

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

Held on Wednesday, March 14, 2018 at 7:00 P.M.
In Council Chambers at City Hall

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

Absent: Culp

Staff: City Manager Gorman; City Clerk Miller

Guests: Tim Fuller of Opera Block Properties; Bill Crane of Crane Engineering

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

There was no public comment.

Motion by Kmetz, supported by Hinds, to excuse the absence of Member Culp.

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

Motion by Fitzsimmons, supported by Williamson, to approve the minutes of the January 10, 2018 regular meeting as presented.
All in favor. Approved.

Chair Grapentien opened the Public Hearing at 7:01 P.M.

City Manager Gorman introduced the request for a Special Land User 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. This request was originally approved by the Planning Commission on December 14, 2016. The project has been delayed due to difficulty in finding contractors. There has been no change to the plans since previous approval. The related variance that was approved by the Zoning Board of Appeals on December 12, 2016 runs with the property so there is no need for reapproval of the variance.

Mr. Crane of Crane Engineering stated that they have been in contact with the contractors and building inspector in order to get the project started.

Mr. Crane provided a brief overview of the plan that will add 1,198 square feet which will include two service bays to the existing structure. The existing accesses will be utilized.

A woman from the public that she had questions about the request but has already had them answered. She had no further questions.

Chair Grapentien closed the Public Hearing at 7:07 P.M.

Planning Commission Minutes
March 14, 2018

Under New Business, the Planning Commission considered the request for a Special Land User 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.

The board concurred, they had no further questions as there are no changes to the previously approved request.

Motion by Kmetz, supported by Williamson, to approve the request for a Special Land User 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 as submitted. All in favor. Approved.

City Manager Gorman introduced Tim Fuller, the owner of Opera Block Properties. Mr. Fuller purchased five contiguous buildings on Kent St. which include the Opera House. Mr. Fuller has renovated the upstairs of one of the buildings which is now his residence. He would like to open an Airbnb for short term rentals. Under the Ordinance, this is not allowed.

Mr. Fuller shared information on the Airbnb concept and his plans for the property.

There was discussion.

City Manager Gorman stated that short term rentals are not currently a permitted use by the Ordinance.

Mr. Fuller provided an update on the development of his properties.

City Manager Gorman presented the conceptual design for the Toan Park Improvement Project. If the project moves forward the Planning Commission would consider the vacation of Water Street between Toan Park and Powers Park. The design the project includes a splash pad and new playground equipment. There is much consideration that still needs to be given to the proposed project. The City plans to apply for a grant through the DNR that would require matching funds that is anticipated to be shared by the City of Portland and the DDA.

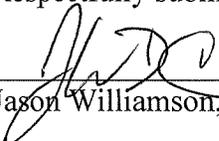
There was discussion.

City Manager Gorman provided other community development updates.

There was discussion.

Motion by Kmetz, supported by Fitzsimmons, to adjourn the meeting at 8:09 P.M. All in favor. Approved.

Respectfully submitted,



Jason Williamson, Secretary