

**Minutes of the Planning Commission  
Of the City of Portland**

Held on Wednesday, December 14, 2016 at 7:00 P.M.  
In Council Chambers at City Hall

Portland Planning Commission Members Present: Grapentien, Fitzsimmons, Williamson, Hinds, Clement, Kmetz

Absent: Culp

Staff: City Manager Gorman, City Clerk Miller

Guests: Jim Hilligan of ConfluxCity Brewery Company, LLC; Fred Campbell of JML Design Group

Chair Grapentien called the meeting to order at 7:00 P.M. with the Pledge of Allegiance.

Under Public Comment, Mr. Hilligan of ConfluxCity Brewery Company, LLC presented his planned development at the corner of Grand River Ave. and Water St. The business will be a microbrewery; not a food establishment.

City Manager Gorman stated that the City has been working with Mr. Hilligan for several months on aspects pertaining to the plan. A Planned Unit Development (PUD) is being considered as it offers more protection to the City and meets Mr. Hilligan's needs. Any changes would require coming back to the Planning Commission for approval.

Member Fitzsimmons commented that the Master Plan addressed the need for flexible zoning along Water St.

Mr. Hilligan stated that he is looking for any comments that he should address on his plan.

There was discussion.

Motion by Clement, supported by Fitzsimmons, to approve the Agenda as presented.  
All in favor. Approved.

Motion by Williamson, supported by Fitzsimmons, to approve the minutes of the November 9, 2016 regular meeting as presented.  
All in favor. Approved.

A 5-minute recess was taken.

The meeting resumed at 7:30 P.M.

Chair Grapentien opened the Public Hearing at 7:30 P.M.

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City Manager Gorman stated that the Public Hearing is for the request for a Special Land Use Permit for the property at 738 E. Grand River Ave. to construct a 1,198 square foot addition to the existing 1,804 square foot motor vehicle repair garage known as Muffler Man. If the development proceeds it may be known as Maintenance Man and will offer a broader range of services. The desired development plan requires the addition of two additional service bays which requires a Special Land Use Permit.

Mr. Campbell presented the site plan for the property located in the C-2 Zoning District. The property was formerly a gas station and was converted to Muffler Man in 1987. The property was vacated two years ago. A local family would like to revitalize the vehicle repair facility to perform short term vehicle repairs. The proposed addition would add two service bays to the existing two. This type of business requires four bays to be viable. The intent is to replace the building's roof due to disrepair, adding a second story for storage. The Zoning Ordinance requires six parking spaces. There will be three parking spaces at the back of the building, one handicap parking space at the front of the building, and the service bays will be counted as parking spaces.

City Manager Gorman noted that adding two service bays to the rear of the building was considered but the topography of the property prevented this option. Adding service bays to the rear of the building also made them closer to the residential area.

Mr. Campbell stated that trees and shrubs will be added to the property for the appropriate amount of green space. New lighting will not be added as there are lights already on the building and there is a street light at the curb.

Mr. Campbell proposed that he would come back for the appropriate approvals on signage at a later date as they have not determined what is desired. The current sign is non-conforming.

Member Kmetz asked if the new service bays will also be concrete block.

Mr. Campbell stated that they would be concrete block and they will be painted to match the rest of the building. The service doors will have the appropriate amount of glass to meet the requirements.

Chair Grapentien closed the Public Hearing at 7:44 P.M.

Under New Business, the board considered the request for a Special Land Use Permit for the property at 738 E. Grand River Ave. to construct a 1,198 square foot addition to the existing 1,804 square foot motor vehicle repair garage known as Muffler Man.

Motion by Clement, supported by Fitzsimmons, to approve the request for a Special Land Use Permit for the property at 738 E. Grand River Ave. to construct a 1,198 square foot addition to the existing 1,804 square foot motor vehicle repair garage known as Muffler Man.

Secretary Williamson stated that this is a very nice plan.

Member Fitzsimmons stated that he is confident this is being done in the correct manner.

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The vote for the motion on the floor was held.  
All in favor. Approved.

Under Member Comments, City Manager Gorman stated that he is aware of concerns regarding the Sunset Clause in the Sign Ordinance that will take effect in 2018.

There was discussion.

City Manager Gorman noted that he is still waiting to hear from representatives of Sparrow regarding the purchase agreement for the potential development at Grand River Ave. and Cutler Rd.

Motion by Clement, supported by Williamson, to adjourn the meeting at 7:48 P.M.  
All in favor. Approved.

Respectfully submitted,

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Jason Williamson, Secretary