Paul LeBlanc of PLB Planning Group, LLC; John Durell, Authorized Agent for PLG Development LLC; Kevin Robydek, Steve Dawdy; Dan & Karen Sutberry

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

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

Motion by Williamson, supported by Johnston, to approve the proposed Agenda as presented.
All in favor. Approved.

Motion by Williamson, supported by Parsons, to approve the minutes of April 12, 2023, Planning Commission meeting.
All in favor. Approved.

There was no public comment.

Chair Fitzsimmons opened the Public Hearing at 7:05 P.M.

City Manager Gorman stated the purpose of the Public Hearing is to receive public comment on the request by BMP Holdings, LLC to rezone the approximate 129-acre parcel from TND PUD to R-2 Traditional Residential located around Rowe Ave. and Rindlehaven Commons. He further provided a summary of the history of the property by the former owner Mayberry Homes.

Mr. LeBlanc provided information and outlined the criteria regarding the request. In summary, he stated that based on compliance with the criteria and the City's efforts to promote more housing development, a recommendation should be made to the City Council to approve the rezoning request.

Karen Sutberry, a resident in the area, asked why rezoning request is for R-2 Traditional Residential.

Mr. LeBlanc stated R-2 zoning would allow smaller residential lots than are already developed on the Rindlehaven property. There is no specific plan from the developer at this time to determine what size will be developed.

Planning Commission Minutes
May 10, 2023

Steve Dawdy, a resident in the area, asked if conditions related to the ingress/egress from the Rindlehaven property could be attached to future approvals.

City Manager Gorman stated that once a development plan is proposed the developer can agree to certain conditions for the property.

John Durell, authorized agent for the developer, stated the closing on the purchase has taken place under the name PLG Development, LLC. In relation to the questions for the area residents, he stated if a plat request is made then it would be required to be approved by the Ionia County Road Commission which may place conditions on the ingress/egress. He further stated that there will likely be phases of construction that may require Cutler Rd. access. In answer to the reason for the request for rezoning to R-2, he stated this classification offers the most flexibility.

Mr. Durell further noted the owner is in discussions with a party for an approximate 45-acre land division request along the south end of the property along the expressway. The use being considered would require a Special Land Use request within the R-2 Traditional Residential District. If the use were not approved, they would proceed with building residential homes.

City Manager Gorman noted the City has just approved a revision to the Zoning Ordinance. One of the revisions to the ordinance is that multi-family housing is no longer allowed in the R-2 Traditional Residential District.

Mr. Durell thanked the residents for their questions and comments and stated he looks forward to continuing to work with everyone throughout this process.

Kevin Robydek, area resident, thanked the City for continuing to push for good use of the Rindlehaven property. There are many young families looking to move into the community.

Chair Fitzsimmons closed the Public Hearing at 7:33 P.M.

Under New Business, the Planning Commission considered the request to rezone the 129-acre parcel from TND PUD to R-2 Traditional Residential located in the area of Rowe Ave. and Rindlehaven Commons, by PLG Development, LLC.

Member Roeser inquired if the undeveloped commons area along Rindle Bluff Dr. would also be rezoned to R-2?

Mr. LeBlanc stated it would also be rezoned to R-2. Any future development of the commons area would require approval by the City. Due to the narrowness of this area it may not meet any requirements for development.

There was discussion.

Planning Commission Minutes
May 10, 2023

Motion by Parsons, supported by Williamson, to recommend to City Council the rezoning of the 129-acre parcel from TND PUD to R-2 Traditional Residential as requested by PLG Development, LLC.

All in favor. Approved.

Under Planning Commission comments, Member Williamson noted these changes to the Rindlehaven property are great for the City and is long overdue.

City Manager Gorman provided updates on City business and projects.

Motion by Williamson, supported by Parsons, to adjourn the meeting at 7:47 P.M.

All in favor. Approved.

Respectfully submitted,

Jason Williamson, Secretary