

**Minutes of the Planning Commission
Of the City of Portland**
Held on Wednesday, December 8, 2021 at 7:00 P.M.
In Council Chambers at City Hall

Portland Planning Commission Members Present: Fitzsimmons, Johnston, Williamson, Roeser, Kmetz

Absent: Culp, Hinds

Staff: City Manager Gorman; City Clerk Miller

Guests: Larry Nix, Project Manager for the Portland Self-Storage Project; George Hilton, Jason Galey, Ron Weatherbee

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

Motion by Kmetz, supported by Williamson, to excuse the absence of Members Culp and Hinds. All in favor. Approved.

There was no public comment.

Motion by Williamson, supported by Johnston, to approve the proposed Agenda. All in favor. Approved.

Motion by Williamson, supported by Kmetz, to approve the minutes of the October 13, 2021 meeting as presented. All in favor. Approved.

Motion by Kmetz, supported by Williamson, to table the consideration of the proposed rezoning of a 107-acre parcel from TND PUD to R-2 Traditional Residential District and a 22-acre parcel from TND PUD to C-2 General Business District by Mayberry Homes on a portion of the Rindlehaven Development. All in favor. Approved.

Chair Fitzsimmons opened the Public Hearing at 7:07 P.M.

City Manager Gorman stated the purpose of the Public Hearing is to consider a request for rezoning of a 1.97-acre portion of the parcel located at 467 Charlotte Hwy. that is adjacent to I-96; east of Charlotte Hwy. and west of Grand River Ave., from R-2 to C-3 to match the rest of the parcel already zoned C-3.

Mr. Nix provided information on the property owners request for rezoning. The property previously had a mobile home on it that was demolished.

Chair Fitzsimmons noted the memo provided by Mr. Paul LeBlanc of PLB Planning Group be made a part of the record as it has all of the criteria laid out.

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There was no Public Comment.

Chair Fitzsimmons closed the Public Hearing at 7:10 P.M.

Chair Fitzsimmons opened the second Public Hearing at 7:10 P.M.

City Manager Gorman explained the second Public Hearing is to consider a Special Land Use request for a self-storage facility to occupy 5.0 acres of the 5.34-acre parcel located at 467 Charlotte Hwy.

Mr. Nix presented information on the proposed five self-storage buildings that will total 57,000 square feet.

Mr. Nix noted he has met with the neighboring property owners and their concerns have been noted and addressed on the proposed site plan. Concerns with the sign placement will be addressed.

The ingress/egress has been evaluated based on a traffic study. Access to the facility will be off from Charlotte Hwy. only and the egress will be from the Portland Apartments driveway. The offices for the storage facility will be located at Portland Apartments.

Mr. Nix further noted a solid vinyl fence has been requested by neighboring property owners. It has been noted on the site plan and will be added. The side of the building closest to the residences will not have access on both sides of the storage building; only the side opposite the residences will have storage access.

Member Williamson inquired if the fence on the west side of the property will extend to the building.

Mr. Nix stated the fence will extend to the side of building prohibiting access from Portland Apartments to the storage facility.

Mr. Galey asked if the elevated pole sign between the storage facility and I-96 will be placed and what the City Ordinance is regarding placement of pole signs.

City Manager Gorman noted the memo provided by Mr. Paul LeBlanc of PLB Planning Group should be made a part of the record.

City Manager Gorman stated that commercial highway signs are currently permitted in the Sign Ordinance.

Mr. Nix stated he will continue to work with neighbors throughout the process and will work within the guidelines of the Sign Ordinance.

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Mr. Weatherbee expressed his concern with size and placement of the sign that will be placed on Charlotte Hwy.

Member Kmetz noted that according to the provided site plan the sign will be placed well away from the side of the road; outside of the right-of-way.

There was discussion.

Chair Fitzsimmons closed the Public Hearing at 7:37 P.M.

Under New Business, the Planning Commission considered the proposed rezoning of the 1.97-acre parcel at 467 Charlotte Hwy.

Motion by Williamson, supported by Roeser, to make a recommendation to the City Council to approve the Special Land Use application for the property at 467 Charlotte Hwy.

All in favor. Approved.

Mr. Nix noted the vote was held for the Special Land Use application rather than for the rezoning.

Motion by Kmetz, supported by Johnston, to strike the approval of the Special Land Use request. All in favor. Approved.

Motion by Williamson, supported by Roeser, to make a recommendation to the City Council to approve the rezoning of the property at 467 Charlotte Hwy. from R-2 to C-3. All in favor. Approved.

Motion by Kmetz, supported by Williamson, to approve Special Land Use request contingent on the City Council's approval of the rezoning request for the reasons stated in the memo from Mr. LeBlanc. All in favor. Approved.

The Planning Commission considered the site plan for the proposed self-storage facility at 467 Charlotte Hwy.

City Manager Gorman noted that he has spoken to City employees, and both the Police and Fire Departments; there were no noted concerns with the request.

Chair Fitzsimmons noted that all items discussed at the previous Planning Commission meeting have been addressed.

Mr. Nix stated that there is no issue with any of the suggestions made by Mr. LeBlanc in his memo.

Member Roeser asked if there will be 24/7 access to the storage facility.

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Mr. Nix stated that access to the storage facility will be dictated by the market unless the City's Ordinance prohibits 24/7 access. He noted there is typically not an issue with night traffic as the storage units are not lit.

Member Johnston noted this is a very creative use for the property. The proposed ingress/egress will maintain the safety of the property.

Motion by Roeser, supported by Williamson, to approve the site plan and stormwater plan dated 11/10/21, and the landscape plan dated 11/21/21, subject to the City Council's approval of the rezoning request based on the reasons stated in the memo from Mr. LeBlanc.

All in favor. Approved.

City Manager Gorman proved development updates on various projects happening throughout the City of Portland.

There was discussion.

There were no Planning Commission member comments.

Motion by Kmetz, supported by Johnston, to adjourn the meeting at 8:16 P.M.

All in favor. Approved.

Respectfully submitted,

Jason Williamson, Secretary