

CITY OF GRANT PLANNING COMMISSION MINUTES
APRIL 30, 2015

The regular meeting of the Grant City Planning Commission was held on Tuesday, April 30, 2015, at the City of Grant Municipal Offices.

1. *Call to Order:* Harold Portell called the meeting to order at 6:15: pm.
2. *Pledge of Allegiance to the Flag.*
3. *Roll Call*
PRESENT: Janet Gilmore, Debra Wilson, Rich Ulrich, Terry Fett, and Harold Portell
EXCUSED: None
ABSENT:
OTHERS PRESENT: Ryan Rudzis & Sherry Powell, and Peter Oleszcwk
4. *Public Comments:*
Portell Welcomed Rich Ulrich to the Planning Commission. Rich is filling the remainder of Nancy Callen's term.
5. *Consent Agenda:*
 - a. *Approval of the minutes from the December 30, 2014 Planning Commission meeting.*
 - b. *Routine Site Plans/Administrative Approval#*
 1. 271 E State, First Reformed Church, R-80 Single Family Residence District, Permit# 15-01: Sign.
 2. 277 S Maple St, Wilbur-Ellis, B-C Commercial District, Permit# 15-02: Temporary Sign
 3. 22 W Main St, The Depot, B-C Commercial District, Permit# 15-03: Sign
 4. 262 S Maple, Swinehart, B-C Commercial District, Permit #14-22: Property Division (no quorum in December)
 5. 11846 Mason Dr., Gilmore, B-C Commercial District, Permit #14-23: Temporary Storage Structure on existing concrete slab (no quorum in December)
Motion: Motion made by Fett, second by Gilmore to approve the Consent Agenda with the addition of Permit #14-22 and Permit #14-23 from the December 30, 2014 meeting.
Motion passes unanimously.
6. *Unfinished Business:*
 - a. N/A
7. *New Business:*
 - a. Proposed development at the Dixie's Restaurant location: Rudzis explained that the City was approached in March by a developer interested in purchasing a property to develop. Dixie's is entering into a sales contract with Dollar General. Some Zoning Board of Appeals requests will be needed.
Oleszcwk introduced himself, and explained he is with Midwest LLC. They are proposing a 9,100 square foot Dollar General facility. Everything will be contained on-site for storm water. They plan to eliminate a curb cut on M-37 and shift it to the south side. The traffic is thru, and deliveries are once a week. All parking proposed is on the west side of the building. They will modify to contain storm water underground. The building will have split face rock facing M-37. They were not sure about sidewalks, but that can be discussed.
Portell Asked if they plan to tear down both buildings and Oleszcwk confirmed that both buildings would be removed.
Wilson Stated that drainage is the only issue she has.
Ulrich Said they keep a clean job site, and they are a good business.
Portell Asked about the timeline for them to get started.
Oleszcwk The target is early 2016 for an opening date.
Rudzis Explained that two variances were requested, for parking and sign.
Oleszcwk Offered to answer any questions.
Rudzis Asked when they would be looking for the meeting, and Oleszcwk stated June.
Fett Stated that this building will have lots of foot traffic.
8. *Other Business:*
None
9. *Information Items / Updates:*
None
10. *Public Comments:*
None
11. *Adjournment:*
Harold Portell, by unanimous consent, adjourned the meeting at 6:31pm.

Harold Portell, Chairperson

Sherry Powell, Assistant City Manager/Clerk