

**Minutes of the Planning Commission
Of the City of Portland**
Held on Wednesday, June 8, 2022 at 7:00 P.M.
In Council Chambers at City Hall

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

Absent: Roeser, Kmetz

Staff: City Manager Gorman; City Clerk Miller

Guests: Paul LeBlanc of PLB Planning Group, LLC

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

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

All in favor. Approved.

Motion by Williamson, supported by Parsons, to approve the proposed Agenda.

All in favor. Approved.

Motion by Williamson, supported by Johnston, to approve the minutes of the May 11, 2022 meeting as presented.

All in favor. Approved.

There was no public comment.

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 the City has been waiting for Mayberry Homes to make a decision on how they would like to proceed with the proposed rezoning after hearing Public Comment at the October Planning Commission meeting and the tabling of the issue. There have been several discussions with Mr. Schroder of Mayberry Homes. Although nothing formal has been submitted, Mr. Schroeder has recently suggested a new proposal that would be similar to the current Planned Unit Development; mixed use plan. Mr. LeBlanc outlined some of the options the City has.

Motion by Parsons, supported by Williamson, 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.

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

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There was review and discussion of the draft zoning ordinance.

City Manager Gorman provided development updates.

There was discussion.

Motion by Parsons, supported by Williamson, to adjourn the meeting at 9:18 P.M.
All in favor. Approved.

Respectfully submitted,

Jason Williamson, Secretary