

**Minutes of the Planning Commission
Of the City of Portland**
Held on Wednesday, August 8, 2018 at 7:00 P.M.
In Council Chambers at City Hall

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

Absent: Roeser

Staff: City Manager Gorman; City Clerk Miller

Guests: Paul LeBlanc, AICP of PLB Planning Group, LLC

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

Motion by Kmetz, supported by Williamson, to excuse absence of Member Roeser.
All in favor. Approved.

City Clerk Miller opened the floor for nominations for Chair.

Motion by Fitzsimmons, supported by Culp, to nominate Grapentien as Chair.

There were no other nominations.

City Clerk Miller held the vote for Grapentien as Chair.
All in favor. Member Grapentien was named Chair.

Chair Grapentien opened the floor for nominations for Vice Chair.

Motion by Kmetz, supported by Williamson, to nominate Fitzsimmons as Vice Chair.

There were no other nominations.

City Clerk Miller held the vote for Member Fitzsimmons as Vice Chair.
All in favor. Member Fitzsimmons was named Vice Chair.

Chair Grapentien opened the floor for nominations as Secretary.

Motion by Kmetz, supported by Fitzsimmons, to nominate Williamson as Secretary.

There were no other nominations.

City Clerk Miller held the vote for Member Williamson as Secretary.
All in favor. Member Williamson was named Secretary.

There was no public comment.

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

Motion by Fitzsimmons, supported by Williamson, to approve the minutes of the July 11, 2018 regular meeting as presented.
All in favor. Approved.

Chair Grapentien opened the Public Hearing at 7:05 P.M.

City Manager Gorman explained that the proposed amendment to provide for Adult Foster Care Congregate facilities is related to the Portland Assisted Living & Memory Center's interest in expanding. The current ordinance definition limits their facility to 20 beds which mirrors state law. The proposed definition would allow them and anyone else in this situation to offer more than 20 beds.

There was no public present for comment.

Chair Grapentien closed the Public Hearing at 7:06 P.M.

Under New Business, the Planning Commission considered the proposed zoning changes to allow Adult Foster Care Congregate Facilities in the R-2 and R-3 districts.

Mr. LeBlanc introduced himself and provided his background and qualifications. He further provided information and the rationale regarding the proposed zoning changes.

There was discussion.

Chair Grapentien inquired if approving the proposed amendments qualifies as spot zoning.

Mr. LeBlanc stated that the property is already zoned appropriately, only the use is being added.

There was further discussion.

Motion by Kmetz, supported by Fitzsimmons, to accept the proposed amendment to the Zoning Ordinance concerning the congregate facilities.
All in favor. Approved.

City Manager Gorman stated that he and Mr. LeBlanc met with representatives of Mayberry Homes yesterday. It was determined that as Phase I of the Rindlehaven Development did not follow all of the requirements, Phase II of the development can not be amended without correcting and updating all of the documents.

Mr. LeBlanc further provided information on the steps that need to be followed to amend the PUD for Mayberry Homes. Mayberry Homes is going to come back to the City with their

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proposed changes. Going any further with the development of the rest of the property will require Mayberry Homes to address their plans for the use of the rest of the property.

There was discussion.

City Manager Gorman stated that the update of the Zoning Ordinance will include a systematic audit. Mr. LeBlanc will review the Zoning Ordinance and provide an audit for the Planning Commission members to review. This process will be yearlong.

There was discussion of area of the Zoning Ordinance that need to be addressed.

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

Motion by Williamson, supported by Fitzsimmons, to adjourn the meeting at 8:08 P.M.
All in favor. Approved.

Respectfully submitted,

Jason Williamson, Secretary