

Portland Township  
Ionia County, MI  
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The Portland Township Planning Commission met on Wednesday, March 5 2025 at 7:00 pm at the Portland Township Hall for its quarterly March 2025 meeting.

Chairman Ross Schneider called the meeting to order and the Pledge of Allegiance was recited. Planning Commission member Tony Dixon was not present due to medical reasons. Marcella Lay resigned from her Planning Commission seat prior to the meeting, leaving the Secretary duties open for nomination. All other Planning Commission members were present (Mark Simon, Andrew Huhn, Michael Kolp, and Kevin DiPiazza)

Chairman Schneider motioned to approve the December 2024 Planning Commission minutes, seconded by Kevin DiPiazza and carried.

Motion was made by Chairman Schneider to modify the agenda to remove the Special Use application for Portland Township (storage container) review at the request of Zoning Administrator Nic Schneider due to new legal counsel considerations under his review. Additionally, nomination for a new Planning Commission Secretary was added to the agenda in light of Marcella Lay's resignation; motion was seconded by Mark Simon and carried.

Chairman Schneider motioned for nomination appointment of a new Secretary. Planning Commission member Kevin DiPiazza was nominated unanimously by all, and Kevin DiPiazza accepted the role effective March 5, 2025; Andrew Huhn seconded and carried.

Public Comment: Mary Cook (Knox Rd.) asked about the Special Use application for the Portland Township storage container, but withdrew her question due to the application being removed from the agenda.

Old Business: Regarding the proposal to update township ordinance verbiage for residential solar, Zoning Administrator Nic Schneider stated he has researched the matter and concluded that what is already in place is sufficient and satisfies public hearing requirements.

New Business: A representative from Midwest Construction Group Inc. was present to discuss a apartment complex site plan proposal on the township's 22 acre parcel along Grand River Ave. (34-140-032-000-005-46), currently zone as R-1 Low Density Residential.

The sight plan proposal includes 11 units optimally (264 total housing units), but provisions for a minimum of 8 units. Due to the unit/acre requirements the land would need to be rezoned to R-1 Medium Density and would require a zoning variance to reach the proposed 14 units/acre due to the township's current zoning ordinances limiting 6 units/acre. It was noted by Zoning Administrator Nic Schneider that surrounding municipalities have less stringent requirements than Portland Township does. The housing units are considered workforce housing, and not low income or subsidized; priced affordably. This proposed layout would abut to the township property for which the proposed township hall would be located. Of additional consideration is a possible 425 agreement of the complex and its land with City of Portland. No other question or concerns were presented by Planning Commission members.

Vice Chairman Andrew Huhn motioned to adjourn at 7:37, seconded by Kevin DiPiazza and carried.

Kevin DiPiazza  
Portland Township Planning Commission Secretary