



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

City Hall Council Chambers
10501 SE Main Street
www.milwaukieoregon.gov

January 14, 2025

Present: Jacob Sherman, Chair
Joseph Edge, Vice Chair
Tina Fuenmayor
Leesa Gratreak
Max Penneck

Staff: Justin Gericke, City Attorney
Brett Kelper, Senior Planner
Laura Weigel, Planning Manager

Absent:

(00:11:30)

1.0 Call to Order — Procedural Matters*

Chair Sherman called the meeting to order at 6:30 p.m., read the conduct of meeting format into the record, and Native Lands Acknowledgment.

Note: *The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.milwaukieoregon.gov/meetings>.*

(00:12:24)

2.0 Planning Commission Minutes

The December 10, 2024, minutes were approved as presented.

(00:13:09)

3.0 Information Items

Planning Manager, Laura Weigel let the public know that the city is currently recruiting seats on the Planning Commission and that City Council is in the process of setting their goals which is guided by public input shared via the website "Engage Milwaukie".

(00:15:22)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:16:04)

5.0 Hearing Item

(00:16:12)

5.1 ZA-2024-003-Title 18 Code Amendments

Senior Planner, Brett Kelter, announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC 19.902, MMC 19.1008. **Kelter** presented the staff report via a power point presentation. Both are included in the meeting packet.

Chair Sherman asked clarifying questions regarding the riparian buffer zone (RBZ), the RBZ fringe measurement standards, and the impact Title 18 will have on current development projects that exist in the flood hazard zones. **Vice Chair Edge** asked about the insurance implications if the standards were not adopted. **City Attorney, Justin Gericke**, commented that Council direction is to not drop out of the National Flood Insurance Program. **Edge** and **Kelter** clarified that the standards must be adopted as they are to remain eligible for the program. **Milwaukie resident, Jeremy Wood**, asked clarifying questions regarding the flood plain map and RBZ.

Chair Sherman closed the public testimony.

Commission Discussion:

Edge provided a brief history on the program's inception and thanked staff for their work. **Chair Sherman** commented on the importance of affordable flood insurance. The commission spoke in support of approving the application. **Edge** motioned to approve ZA-2024-003 as presented. **Commissioner Gratreak** seconded the motion. The motion was passed with a 5-0 vote.

(00:54:14)

6.0 Community Involvement Advisory Committee (CIAC)

No information was presented for this portion of the meeting.

(00:55:13)

7.0 Planning Department/Planning Commission Other Business/Updates

Chair Sherman discussed the joint meeting with City Council regarding meeting lengths and attendance expectations. **Gratreak** commented on the efficiency and length of meetings. **Commissioner Fuenmayor** spoke about the impact long meetings have on families and other life commitments. **Chair Sherman** spoke in favor of less meetings for longer durations. **Edge** commented on some of the reasons that meetings go long and offered compromise to support commissioner's individual needs. **Gratreak** commented on the ability to plan around meetings and meeting length expectations. **Weigel** discussed ways to move forward and manage meeting expectations through navigating deadlines and application types. **Fuenmayor** expressed preference for shorter meetings more often. **Chair Sherman** commented on continuing the conversation and discussed attendance expectations based on the agenda items.

(01:18:27)

8.0 Forecast for Future Meetings

January 28, 2025 Hearing Items: HR-2024-002 Continuation
SB1537 Code Amendments

February 11, 2025 No items at this time

February 25, 2025 Work Session Item: Transportation System Plan Update

Meeting adjourned at approximately 7:45 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II