

Portland Township Planning Commission Minutes

Wednesday, July 12, 2023

Ross Schneider called the meeting to order at 7:00 pm. The Pledge of Allegiance was recited.

Roll was taken by Sue Vanlente:

Present: Marcy Lay, Andrew Huhn, Tony Dixon, Evelyn Walkington-Jensen, Ross Schneider, Sue Vanlente, Mike Kolp

PUBLIC HEARING:

The public hearing, with two items to discuss, was called to order at 7:01 p.m.

Dan Thelen Solar Array (3076 Divine Hwy, Pewamo)

The following contingencies were given to Dan Thelen, in regards to the solar array that he has constructed on his property:

- i) Nic will confirm that the wiring is underground
- ii) Nic will confirm that all other requirements have been met.

Everything has been checked and is in compliance with the zoning ordinance. Motion by Marcy Lay, seconded by Tony Dixon to approve the project.

Ken Moyer Storage Building (30' x 130' storage building at 5913 E. Grand River Avenue)

Ken Moyer has met all of the contingencies that he was given at the June PC meeting:

- i) The property needs to have a storm water review done by the Ionia County Drain Commission
- ii) Six parking spots need to be cited on the plan
- iii) Lighting needs to be defined on the plan
- iv) The need for a dumpster was waived
- v) The need for landscaping was waived

Motion by Tony Dixon, seconded by Andrew Huhn to approve the site plan.

Childcare Group Home Parking Requirements (Article 15 (Special Land Use) section 3.15.06 (k) Group Home)

The change to the group home requirements was tabled, so that an additional sentence can be added to the wording before it is approved. The new wording, in regards to required parking will be:

An off-street drop-off area is to be provided with the capability to accommodate at least two vehicles in addition to the parking normally required for the dwelling. A driveway may be used for this purpose.

On roads that are heavily travelled or where sight is blocked by vegetation, hills, or curves, the Planning Commission may also require a turnaround, which permits vehicles to exit the property without backing into the street .

Also, this additional sentence will be added to the lot size requirement:

The Planning Commission may approve, at their discretion, less of a required area in the applicable district.

Nic will publish the required notices and a public hearing will be held on Wednesday, September 6, 2023 at 7:00 p.m.

Planning Commission Comments – We will add a review of the existing solar ordinance to the agenda for the September 6 meeting.

Future Meetings: September 6, December 6

Motion to adjourn was made by Marcy Lay, seconded by Mike Kolp. Motion passed. The meeting was adjourned at 7:14 p.m.