

**Minutes of the Planning Commission  
Of the City of Portland**  
Held on Wednesday, March 9, 2022 at 7:00 P.M.  
In Council Chambers at City Hall

Portland Planning Commission Members Present: Culp, Roeser, Parsons, Kmetz, Johnston

Absent: Fitzsimmons, Williamson

Staff: City Manager Gorman; City Clerk Miller

Guests: Paul LeBlanc of PLB Planning Group, LLC

Vice Chair Kmetz called the meeting to order at 7:02 P.M.

Motion by Roeser, supported by Johnston, to excuse the absence of Members Fitzsimmons and Williamson.

All in favor. Approved.

There was no public comment.

Motion by Culp, supported by Johnston, to approve the proposed Agenda.

All in favor. Approved.

Motion by Roeser, supported by Johnston, to approve the minutes of the December 8, 2021 meeting as presented.

All in favor. Approved.

Under Old Business, for consideration of the proposed rezoning of the 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 City Manager Gorman noted that he has reached out to Mr. Schroeder of Mayberry Homes to get information on their plans for their proposal. They had a high-level discussion with no real clarification. City Manager Gorman further explained the history of the property and the situation for carrying an issue under Old Business.

Motion by Parsons, supported by Roeser, 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.

Under New Business, the Planning Commission reviewed the Draft Zoning Ordinance.

Mr. LeBlanc presented information on the Draft Zoning Ordinance and outlined the proposed changes.

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The Planning Commission discussed the proposed changes and provided feedback on Articles I – V.

City Manager Gorman provided development updates.

There were no Planning Commission member comments.

Motion by Parsons, supported by Johnston, to adjourn the meeting at 9:13 P.M.  
All in favor. Approved.

Respectfully submitted,

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Jason Williamson, Secretary