



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

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

December 10, 2024

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

Staff: Ryan Dyar, Associate Planner
Justin Gericke, City Attorney
Vera Kolias, Senior Planner
Laura Weigel, Planning Manager

Absent:

(00:10:06)

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>.*

(00:17:26)

2.0 Planning Commission Minutes

The September 10, 2024 & October 8, 2024, minutes were approved as presented.

(00:18:19)

3.0 Information Items

Planning Manager, Laura Weigel reminded the public that the winter solstice event is coming up and provided an update on the Transportation System Plan open house. **Weigel** confirmed that the annual joint meeting with City Council will be held the following Tuesday.

(00:21:19)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:21:51)

5.0 Community Involvement Advisory Committee (CIAC)

No information was presented for this portion of the meeting.

(00:43:18)

6.0 Hearing Items

(00:43:22)

6.1 HR-2024-002 - 1620 SE Waverly Dr.

Assistant Planner, Ryan Dyar, announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC 19.301, MMC 19.403, MMC 19.1006. **Dyar** presented the staff report via a power point presentation. Both are included in the meeting packet.

Chair Sherman asked to review the consultant's recommendation regarding the east wing of the structure. **Troy Fowler**, with Fowler home design, testified in favor of updating the proposed revisions per the consultant's recommendations. **Commissioner Gratreak** asked clarifying design questions. **Weigel** confirmed the deadlines for submitting the revision and the continuation of the public hearing. **Vice Chair Edge** moved to continue the hearing January 28th, 2025, **Gratreak** seconded the motion, the motion passed unanimously.

(01:20:06)

6.2 HR-2024-003 – 9712 SE Cambridge Ln.

Senior Planner, Vera Kalias, announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC 19.301, MMC 19.403, MMC 19.1006. **Kalias** presented the staff report via a power point presentation. Both are included in the meeting packet.

The applicant, **Hilary Sundeleaf Mackenzie**, gave a brief history on the original architecture of the home and testified in favor of the application, detailing how the proposed design complies with the approval criteria for alteration of a historic structure, as well as responding to the review comments submitted by the city's architectural consultant. **Commissioner Fuenmayor** appreciated the applicants' work to arrive at the final design. **Fuenmayor** commented on the age of the city's historic resource inventory and the design of the dormer from the NW garden view. **Gratreak** appreciated the background and the intent of the design; **Gratreak** also commented on the dormer. **Chair Sherman** asked if anything would be destroyed/eliminated. **Sundeleaf Mackenzie** replied subjectively, stating that the home had already been remodeled.

Chair Sherman closed the public testimony.

Commission Discussion:

Vice Chair Edge discussed the approval criteria regarding historic homes. **Gratreak** spoke in favor of approving the application. The commission discussed the evolution of the project, the purpose of the historic preservation code, and reviewed the amended findings of approval. The motion was approved 4-0 by a roll call vote, **Chair Sherman**, **Edge**, **Fuenmayor**, and **Gratreak** voted 'aye', **Commissioner Max Penneck** abstained.

(03:16:18)

7.0 Planning Department/Planning Commission Other Business/Updates

No information was presented for this portion of the meeting.

(03:16:53)

8.0 Forecast for Future Meetings

January 14, 2025, Hearing Item: NFIP-ESA Integration (floodplain)

January 28, 2025, Hearing Item: SB1537 Code Amendments

Meeting adjourned at approximately 9:45 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II