

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

Held on Wednesday, November 14, 2018 at 7:00 P.M.

In Council Chambers at City Hall

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

Absent: Fitzsimmons, Kmetz

Staff: City Manager Gorman

Guests: Dawn Pugh; Keri Herbley; Paul LeBlanc, AICP of PLB Planning Group, LLC

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

Under Public Comment, Dawn Pugh addressed the Planning Commission and stated her support for the consideration of a professional medical marijuana establishment in the City of Portland. She suggested that while this would be a benefit for the many residents of Portland who use marijuana for medical purposes it would also provide tax revenue to the City.

Keri Herbley, stated her concern with a complete ban of marijuana in the City of Portland. She further stated the City of Portland would lose tax revenue.

Chair Grapentien stated that the consideration is only for recreational marijuana. The City is waiting until there is more information provided on the new marijuana laws.

City Manager Gorman clarified that the Planning Commission is only considering a ban on marijuana establishments from a zoning standpoint, not an individual's right to use it. The City is waiting to see what the framework of the law developed by the State of Michigan looks like.

Motion by Williamson, supported by Culp, to approve the Agenda as presented.
All in favor. Approved.

Motion by Williamson, supported by Culp, to approve the minutes of the September 19, 2018 special meeting as presented.
All in favor. Approved.

Under New Business,

Under Planning Commission Member Comments, Mr. Paul LeBlanc, AICP of PLB Planning Group, LLC distributed and presented the results of the zoning audit.

There was discussion.

City Manager Gorman asked Mr. LeBlanc to explain the process moving forward and stated the process will likely happen over a period of time due to the cost.

Planning Commission Minutes
November 14, 2018

Mr. LeBlanc explained that the process would include the audit, which is now complete, user group meetings, draft for review by Planning Commission and staff, 2nd draft for public release, and a 3rd draft for public hearing and adoption. This is typically a yearlong process.

There was discussion in regard to an update to the Zoning Ordinance and an update of the City's Master Plan.

City Manager Gorman stated that developers from Mayberry Homes have proposed deviations to the PUD standards for a Rindلهaven Phase II development. Mr. LeBlanc has performed a review on the proposed deviations.

Mr. LeBlanc presented his thoughts on the proposed deviations to the PUD standards for a Rindلهaven Phase II development. He suggested that the best course of action at this time is to rezone the property.

City Manager Gorman explained the City of Portland has been monitoring Proposal 1, for recreation marijuana use, that was on the November 6, 2018 ballot for the past year. All indications were that it would pass. Many communities have been considering how to handle the issue. There is not enough information at this time to allow marijuana establishments in the City of Portland; there is no legal framework. The City Council held the 1st Reading of the ordinance of the licensing arm of the regulations at its meeting on November 5, 2018. This ordinance would prohibit marijuana establishments and its use in public places in the City of Portland.

There was discussion.

Motion by Roeser, supported by Culp, to set a Public Hearing for Wednesday, December 12, 2018 at 7:00 P.M. to consider a proposed ordinance to prohibit marijuana establishments. All in favor. Approved.

City Manager Gorman provided community/development updates. Upgrades have been made to the DPW complex with the construction of a new building to store road salt and a new vehicle storage facility.

The City has contracted Fleis & VandenBrink to conduct a feasibility study for a new police station. The newly acquired ADM property at Grand River Ave. and Divine Hwy. and the parking lot at Grand River Ave. and Maple St. are being considered as possible locations.

The City received the preliminary scoring on the collaborative DNR Grant Application between the DDA and Parks and Recreation Department for the Toan Park Improvement Project. The feedback received from the DNR allowed an opportunity to provide supplemental information to improve the scoring. Many organizations throughout the community provided letters of support for the proposed project. This process is still in the preliminary stages and would possibly be a project slated for 2020/2021.

Motion by Williamson, supported by Culp, to adjourn the meeting at 8:29 P.M. All in favor. Approved.

Planning Commission Minutes
November 14, 2018

Respectfully submitted,

Jason Williamson, Secretary