

**Minutes of the Planning Commission
Of the City of Portland**
Held on Wednesday, November 9, 2016 at 7:00 P.M.
In Council Chambers at City Hall

Portland Planning Commission Members Present: Grapentien, Fitzsimmons, Williamson, Hinds, Culp

Absent: Clement, Kmetz

Staff: City Manager Gorman, City Clerk Miller

Guests: Jim Hilligan of ConfluxCity Brewery Company, LLC

City Clerk Miller called the meeting to order at 7:00 P.M. with the Pledge of Allegiance.

City Clerk Miller opened the floor for nominations for Chair.

Motion by Fitzsimmons, supported by Williamson, to nominate Grapentien as Chair.

There were no other nominations.

City Clerk Miller held a vote on the nomination.
All in favor. Approved.

Chair Grapentien opened the floor for nominations for Vice Chair.

Motion by Hinds, supported by Culp, to nominate Clement as Vice Chair.

There were no other nominations.

Chair Grapentien held a vote on the nomination.
All in favor. Approved.

Chair Grapentien opened the floor for nominations for Secretary.

Motion by Culp, supported by Fitzsimmons to nominate Williamson as Secretary.

There were no other nominations.

Chair Grapentien held a vote on the nomination.
All in favor. Approved.

Motion by Fitzsimmons, supported by Culp, to approve the Agenda with the addition of excusing Members Clement and Kmetz.
All in favor. Approved.

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Motion by Fitzsimmons, supported by Culp, to approve the minutes of the January 13, 2016 regular meeting as presented.

All in favor. Approved.

Under New Business, City Manager Gorman introduced Jim Hilligan of ConfluxCity Brewery Company, LLC. Mr. Hilligan's goal is to develop his business at 110 Water St., the site of the former Willard Auto Sales. City Manager Gorman explained that he and Zoning Consultant Eric Frederick met and reviewed the proposed site plan and discovered the property will likely require rezoning.

Mr. Hilligan provided his background and plans for the proposed development. He is planning a 5 barrel brewing system with 10 brews provided on tap. He is still working through the details of the site plan.

City Manager Gorman noted that details in regard to the anticipated impact on the Wastewater Treatment Plan have been discussed with City engineers over the past several months. As a result, Mr. Hilligan has determined that waste from the brewery will be taken off site rather than disposed of in the city's waste system.

There was discussion of where parking would be located.

Mr. Hilligan stated that there would be an entrance from Water St. where there is currently a curb cut in place between the two residential homes.

City Manager Gorman further explained this is where some of the zoning issues arise as more parking is needed in the downtown.

Member Hinds commented on the traffic at the intersection of Grand River Ave. and Water St.

Mr. Hilligan stated that his goal is to be open for business at this time next year. Further, he looks forward to cleaning up the building and the property.

City Manager Gorman provided updates on potential developments in Portland.

A developer for Muffler Man has submitted a site plan for redevelopment but during the review process it was discovered that a Special Land Use is required. The developers would like to present their plan to the Planning Commission at the December meeting.

The WODA Group is in full construction on the redevelopment of Old School Manor, it is exciting to see the progress taking place. The anticipated completion date is May 2017. The WODA Group donated a substantial piece of playground equipment that was installed at Brush Street Park. The new playground is a great addition to the City and has revitalized the park.

The anticipated development by Sparrow at Cutler Rd. and Grand River Ave. is ongoing but continues to be a slow process. The LOI is to acquire 5 acres to construct a medical facility at the top of the hill on Cutler Rd. next to the Portland Church of the Nazarene. City Manager Gorman stated that he expected to receive the purchase agreement sometime soon and his hopeful construction may begin in the summer of

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2017. As part of the project a road will have to be constructed that will likely help other potential development.

City Manager Gorman stated that the site plan approved for McDonald's last year will expire soon. After the plan was approved it was discovered that McDonalds had yet to acquire the adjacent property that was part of its site plan. City Manager Gorman stated that he was contacted last week and discussions for the purchase of that property have resumed. If the proposed development moves forward it will have to come back to the Planning Commission to be reapproved.

Wendy's is currently working on an update of their facility but required no approvals from the Planning Commission.

The Portland Party Store has added a patio area and is planning to add seating.

Under Member Comments, Chair Grapentien stated that he would like to have meetings to review portions of the ordinance for better understanding of what they are reviewing and approving.

Motion by Fitzsimmons, supported by Hinds, to adjourn the meeting at 7:46 P.M.
All in favor. Approved.

Respectfully submitted,

Jason Williamson, Secretary