



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

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

January 9, 2024

Present: Jacob Sherman, Chair
Joshua Freeman, Vice Chair
Aaron Carpenter
Amy Erdt

Staff: Brett Kelter, Senior Planner
Laura Weigel, Planning Manager

Absent: Joseph Edge
Lauren Loosveldt
Will Mulhern

(00:11:13)

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>.*

(00:13:14)

2.0 Planning Commission Minutes

The October 10, 2023, and November 14, 2023 minutes were approved as presented.

(00:14:01)

3.0 Information Items

Planning Manager, Laura Weigel let the commission know that councilor Nicodemus has resigned from the city council.

(00:15:18)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:15:44)

5.0 Community Involvement Advisory Committee (CIAC)

Chair Sherman thanked staff for their hard work on the neighborhood hubs project.

(00:17:25)

6.0 Hearing Items

(00:17:29)

6.1 NCU-2023-001-Alteration of Nonconforming Use (Johnson Creek Mini-Storage)

Senior Planner, Brett Kelder, announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC 19.309, MMC 19.600, MMC 19.700, MMC 19.804, and MMC 19.1006. **Kelder** presented the staff report via a power point presentation; both are included in the meeting packet.

Todd Iselin, the architect from the applicant team, noted that the project was a positive one with a positive staff recommendation, that there had been no adverse comments received, and that he was available to answer any questions.

Commissioner Aaron Carpenter asked about traffic flow and vehicle turnaround capacity if the gate to the property is closed. **Iselin** explained that the ADA loading area could be used as a turnaround and that the project would be creating a better situation than what is currently there.

There was no one waiting to testify. **Chair Sherman** closed the public testimony portion of the hearing.

Commission Discussion:

The Commissioners' discussion unanimously indicated readiness to approve the application. **Carpenter** motioned to approve NCU-2023-001 as presented. **Vice Chair Freeman** seconded the motion. The motion passed with a 4-0 vote.

(00:33:34)

7.0 Planning Department/Planning Commission Other Business/Updates

Weigel shared that there has been progress with cottage cluster development within the city and gave an update on the Hillside project. **Weigel** also let the commission know about an upcoming planner network training. **Chair Sherman** reminded the commission that the chair and vice chair positions are up for re-election.

(00:38:23)

8.0 Forecast for Future Meetings

No information was presented for this portion of the meeting.

Meeting adjourned at approximately 7:00 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II