



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

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

February 11, 2025

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

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

Absent: Jacob Sherman, Chair

(00:13:22)

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>.

(00:14:18)

2.0 Planning Commission Minutes

The January 28th, 2025, minutes were approved as presented.

(00:14:58)

3.0 Information Items

No information was presented for this portion of the meeting.

(00:15:11)

4.0 Audience Participation

Canby resident, **Charles Baz**, expressed concerns regarding frontage improvement requirements for new businesses in Milwaukie. Staff responded that specifications vary based on location and type of business but committed to investigating any discrepancies if provided with a list of the businesses. Milwaukie resident, **Bernie Stout**, highlighted issues with unauthorized home modifications in residential neighborhoods. Staff acknowledged the concerns and mentioned they would discuss them with code enforcement.

(00:25:34)

5.0 Hearing Items

(00:25:40)

5.1 HR-2024-002 – Historic Resource Review 1620 SE Waverly Dr. (continuation)

Associate 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. This was a continuation from prior hearings on December 10, 2024, and January 28, 2025. Updated plans were submitted and reviewed, addressing previous concerns. Staff recommended approval of the application. The commission asked for clarification regarding window material. The applicant's representative replied that the applicant is not that far in the process yet. **Vice Chair Edge** closed the public testimony.

Commission Discussion:

Commissioner Gratreak recommended using true divided lights instead of faux muntins. **Gratreak** expressed concern with the proposed alignment of a first story Palladian window. The commission and staff discussed conditions of approval vs nonbinding commission recommendations, the applicant's representative was invited to respond to the questions regarding the window alignment and style. After continued deliberation the commission agreed to make nonbinding recommendations, not conditions of approval. **Gratreak** motioned to approve application HR-2024-002 as amended with recommendations. **Commissioner Max Penneck** seconded. The motion passed with a 4-0 vote.

(01:20:49)

6.0 Community Involvement Advisory Committee (CIAC)

No information was presented for this portion of the meeting.

(01:21:21)

7.0 Planning Department/Planning Commission Other Business/Updates

Planning Manager, Laura Weigel, provided an update on the planning commission applicants and the upcoming planning commission orientation.

(01:21:32)

8.0 Forecast for Future Meetings

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

March 11, 2025, Hearing Item: MLP-2025-001 9201 SE McLoughlin Blvd.

March 25, 2025: Meeting Canceled (Spring Break)

Meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II