

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

Held on Wednesday, March 12, 2014 at 7:00 P.M.  
In Council Chambers at City Hall

Portland Planning Commission Members Present: Kmetz, Gorman, Hinds, Swaney-Frederick, Fitzsimmons

Absent: Clement, Grapentien

Staff: City Manager Dempsey, Interim City Manager Reagan, City Clerk Miller, Code Officer Gensterblum

Guests: Paul Lippens of McKenna Associates

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

Motion by Swaney-Frederick, supported by Fitzsimmons, to excuse the absence of Members Clement and Grapentien.

All in favor. Approved.

Motion by Fitzsimmons, supported by Gorman, to approve the Revised Agenda to excuse the absence of Members Clement and Grapentien.

All in favor. Approved.

Motion by Swaney-Frederick, supported by Fitzsimmons, to approve the minutes of the February 12, 2014 meeting as presented.

All in favor. Approved.

Under Public Hearings, Secretary Kmetz opened the Public Hearing at 7:02 P.M. on proposed Ordinance 175EE amending Section 42-411 for design standards.

There was no public comment.

Secretary Kmetz closed the Public Hearing at 7:03 P.M.

Secretary Kmetz opened the Public Hearing at 7:03 P.M. on proposed Ordinance 175FF amending Section 42-298 for accessory structures.

There was no public comment.

Secretary Kmetz closed the Public Hearing at 7:04 P.M.

Secretary Kmetz opened the Public Hearing at 7:04 P.M. on proposed Ordinance 175GG amending Section 42-310 for temporary buildings.

There was no public comment.

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Secretary Kmetz closed the Public Hearing at 7:05 P.M.

Under New Business, City Manager Dempsey presented a summary of each of the proposed Ordinances.

Proposed Ordinance 175EE addresses changes to design standards to allow the use of sheet metal on buildings, recognizing those types that have architectural design elements and would allow the Planning Commission to deviate from the minimum percentages required where the building design incorporate visual interest.

Member Swaney-Frederick expressed concern about allowing the Planning Commission to use its own discretion to deviate from design standards. Requirements are set for a reason, not everyone has good taste.

City Manager Dempsey stated that she is correct but there are elements in the code that have more specific standards. It will be a challenge the Planning Commission will have to wrestle with when evaluating site plans.

Motion by Fitzsimmons, supported by Gorman, to recommend to the City Council proposed Ordinance 175EE amending Section 42-411 for design standards.  
Four in favor. One opposed. Approved.

City Manager Dempsey presented proposed Ordinance 175FF to clarify wording for the construction of an accessory building on a concrete slab or foundation.

Motion by Swaney-Frederick, supported by Fitzsimmons, to recommend to the City Council proposed Ordinance 175FF for accessory structures.  
All in favor. Approved.

City Manager Dempsey presented proposed Ordinance 175GG to address temporary buildings and structures for sales.

Motion by Swaney-Frederick, supported by Fitzsimmons, to recommend to the City Council proposed Ordinance 175GG for temporary buildings.  
All in favor. Approved.

City Manager Dempsey introduced Paul Lippens, of McKenna Associates.

Mr. Lippens presented the project schedule for the Portland Master Plan Process. The process is expected to take approximately 8 months, but is adaptable.

There was discussion.

Under Council Comments, Member Gorman expressed his appreciation and distinct pleasure for City Manager Dempsey's time spent working for the City of Portland.

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Secretary Kmetz stated it has been a pleasure to work with City Manager Dempsey.

Motion by Swaney-Frederick, supported by Fitzsimmons, to adjourn the meeting at 7:30 P.M.  
All in favor. Approved.

Respectfully submitted,

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John Kmetz, Secretary