



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

Meeting held online via Zoom
www.milwaukieoregon.gov

September 22, 2020

Present: Robert Massey, Chair
Lauren Loosveldt, Vice Chair
Greg Hemer
Joseph Edge
Amy Erdt
Adam Khosroabadi
Jacob Sherman

Staff: Leila Aman, Community
Development Director
Laura Weigel, Planning Manager
Vera Kolas, Senior Planner
Brett Kelter, Associate Planner
Janine Gates, Assistant Planner
Mary Heberling, Assistant Planner
Justin Gericke, City Attorney

1.0 Call to Order – Procedural Matters

Chair Massey called the meeting to order at 6:30 pm and read the conduct of meeting format into the record.

Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.milwaukieoregon.gov/meetings>.

2.0 Planning Commission Minutes – Motion Needed

2.1 June 23, 2020

Commissioner Sherman approved the minutes and Commissioner Edge second the motion.

2.2 August 11, 2020

Commissioner Sherman stated a correction. On page 3 regarding his remarks, he would like them to read, "and the Planning Commissioner should look at variances and modifications as public benefits."

Commissioner Hemer approved the minutes as amended and Commissioner Edge second the motion.

3.0 Information Items

There were not any updates from the staff at the moment.

4.0 Audience Participation

No public testimony was presented for this portion of the meeting.

5.0 Public Hearings

5.1 Summary

The purpose of the meeting is for the Planning Commission and Planning Department to formally meet each other.

Below are the introductions:

- **Leila Aman** oversees the Community Development Department which includes two staff people, a Development Project Manager and Housing and Economic Development Assistant. She also is the Director of the Building Department, which includes a Permit Technician, Plans Examiner, and Building Official. Lastly, the Planning Department is under her leadership, which includes a Planning Manager, Senior Planner, Associate Planner, and two Assistant Planners. Mrs. Aman's background is in Urban Redevelopment and she has spent most of her career in the public sector. Mrs. Aman has been with the City of Milwaukie for a little over three years.
- **Chair Robert Massey** has been on the Planning Commission for a year and a half. He joined the Commission because he believed land use decisions are often the most important decisions that the city must make. He is passionate about sustainable solutions, such as affordable housing, economic development, and environmental protection. Professionally, he was a naval officer and worked in the corporate sector. He has lived in Milwaukie for five years.
- **Commissioner Greg Hemer** has lived in Milwaukie for 23 years and has been a very involved resident. He has worked on a downtown parking initiative, the Citizen Advisory Committee with the light rail, and currently, serves on the board of Milwaukie Environmental Stewards and Clackamas County Historical Council. He is also very active in the Linwood Neighborhood District Association (Linwood NDA). Lastly, he and his wife own Hemer Helping Hands, which is a cleaning services business. He was 2018 Milwaukie volunteer of the year and joined the Planning Commission years ago because he believes in community.
- **Commissioner Joseph Edge** is a software engineer and volunteers for a variety of commissions and committees, such as the McLoughlin Area Plan Implementation Team, the Chair of the Oak River Community Council, and the Chair of the North Clackamas Watersheds Council. His interests are the intersection of land use and transportation initiatives. He joined the Planning Commission because he was inspired by the 2017 vision statement and wanted to help the City implement the Comprehensive Plan. He grew up in the Oak Grove area and went to Milwaukie Junior High.
- **Vice Chair Lauren Loosveldt** has lived in Milwaukie for eight years. She appreciates the community and moved near the light rail because she was excited for the project. She is an architect by trade. Previously, she was an Interior Designer and a Sustainable Building Advisor. She was Chair and Vice Chair of the Design and Landmarks Committee for about three years. Her key goals are related to sustainability, affordable housing, and housing the houseless.
- **Commissioner Amy Erdt** was an Accounts Receivable Analyst for five years for a surgeon and worked for 10 years in emotional and behavior health. She grew up in Clackamas County and moved to Milwaukie in 2012 or 2013. She selected Milwaukie because it is the best, her family connections, and there are so many passionate and caring community members here. She

does a lot of online design work and is active on social media.

Commissioner Erdt oversees the Milwaukie ChitChat group on Facebook. It is a community group that was started five years ago. The group has 7,000 active residents of Milwaukie participating. She was drawn to the Planning Commission because of its connections to the past and future, transportation, environmental health, and she wants to learn more about the code.

- **Commissioner Adam Khosrobadi** was appointed in August. He works at Portland State University as a Football Coach. He served in the United States Marine Corps, and served in Iraq in 2004. He joined the Commission because he wanted to get involved in his new city. Him and his wife moved to Milwaukie in September 2019. As a veteran, he is passionate about houseless veterans and homelessness in general. He believes the Planning Commission plays a key role in affordable housing because they deal with so many housing developments. He is also passionate about economic development and has a small business. He believes in the importance of listening and hearing people out. He is a member of the Linwood NDA, Advisory Council for Clackamas County, and was a former Linwood NDA representative before joining the Commission.
- **Commissioner Jacob Sherman** has a professional background in government, academia, and non-profits. Currently, he works for City of Portland and has worked on state policies regarding autonomous vehicles, scooters, and other transportation initiatives. He joined the Commission in August. He has lived in Milwaukie for the last 2.5 years. He is interested in the Commission because the power of this body with the variances they are offering, parking modifications being granted, and the legislative decisions they are helping inform with the goal of implementing the Community's vision.
- **Laura Weigel** is the Planning Manager. Before her current role, she worked for the City of Hillsboro for six years as the Long-Range Planner Manager. She updated the Comprehensive Plan, worked on their Transportation Plan, and concept planning. Prior to that, she was a Planner for the City of Lake Oswego for six years. Her assignments included the Comprehensive and Transportation Plans. She enjoys working on Comprehensive Planning and with all the various parties involved in creating, completing, and implementing the plan. It gives her a vision about who a city wants to be. She looks forward to engaging with Milwaukie's Comprehensive Plan. She is excited to work for the City of Milwaukie because of the work the City has done over the years on climate and transportation.
- **Janine Gates** was born and raised in Portland. Janine served on a non-profit board with Mrs. Aman who advised her to take a development course while obtaining her Masters in Urban and Regional Planning (MURP). She graduated in June and decided to continue with the Master's in Real Estate Development program. Janine is interested in the intersection of development and planning. She has a passion for small cities and the ability to be a Jill or Jack of all trades. She shared it was too soon to state a key goal or issue of hers, but one goal is to listen and understand how she can be the best servant for the residents of Milwaukie.
- **Mary Herberling** is also an Assistant Planner. She graduated with her Master's of Urban and Regional Planning in 2016 and started working in her current role. She was one of the main assistants working on the Milwaukie Vision and the Comprehensive Plan update. She will be assisting Ms. Kolas with the

implementation of the Comprehensive Plan. She is also assisting Mr. Kelter on transportation plan that is coming forward in the near future. She does development reviews and will continue to present future developments to the Planning Commission.

- **Vera Kolas** has been with the City for 6 ½ years and has been in Oregon for 7. She moved from Massachusetts. She has been a planner in the public sector since 1998. Most of her work at the City is current planning and she has presented many development reviews and projects before the Planning Commission. Her work has included economic development and long-range planning. Moving forward, most of her work will focus on the implementation of the Comprehensive Plan with an initial focus on housing, parking, and tree code
- **Brett Kelter** started with the City as an Assistant Planner in 2005. He moved to Oregon in 1997 from central Kentucky to study Community and Regional Planning at the University of Oregon. He enjoys working for the City because of the people and the ability to get to know everyone. Some of his projects includes current planning, the staff liaison to the Design Landmarks Committee, updating the Transportation System Plan, Neighborhood Greenways, and Central Milwaukie Bikeways. He looks forward to working with the new Commission and Planning Team and ensuring we all are on the same page, delivering the same messages to land use applicants, and helping the applicants to the best of our knowledge.
- **Justin Gericke** is the City Attorney and has been here for 2 years. Moved to Oregon in 1994 for law school at Lewis and Clark. For 24 years or so, he has represented 38 or 40 different governmental entities around the state. He works closely with the Planning staff as they prepare to bring applications for review to the Planning Commission. He makes sure the Planning Commissioners are following the rules. His door is always open for any Planning Commissioner or staff.

6.0 Planning Department Other Business/Updates

There were no updates.

7.0 Planning Commission Committee Updates and Discussion

Commissioner Hemer attended his second meeting for the City Hall Blue Ribbon Committee. They discussed the standards if they must sell the building. They are moving forward and the next thing they will discuss is real estate evaluation.

Commissioner Edge attended the second Comprehensive Plan Implementation Committee (CPIC). This was an opportunity to meet the consultants on the project and discuss phase 1 implementation of the project. Housing, tree, and parking codes are priorities based on Council's direction. The city host public meetings, web surveys, and other public engagement activities.

- **Ms. Kolas** shared that the purpose of the meeting was to explain the field of planning and our current code. This will allow the committee to be prepared for future conversations about the code and how it applies to policies regarding housing, House Bill 2001, tree, and parking codes.
- **Commissioner Sherman** is interested in learning more and asked about attending.

- **Mr. Gericke** said Planning Commissioners can attend (although and must be aware that if there is a quorum the meeting is subject to public meeting laws).
- The Committee agreed for other Commissioners to attend as long as there is not a quorum.

Commissioner Hemer shared that on October 8th via Zoom the NDAs are hosting a candidate forum for those who are running for City Council. Individuals can also view the forum on Channel 30, Willamette Falls tv channel, and Milwaukie cable channel access.

8.0 Forecast for Future Meetings

Oct 13, 2020	No agenda items were scheduled for this meeting
Oct 27, 2020	Hearing Items: PD-2020-001 – Waverly Woods Planned Development Work Session Items: Annual Planning Commission Bylaws Update; NDA Leadership Meeting; Comprehensive Plan Implementation Project Discussion

Meeting adjourned at approximately 8:00 PM


Robert Massey, Chair

Respectfully submitted,
N. Janine Gates
Assistant Planner