

Portland Township Planning Commission Minutes

Wednesday, June 7, 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

Approval of minutes: Motion by Marcy Lay, seconded by Mike Kolp, all were in favor.

Addition to the agenda: Add discussion of child care group home parking requirements.

Public Comments: Bob Schrauben expressed disappointment at how the roadside of the Township Hall property is being kept up.

OLD BUSINESS:

Adoption of Master Plan: Motion by Marcy Lay, seconded by Tony Dixon to adopt the revised Master Plan. All were in favor.

NEW BUSINESS:

Ken Moyer Storage Building Site Plan Review:

Ken Moyer plans to build a 30' x 130' storage building at 5913 E. Grand River Avenue. Nic reviewed the plan with the PC members. Motion by Marcy Lay, seconded by Andy Huhn to approve the plan with the following contingencies:

- 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

All were in favor. A public hearing will be held on July 12, 2023, at 7:00 p.m.

Dan Thelen Solar Array:

Dan Thelen, 3076 Divine Hwy, Pewamo, erected a free-standing solar array on his property last year. He did not realize that he needed a permit to do so. Nic has reviewed the project and it is in compliance with most of the zoning requirements regarding setbacks, etc. Motion by Tony Dixon, seconded by Mike Kolp, to approve the project with the following contingencies:

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

Mr. Thelen was not in attendance. A public hearing will be held on July 12, 2023, at 7:00 p.m.

Childcare Group Home Parking Requirements:

Motion by Sue Vanlente, seconded by Tony Dixon to change the wording of the Zoning Ordinance 3-140 (3) as follows:

Old wording: A drop off/pick up site shall be provided for motorists to be off the public street, which permits vehicles to exit the property without backing into the street. One (1) parking space is required for each two (2) beds, plus one (1) space for each employee and owner.

New Wording: 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 .

Yes = 6. No = 1. A public hearing will be held on July 12, 2023, at 7:00 p.m.

Public Comments – None

Planning Commission Comments – None

Future Meetings: July 12, September 6, December 6

Motion to adjourn was made by Marcy Lay, seconded by Mike Kolp. Motion passed. The meeting was adjourned at 8:20 p.m.