

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

Held on Wednesday, March 11, 2015 at 7:00 P.M.
In Council Chambers at City Hall

Portland Planning Commission Members Present: Grapentien, Clement, Kmetz, Fitzsimmons, Hinds, Swaney-Frederick, Culp

Absent: None

Staff: City Manager Gorman, Zoning Administrator Frederick, City Clerk Miller, Eric Proctor

Guests: Rush Clement, Mike Cook, Reverend Larry King, Michael Johnson, and Tom Jandernoa

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

Motion by Fitzsimmons, supported by Clement, to approve the Agenda as presented.
All in favor. Approved.

Motion by Clement, supported by Fitzsimmons, to approve the minutes of the January 14, 2015 regular meeting as presented.
All in favor. Approved.

Chair Grapentien opened the Public Hearing at 7:02 P.M. on the request for a Special Land Use Permit for the property at 110 Church St. to permit a place of religious worship accessory use for St. Patrick's Church.

Zoning Administrator Frederick stated the application for the Special Land Use Permit is to allow the property at 110 Church St., currently a single-family home, to be converted to a place of religious worship accessory use. He further stated that per Section 42-339 of the Zoning Ordinance the application should be reviewed to determine that the proposed special land use will:

- (1) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that the use will not change the essential character of the area in which it is proposed;
- (2) Be served adequately by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, and refuse disposal, water and sewage facilities;
- (3) Not create excessive additional requirements at public cost for public facilities and services; and
- (4) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production or effects of traffic, noise, smoke, fumes, glare, or odors.

Reverend King stated that the church needs the additional worship space for individuals to come in and worship. They would like the building to blend with the main church building.

Planning Commission Minutes
March 11, 2015

Member Kmetz asked what the outside of the building would look like.

Reverend King stated they have no specific plans at this time; but they would like to change it into a worthy place of worship.

Member Kmetz asked when they would plan to make the changes.

Reverend King said in about a year.

Member Culp asked if there would be access from the parking lot.

Reverend King stated that it would depend on the slope.

Chair Grapentien closed the Public Hearing at 7:11 P.M.

Zoning Administrator Frederick stated that the design must be in character with the surrounding neighborhood and will need to blend the religious and neighborhood characteristics of the area.

Chair Grapentien asked about any setbacks that may not be met.

Zoning Administrator Frederick stated there is a rear setback that is not met so changing the footprint of the building would be allowed, but interior and exterior renovations are allowed.

Under New Business, the Planning Commission considered the request for a Special Land Use Permit for the property at 110 Church St.

Motion by Clement, supported by Fitzsimmons, to approve the request for a Special Land Use Permit for the property at 100 Church St. to permit a place of religious worship accessory use.

City Manager Gorman noted that the design for renovations does not need to come back to the Planning Commission for approval.

The vote for the motion on the floor was held.

All in favor. Approved.

Motion by Clement, supported by Kmetz, to adjourn the meeting at 7:16 P.M.

All in favor. Approved.

Respectfully submitted,

John Kmetz, Secretary