

**Minutes of the Planning Commission  
Of the City of Portland**  
Held on Wednesday, July 11, 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: Jeff Keiser of KEBS, Inc.; David Straub of Mayberry Homes

City Clerk Miller called the meeting to order at 7:00 P.M. with the Pledge of Allegiance.

There was no public comment.

Motion by Williamson, 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 March 14, 2018 regular meeting as presented.  
All in favor. Approved.

Under New Business, City Manager Gorman noted the credentials of Mr. Paul LeBlanc, AICP with PLB Planning Group, LLC who will serve as the City's Zoning Consultant. Mr. LeBlanc will attend the next Planning Commission meeting so that he can introduce himself.

City Manager Gorman explained that in his discussions with Mr. LeBlanc regarding the proposed changes by Mayberry Homes to the Rindlehaven PUD he suggested that the changes could be made through revisions rather than an amendment to the PUD.

Mr. Keiser presented information on the proposed changes to the PUD that Mayberry Homes would like to make for Phase II of the development. They would like to convert the 22 planned townhouse areas to 9 single family homes. They would like to reduce the side yard setbacks from 10 ft. to 5 ft.

There was discussion.

Chair Grapentien stated his feeling that a new development agreement should be made as the current one is with an entity that no longer exists. He further stated that the removal of the planned open space where lot #30 is proposed should be relocated to another area as part of the TND PUD.

There was continued discussion regarding the proposed change in side yard setbacks.

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Mr. Straub addressed the Planning Commission regarding the proposed 5' side yard setback stating their intention is to allow more flexibility in the plans they can offer to potential home buyers. Not every lot would necessarily have only a 5' setback.

The Planning Commission concurred they weren't totally comfortable going to a 5' side yard setback but are open to some flexibility.

City Manager Gorman noted the proposed amendment language to allow Adult Foster Care Congregate Facilities is included in the packet as suggested by Mr. LeBlanc. City Manager Gorman further explained the reasoning behind the suggested amendment.

There was discussion.

Motion by Kmetz, supported by Williamson, to approve the proposed amendment to the Zoning Ordinance to provide for Adult Foster Care Congregate facilities.

All in favor. Approved.

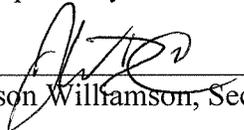
City Manager Gorman stated that there has been previous discussion that an update of the Zoning Ordinance is needed to clean up some sections that are hyper technical; funds have been allocated for this process in the current year budget. The process will begin at the August Planning Commission meeting.

Under Planning Commission Member Comments, City Manager Gorman provided community/development updates.

Motion by Kmetz, supported by Williamson, to adjourn the meeting at 8:24 P.M.

All in favor. Approved.

Respectfully submitted,

  
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Jason Williamson, Secretary