

**Minutes of the Planning Commission
Of the City of Portland**
Held on Wednesday, October 10, 2012
In Council Chambers at City Hall

Portland Planning Commission Members Present: Grapentien, Krause, Gorman, Clement, Kmetz

Absent: Swaney-Frederick

Staff: City Manager Dempsey, Code Officer Brown, City Clerk Miller

Guests: Gary Brown, Laura Goostrey

Chair Grapentien opened the meeting at 7:00 P.M. with the Pledge of Allegiance.

Motion by Clement, supported by Krause, to accept the Agenda as presented.
All in favor. Approved.

Motion by Clement, supported by Kmetz, to approve the minutes of the September 12, 2012 meeting with the correction of the date at the top.
All in favor. Approved.

Under New Business, City Manager Dempsey explained the Lot Split Request to add 12' of side yard from the Goostrey property at 923 Green St. to the Brown property at 911 Green St. Mr. Brown is currently constructing a new home on his property. The lot split would move the lot line equidistance between the buildings and would still maintain all required setbacks. City Manager Dempsey recommends the Planning Commission approve a recommendation for approval to the City Council.

Vice Chair Clement inquired if any changes would result that would cause problems with setbacks.

City Manager Dempsey stated there would not.

Motion by Clement, supported by Kmetz, to recommend the lot split request to add 12' of side yard from the property at 923 Green St. to the property at 911 Green St. to the City Council for approval.
All in favor. Approved.

Secretary Kmetz commented that the approved minutes for the September 12, 2012 minutes actually do have the correct date but are the minutes from the August 8, 2012 meeting.

City Manager Dempsey stated that minutes from the September 12th meeting and this meeting would be included for approval at the next meeting of the Planning Commission.

Motion by Kmetz, supported by Clement, to rescind the approval of the September 12, 2012 minutes.
All in favor. Approved.

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Under Old Business, City Manager Dempsey stated that in regard to the Grand River Access Plan he has received no suggestions from any of the members. He recommended removing this item from Old Business until someone has a suggestion for change.

Chair Grapentien inquired if the stop light at Rite Aid on Grand River Ave. is for traffic exiting the parking lot of Rite Aid as well as traffic on Grand River Ave. and Bridge St.

City Manager Dempsey stated that it does; it is a 4-way traffic light.

City Manager Dempsey presented and went over the survey results for possible Sign Ordinance Amendments. 62.8% of those surveyed would like to see changes to the Sign Ordinance. There were over 40 responses from the business community.

City Manager Dempsey suggested making amendments to the Sign Ordinance for temporary banner signs and holding a Public Hearing for those who would like to add further input. A recommendation could then be made to the City Council.

Vice Chair Clement and the other members concurred.

City Manager Dempsey stated he is still researching Electronic Reader board Signs. He suggested also dropping this item from Old Business until suggestions are made.

There was discussion about the research that has been done on these types of signs and current efforts to bring signs into compliance.

City Manager Dempsey presented design plans for a new sign at the Shell Gas Station that does not meet requirements. They were issued a Stop Work Order and told what needs to be done to come into compliance.

City Manager Dempsey stated he is looking for guidance in regard to Community Event signs. If there are suggestions changes can be made to this part of the Ordinance while other changes are being made.

Vice Chair Clement stated she would like to put more thought into this issue.

There was further discussion.

Under Planning Commission Comments, Vice Chair Clement reminded residents that Oktoberfest will be held Saturday, October 20th.

City Manager Dempsey presented an application from Mayberry Homes for construction of another home in Rindlehaven. A setback was missed on the garage on the first home Mayberry constructed in Rindlehaven. The permit was issued according to City Ordinance not according to the Rindlehaven plan book. The 2nd home; per the current application, is being required to have the appropriate setbacks. Mayberry is going through the process to amend the Rindlehaven Plan Book with the Condo Board. The City Ordinance has no ordinance on these setbacks. It does however outline minor and major ordinance amendments. This change would be considered a minor amendment and can be handled administratively.

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A minor approval must be made aware to the Planning Commission. Mayberry has withdrawn and resubmitted its application for the 2nd home with a new plan with a side load garage that is permissible. They would still like to build the plan submitted with the original application in the future.

There was further discussion.

Motion by Clement, supported by Kmetz, to adjourn the meeting at 7:52 P.M.
All in favor. Approved.

Respectfully submitted,

John Kmetz, Secretary