

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

Held on Wednesday, December 12, 2018 at 7:00 P.M.
In Council Chambers at City Hall

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

Absent: Culp

Staff: City Manager Gorman; City Clerk Miller

Guests: Dawn Pugh; Julia Norton

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

There were no public comments.

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

Motion by Fitzsimmons, supported by Hinds, to approve the minutes of the November 14, 2018 special meeting as presented.
All in favor. Approved.

Chair Grapentien opened the Public Hearing at 7:01 P.M. to consider a proposed ordinance to prohibit marijuana establishments.

Member Williamson arrived at 7:02 P.M.

Julie Norton inquired what the vision is for Portland.

Chair Grapentien noted that the City's Master Plan is available for review on the website. He further stated that the Planning Commission is bound to follow this document that is developed with input from the community.

Dawn Pugh inquired when the City may consider allowing the sale of marijuana and asked if input will be gathered from the community.

City Manager Gorman explained that the State of Michigan has one year to develop the laws associated with sale of marijuana and how it will be regulated. There is currently no data on the state level to base a decision.

There was continued discussion.

Chair Grapentien closed the Public Hearing at 7:16 P.M.

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Under New Business, City Manager Gorman further explained the concern that there has been no regulatory framework developed by the State of Michigan to follow. He further stated the decision to allow marijuana sales in the City of Portland will likely have a very big impact on the community.

Motion by Hinds, supported by Roeser, to recommend to City Council the proposed ordinance to prohibit marijuana establishments.

All in favor. Approved.

City Manager Gorman provided an email from Mr. Paul LeBlanc of PLB Planning, the City's zoning consultant, outlining his opinion regarding the proposed Phase II development Rindlehaven by Mayberry Homes. Mr. LeBlanc's opinion is that the best way to move forward is to change the approved TND PUD to traditional zoning.

There was discussion.

Chair Grapentien stated his concern that the TND PUD that is in place includes parks and trails that would be an addition to the City. He asked if that would be lost with a change to traditional zoning.

Chair Grapentien also noted that rezoning of the property is not in conjunction with the Master Plan and inquired if that would need to be addressed.

There was continued discussion.

City Manager Gorman provided community and development updates. A feasibility study for a new Police Station at either the Grand River Ave. and Divine Hwy. on the property recently donated to the City by ADM Alliance Nutrition or on the parking lot at Grand River Ave. and Maple St. The study shows that the building a new police department on the parking lot at Grand River Ave. and Maple St. is more feasible. A cost estimate and potential funding still need to be determined.

There was discussion.

There were no Planning Commission Member Comments.

Motion by Fitzsimmons, supported by Williamson, to adjourn the meeting at 8:10 P.M.

All in favor. Approved.

Respectfully submitted,

Jason Williamson, Secretary