



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

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

April 8, 2025

Present: Joseph Edge, Chair
Leesa Gratreak, Vice Chair
Juli Garvey
Nicholas Hess
Ryan Lowther
Max Penneck
Jacob Sherman

Staff: Vera Kolias, Senior Planner
Jason Wachs, Community
Engagement Coordinator
Laura Weigel, Planning Manager

Absent:

(00:12:14)

1.0 Call to Order — Procedural Matters*

Chair Edge 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

No information was presented for this portion of the meeting.

(00:13:18)

3.0 Information Items

No information was presented for this portion of the meeting.

(00:13:25)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:13:55)

5.0 Work Session Items

(00:14:01)

**5.1/5.2 Annual Joint Meeting with Neighborhood District Associations;
Planning Commission Orientation**

The focus of the meeting was the annual joint meeting with the Neighborhood District Associations (NDA). **Planning Manager, Laura Weigel**, provided an overview of the agenda. Introductions were made by city staff, the planning commission, and NDA members. **Weigel** provided updates on development projects, a land use review overview, and provided resources for the NDAs. **Weigel** discussed middle housing projects, noting that 16 units have been completed, 33 are under construction, and 78 are under consideration. Long-range planning projects were also highlighted, including the Transportation System Plan, affordable housing code incentives, and natural resources code updates. **Weigel** provided an overview of land use planning, explaining the zoning map and municipal code. **Weigel** also discussed the types of land use reviews (Type I-V) and the public hearing process. **Weigel** emphasized the importance of public engagement and adhering to applicable criteria in testimony.

(02:13:51)

6.0 Community Involvement Advisory Committee (CIAC)

Weigel provided an overview of the CIAC and the commission's role as the CIAC.

(02:24:55)

7.0 Planning Department/Planning Commission Other Business/Updates

No information was presented for this portion of the meeting.

(02:25:31)

8.0 Forecast for Future Meetings

April 22, 2025, Hearing Item: Natural Resources Code Amendments

May 13, 2025, Hearing Items: CU-2025-002 (Vacation Rental)
DR-2025-001 (Chase Bank)

Meeting adjourned at approximately 9:00 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II