

CITY OF GRANT PLANNING COMMISSION MINUTES
MAY 6, 2014

The regular meeting of the Grant City Planning Commission was held on Tuesday, May 6, 2014, at the City of Grant Municipal Offices.

1. *Call to Order:* Harold Portell called the meeting to order at 5:30pm.
2. *Pledge of Allegiance to the Flag.*
3. *Roll Call*
PRESENT: Janet Gilmore, Debra Wilson, Nancy Callen, Terry Fett, and Harold Portell
EXCUSED: None
ABSENT: None
OTHERS PRESENT: Interim City Manager Sherry Powell, Kevin Schoenborn and Tom Carlson of Wilbur-Ellis
4. *Public Comments:*
None
5. *Consent Agenda:*
 - a. *Approval of the minutes from the December 18, 2013 Planning Commission meeting.*
 - b. *Literature/Correspondence/Advisory Report*
 - c. *Routine Site Plans/Administrative Approval#*
 1. 12432 Mason Dr., Commercial Zoning, City Sign Erectors for AGO, Permit# 14-01: Sign
 2. 226 Lincoln St, Single Family Residential Zoning, Rich Ulrich, Permit# 14-02: Garage & parcel combination
 3. 316 S Maple St. (M-37), Commercial Zoning, Rent Smart, Permit# 14-03: New curb cut
 4. 330 S Jones St., Industrial Zoning, Wilbur-Ellis, Permit# 14-04: New warehouse site plan review
 5. 29 Western Ave (City Water Tower Property), Residential Zoning, City of Grant, Permit# 14-05: New construct of dog house & add 2 antennas on top of tower

Motion: Motion made by Fett, second by Callen to approve the Consent Agenda.
Portell asked to see where specifically on the property Wilbur-Ellis proposed to place the warehouse.
Motion passes unanimously.
6. *Unfinished Business:*
 - a. N/A
7. *New Business:*
 - a. N/A
8. *Other Business:*
 - a. N/A
9. *Information Items / Updates:*
 - a. True North Target Market Analysis: A TMA is a study of populations that are migrating or moving, and also have a clear preference for city living and urban housing formats (rather than rural living and suburban formats), and a study of their lifestyle preferences. This target market analysis will provide a phenomenal opportunity to the entire county once all of the data is entered, compiled, and complete. They will be able to advise us exactly which type(s) of housing and placemaking are needed to attract a large segment of the people they call the moving target market. This TMA is exactly what developers love to see when they are considering new projects, because it removed all of the risks for them.
10. *Public Comments:*

Schoenborn stated they will be building a new warehouse and a shop. Wilbur-Ellis is growing and need more space, as they are currently leasing from VegPro. They would love to have this project done by January 2015.
11. *Adjournment:*

Unanimous Consent to adjourn the meeting at 5:37pm.

Harold Portell, Chairperson

Sherry Powell, Assistant City Manager/Clerk