

Portland Township Planning Commission Minutes

Wednesday, March 4, 2020

Cindy Selden called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.

Roll was taken by Sue Van Lente:

Present: Cindy Selden, Sue Vanlente, Tony Dixon, Evelyn Walkington-Jensen, Marcy Lay, Ross Schneider

Approval of Minutes: Motion by Marcy Lay, seconded by Tony Dixon to approve the minutes from the last meeting.. All were in favor.

Public Comments: None

Old Business: None

Public Hearing on Group Child Care Home

Public Hearing called to order at 7:03 p.m.

Kristin Sutton wants to open a Group Child Care Home at 6455 Divine Hwy, to care for a maximum of 12 children (including some who would be part-time). She would have one assistant and would be open from 6:30 a.m. to 6:00 p.m.

Motion by Ross Schneider, seconded by Marcy Lay to approve the request, contingent on an enlarged parking area which will consist of two driveways that are connected. The parking area must be large enough to accommodate six vehicles and allow space for them to turn around or pull through so that they do not have to back out onto Divine Hwy. Jeanne will need to inspect the finished driveway/parking area before the business opens. All were in favor.

Public Hearing closed at 7:18 p.m.

New Business:

Election of Officers

President: Cindy Selden was nominated by Marcy Lay, seconded by Ross Schneider. All were in favor.

Vice President: Ross Schneider was nominated by Cindy Selden, seconded by Marcy Lay. All were in favor.

Secretary: Sue Vanlente was nominated by Marcy Lay, seconded by Tony Dixon. All were in favor.

Dr. Mauren's New Building--Landscape Plan Modification Request

Dr. Mike Mauren requested a modification of the landscape plan that was approved as part of the site plan for his new building on Abby Lane. The new plan calls for fewer large trees and more shrubs/flowers around the building. Motion by Marcy Lay, seconded by Tony Dixon to approve the new plan. All were in favor.

Keusch Billboard on East Grand River

Dick Keusch has requested that he be allowed to raise the billboard he owns, which is located just east of Bader's John Deere. The billboard existed before the Zoning Ordinance went into effect, and is non-conforming. Motion by Tony Dixon, seconded by Ross Schneider to approve Dick's request, with limitations. He can increase the height by not more than 10', and he cannot increase the size of the billboard, in order for it to remain grandfathered. All were in favor.

Discussion on rezoning property that was formerly part of Grand Ridge Estates

A large portion of the land that had been designated as R1 when the Grand Ridge Estates were approved has been sold to an individual who is building just one house for his family. He has asked Jeanne about splitting off the parcel where the house is located so that it can be homesteaded. The remainder of the property will be used for agricultural purposes.

R1 zoning districts do not allow for farming. Motion by Cindy Selden and seconded by Marcy Lay to rezone the property (owned by BMPI) along with an adjoining property (owned by Heckman's) to AG, if the two property owners are in agreement. If they agree, the rezoning will be done at a public hearing on June 3, 2020.

Planning Commission Member Comments N/A

Future Meetings: The next regular meetings will be held June 3, 2020, at 7:00 p.m. at the Township Hall

Motion was made by Ross Schneider, seconded by Evelyn Walkington-Jensen to adjourn the meeting at 7:44 p.m. All were in favor.

Respectfully submitted by Sue Van Lente, Secretary.