

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

Held on Wednesday, December 11, 2024, at 7:00 P.M.  
In Council Chambers at City Hall

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

Absent: Roeser

Staff: City Manager Dymczyk, City Clerk Miller

Guests: Paul LeBlanc of PLB Planning Group; Nick Sandborn, Bob & Stacy Gross, Dan & Karen Sutberry; Bernie & Michele Pelc; Matt O'Connor; Representatives of Nederveld, Inc.

Chair Fitzsimmons called the meeting to order at 7:02 P.M. with the Pledge of Allegiance.

City Clerk Miller opened the floor for nominations for Chair.

Parsons nominated Williamson for Chair.

There were no other nominations.

City Clerk Miller held the vote for Williamson as Chair.  
All in favor. Member Williamson was named Chair.

City Clerk Miller opened the floor for nominations for Vice Chair.

Johnston nominated Fitzsimmons as Vice Chair.

There were no other nominations.

City Clerk Miller held the vote for Member Fitzsimmons as Vice Chair.  
All in favor. Member Fitzsimmons was named Vice Chair.

City Clerk Miller opened the floor for nominations as Secretary.

Johnston nominated Johnston as Secretary.

There were no other nominations.

City Clerk Miller held the vote for Member Johnston as Secretary.  
All in favor. Member Johnston was named Secretary.

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Motion by Parsons, supported by Johnston, to approve the proposed Agenda as presented.  
All in favor. Approved.

Motion by Parsons, supported by Johnston, to approve the minutes of October 11, 2023,  
Planning Commission meeting.  
All in favor. Approved.

There was no public comment.

Chair Fitzsimmons opened the Public Hearing at 7:06 P.M. to consider a proposed request to  
rezone the vacant parcel 300-034-000-005-01, located along Cutler Rd., from R2 to PUD to  
include residential and educational uses.

Bernie Pelc introduced himself and his wife Michele. Their desire is to develop the vacant parcel  
to enhance the community. They have worked with Diocese to purchase a portion of the  
property for further development by St. Patricks Church within 10-12 years. The Pelcs are  
seeking approval of the PUD with finer details of the PUD to be determined.

Member Kmetz recused himself from the vote as he had advocated for the purchase of the  
property by the diocese when he sat on the Board of St. Patricks Church.

Eric DeYoung of Nederveld stated they are seeking conceptual PUD approval. They would need  
to come back for final approval later. He noted the City's Master Plan which designates this area  
as mixed use. The requested residential and educational uses meet that goal. He provided  
information on the layout of the plan. He noted this is an opportunity to activate a key parcel in  
the City of Portland that would help the City achieve its goals outlined in the Master Plan.

Dan Sutberry asked what the plans are for traffic.

There was a discussion.

Mr. LeBlanc stated overall this is conceptually a good project; far superior to the PUD previously  
approved for this site. The plan meets most criteria in the Ordinance except one critical  
component. The traffic issue has been and continues to be the critical issue with development of  
this parcel. He recommends approval of the PUD be tabled until a traffic study is completed. The  
applicant has asked for conditional approval with a traffic study to be completed. Paul went  
through his comments included in his memo to the Planning Commission. He noted additional  
information emailed to him by the applicant prior to the meeting tonight. He recommends the  
approval of the PUD be tabled until the plan is revised to address the required density levels.

Mr. DeYoung explained the rationale behind the density calculation.

There was a discussion.

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Mr. Pelc requested approval of the conceptual PUD plan

Mr. LeBlanc noted his concerns around the density issue.

The Public Hearing was closed at 7:53 P.M.

Under New Business, the Planning Commission considered the request to rezone the vacant parcel 34-300-034-000-005-01, located along Cutler Rd., from R2 to PUD to include residential and educational uses.

Motion by Johnston, supported by Parsons, to table consideration of the request until the traffic study is complete.

Fitzsimmons noted his concern with the density as it does not meet the requirements under the Ordinance.

Motion by Johnston, supported by Parsons, to amend the motion to table consideration of the request until the traffic study is complete to include more information on the density requirements.

All in favor. Approved.

Under Planning Commission Member Comments, Johnston noted the Pelcs do everything very well. Quality is not a concern, she is very excited about the project, more information is needed related to the traffic and density requirements.

The other board members concurred.

Motion by Parsons, supported by Fitzsimmons, to adjourn the meeting at 8:00 P.M.

All in favor. Approved.

Respectfully submitted,

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Amanda Johnston, Secretary