



# CITY OF MILWAUKIE

## PLANNING COMMISSION MINUTES

City Hall Council Chambers  
10501 SE Main Street  
[www.milwaukieoregon.gov](http://www.milwaukieoregon.gov)

January 28, 2025

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

**Staff:** Justin Gericke, City Attorney  
Vera Koliias, Senior Planner  
Laura Weigel, Planning Manager

**Absent:**

(00:04:32)

### 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>.

(00:05:29)

### 2.0 Planning Commission Minutes

The January 14, 2025, minutes were approved as presented.

(00:06:00)

### 3.0 Information Items

No information was presented for this portion of the meeting.

(00:06:09)

### 4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:06:28)

### 5.0 Hearing Items

(00:06:33)

#### 5.1 HR-2024-002 1620 SE Waverly Dr.

The applicant's representative, Troy Fowler, asked the commission to re-open the record to receive additional testimony, including revised plan sets. No objections were made. **Penneck** motioned to re-open the public testimony and continue the hearing to February 11, 2025. **Gratreak** seconded the motion. The motion was passed with a 5-0 vote.

(00:08:26)

## **5.2 ZA-2024-002 Oregon Senate Bill 1537 Code Amendments**

**Senior Planner, Vera Koliass**, announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC 19.902, MMC 19.1008. **Koliass** presented the staff report via a power point presentation. Both are included in the meeting packet. The proposed amendments would permit a Type II variance process to increase maximum residential density by up to 25%, offering additional flexibility to encourage housing development. Planning staff recommended approval, noting the city's high rate of variance approvals aligns with state requirements for exemption eligibility from SB 1537.

There was no public testimony, **Chair Sherman** closed the public testimony.

### Commission Discussion:

The commission thanked staff for their thorough findings and alignment with the city's housing goals. Commissioners supported the amendments, emphasizing the importance of local control over housing decisions and the city's proactive approach to housing production. **Vice Chair Edge** moved to recommend approval of ZA-2024-002 as presented. **Penneck** seconded. The motion passed unanimously 5-0.

(00:33:35)

## **6.0 Community Involvement Advisory Committee (CIAC)**

No information was presented for this portion of the meeting.

(00:34:37)

## **7.0 Planning Department/Planning Commission Other Business/Updates**

**Weigel** discussed the timeline for seating new commissioners. **Chair Sherman** shared meeting duration statistics from the past three years, highlighting efforts to balance agendas and improve scheduling predictability. Commissioners were reminded to communicate spring break availability for quorum planning.

(00:39:56)

## **8.0 Forecast for Future Meetings**

February 11, 2025, Hearing Item: HR-2024-002 (Continuation)

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

Meeting adjourned at approximately 7:15 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II