

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

Held on Wednesday, May 11, 2022 at 7:00 P.M.  
In Council Chambers at City Hall

Portland Planning Commission Members Present: Roeser, Parsons, Johnston, Fitzsimmons, Williamson

Absent: Culp, Kmetz

Staff: City Manager Gorman; City Clerk Miller

Guests: Paul LeBlanc of PLB Planning Group, LLC

Chair Fitzsimmons called the meeting to order at 7:03 P.M.

Chair Fitzsimmons welcomed Kathy Parsons to the Planning Commission.

Motion by Williamson, supported by Johnston, to approve the proposed Agenda.  
All in favor. Approved.

Motion by Williamson, supported by Roeser, to excuse the absence of Members Culp and Kmetz.  
All in favor. Approved.

Motion by Williamson, supported by Johnston, to approve the minutes of the March 9, 2022 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 he and Mr. LeBlanc met with Bob Schroeder of Mayberry Homes to discuss their intentions for the property; no clear direction was stated. City Manager Gorman suggested the City take action in the future to rezone the property rather than waiting on Mayberry.

Mr. LeBlanc noted there are concerns with traffic issues with Mayberry's proposal to carve out a portion of the property for commercial use. He suggested the commercial use be moved to the Cutler Rd. end of the property but Mayberry was not open to the idea. Mr. LeBlanc agreed with City Manager Gorman that if Mayberry doesn't take the initiative to rezone the property the City should move forward with rezoning the property to all residential.

Motion by Williamson, supported by Johnston, 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.

Planning Commission Minutes  
March 9, 2022

Chair Fitzsimmons opened the Public Hearing at 7:13 P.M.

City Manager Gorman explained the properties at 126 and 132 Riverside Dr. have recently been purchased. The commercial district along Kent St. extends down Riverside Dr. where these two houses are located. It makes sense that these two properties should be zoned residential.

Mr. LeBlanc agreed and noted there are potential banking issues if the properties are zoned commercial as a non-conforming use may be created.

Member Parsons noted she is happy to hear acknowledgement there are differing characteristics to the 300 block of Kent St. and Riverside Dr. as there are more residences on the block than commercial properties. She inquired if any consideration has been given to rezoning the property along the river bank as the current zoning makes it eligible for development.

There was discussion.

City Manager Gorman noted no comments have been received from the public and that notices had been mailed to property owners within a 300' radius.

Chair Fitzsimmons closed the Public Hearing at 7:19 P.M.

Under New Business, the Planning Commission considered the proposed rezoning of properties at 126 and 132 Riverside Dr.

Motion by Parsons, supported by Williamson, to rezone the proposed located at 126 and 132 Riverside Dr. from C-1 (Central Business District) to R-2 (Traditional Residential District)  
All in favor. Approved.

City Manager Gorman provided development updates.

There were no Planning Commission member comments.

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

The Planning Commission moved to the conference room at 7:25 P.M. to review and discussion of the draft zoning ordinance.

Motion by Johnston, supported by Williamson, to adjourn the meeting at 9:04 P.M.  
All in favor. Approved.

Respectfully submitted,

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Jason Williamson, Secretary