

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

November 12, 2025

5:00 PM

LIVE VIDEO ON THE CITY OF PORTLAND WEBSITE

City of Portland City Hall
100 South Russell Street- Room 111
Portland TN 37148

Call To Order

Roll Call

Luther Bratton asks for roll call at 5:02 pm.

MEMBERS PRESENT:

Vice Mayor Megann Thompson
Jessica Hunter
Robert Tooker
Luther Bratton- Vice Chairman
Ted Jernigan
Gail Gentry

A quorum was established.

MEMBERS ABSENT:

Mark Harrison
Ann Blackburn-Chairwoman
Ty Crowder

STAFF PRESENT:

Nate Heisler-City Planner
Tracey Griffin-Planning Asst.
Zech Rowley- Utilities Department
Carlton Cobb- Public Works Director

Other Interested Parties:

Andy Leath, Drew Ferguson, Caleb Fuqua, Josh Suddarth

Approval of Agenda

Motion to Approve: Gail Gentry

Second Motion: Jessica Hunter. All were in favor, motion carried. 6-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Luther Bratton, Robert Tooker, Gail Gentry, Jessica Hunter

Absent: Mark Harrison. Chairwoman Ann Blackburn, Ty Crowder

Approval of Minutes: October 14, 2025

Motion to Approve: Jessica Hunter

Second Motion: Gail Gentry. All were in favor, motion carried. 7-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Luther Bratton, Robert Tooker, Jessica

Hunter, Gail Gentry

Absent: Mark Harrison, Ty Crowder, Chairwoman Ann Blackburn

Public Comments

In accordance with Resolution #25-41, public comments are allowed when those comments are germane to agenda items, except where otherwise prohibited. The number of individuals speaking and/or the allotted time to speak may be limited by the presiding officer to ensure opposing viewpoints are fairly represented. Each speaker is limited to a maximum of 5 minutes for public comment and must sign-up to speak in person before the start of the meeting. Sign-up sheets will be available just before the start of each meeting in the same room where the meeting is being held.

Public Hearings

1. PUBLIC NOTICE OF PROPOSED ORDINANCE AMENDMENT AND PUBLIC HEARING

CITY OF PORTLAND PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the City of Portland will hold a public hearing to consider an amendment to the Portland Zoning Ordinance, ARTICLE IV: SUPPLEMENTARY DISTRICT REGULATIONS, CHAPTER 1. ACCESSORY OFF-STREET PARKING AND LOADING REQUIREMENTS, 4-103 ACCESSORY OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL ACTIVITIES.

PROPOSED AMENDMENT: The proposed ordinance amendment seeks to change parking requirements for multifamily and duplex developments from 1 1/2 spaces for each dwelling unit, to 2 spaces for each dwelling unit, plus an additional 10% parking spaces applied to total units proposed.

Current Regulation: Current requirements for multifamily and duplex developments, 1 1/2 spaces for each dwelling unit.

AFFECTED AREA: This amendment affects all future multifamily and duplex developments. No change to the Zoning Map is proposed

No One Spoke/Closed the Public Hearing

2. PUBLIC NOTICE OF PROPOSED ORDINANCE AMENDMENT AND PUBLIC HEARING

CITY OF PORTLAND PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the City of Portland will hold a public hearing to consider an amendment to the Portland Zoning Ordinance, ARTICLE VI: PROVISIONS GOVERNING RESIDENTIAL DISTRICTS, Chapter 2: Uses and Structures, Table 6.201A: PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN RESIDENTIAL DISTRICTS.

PROPOSED AMENDMENT: The proposed ordinance amendment seeks to remove the Dwelling, Two Family activity allowed in residential districts R-40, R-15, R-10, and R-7.5.

Current Regulation: Dwelling, Two Family activities currently allowed in R-40, R-15, R-10, and R-7.5 districts.

AFFECTED AREA: This amendment affects all properties currently zoned as R-40, R-15, R-10, and R-7.5 within the corporate limits of the City of Portland. No change to the Zoning Map is proposed.

No One Spoke/Closed the Public Hearing

New Business

- A. Chase Kilgore (applicant) request Final Plat approval for Parkside Point Phase 5: location 0 Jim Courtney Road, Portland TN. (Tax Map 20 Part of Parcel 47.04) 2.92+/- acres. Zoned R-10(Low Density Residential)

Nate Heisler: Located off Jim Courtney Road, this is the 5th phase. The staff has gone through the review of 13 lots and recommends approval.

Motion to approve: Jessica Hunter

Second Motion: Gail Gentry- All were in favor, motion carried.6-0.

Yes: Megann Thompson, Ted Jernigan, Luther Bratton, Robert Tooker, Jessica Hunter, Gail Gentry

Absent: Mark Harrison. Chairwoman Ann Blackburn, Ty Crowder

Motion Passed: (Voice Vote)

- B. Chase Kilgore (applicant) requests Preliminary Plat approval for Broad North: location 706 N Broadway, Portland TN. (Tax Map 19 Parcels 039.00,039.01, 040.00 & 041.00) 38.68 +/- acres. Zoned PUD (Residential Planned Unit Development)

Nate Heisler: This project is off of Hwy 109, A Planned Unit Development zoning that came through the Planning Commission and City Council. The PUD approval with Planning Commission was February 11, 2025, and the approval by City Council was May 5, 2025. The Preliminary Plat is 197 lots the town homes are 1150-1500 sq. ft. and the single-family homes are 1150-1500 sq. ft. homes. These are the square footages agreed upon with the Planning Commission and City Council. Staff has gone through reviews and recommends approval. The step after this is the final plating, and they will be in 25 lot phases. This will come through like the one on Jim Courtney. This is the development between Oak Hill and TGT Road.

Robert Tooker: Any open comments?

Nate Heisler: All comments have been addressed on this one.

Luther Bratton: Have we discussed a reclamation bond and applied to this development?

Nate Heisler: As far as reclamation, we will be going through letters of credit before the final plats are signed. We will be sure to implement those, and I believe that we have a Developers Agreement with City Council to.

Luther Bratton: We had talked about separating that and having something to deal with those phases, some funds set aside where if the development stopped for a period of time we would have the funds to take care of the retention ponds and all that sort of stuff.

Caleb Fuqua: So, all of the storm water issues will be addressed early on. That will be the first thing, the basins, detention ponds will be put in, fully final stabilized, before any utilities start. This site here, I will have to do a mass earth work for the entire site to make it balance, so we won't be doing phases like the 25 lots plating. We will go through and

knock out all the mass earth work and then start working in phases from then on out.

Luther Bratton: I think the bonding that the body is concerned with, if your development were to stall, no fault of yours, and it sat there, we want something in place that we can have a bond or letter of credit, so we can call and say we just need you to mow the grass, the retention pond has trees growing in it and have some mechanism if something were to occur early on, to take care of that.

Caleb Fuqua: I think at that point the HOA is already established. I think the enforcement, even though it hadn't been turned over technically, common space, open space, HOA would have to adhere to.

Carlton Cobb: He already has a bond, a stabilization bond, is what you're talking about, we've required that already.

Luther Bratton: How much is it?

Carlton Cobb: I don't know right off the top of my head. We usually do hydro-seed for the entire site and stabilization for the pond.

Luther Bratton: I think the body is concerned about that, so when you come back with Phase 1, we need to have something where it is broken out, so we will know that if that occurs, then something is in place.

Nate Heisler: The developers has a maintenance bond of \$67,368.75 posted with the city right now.

Luther Bratton: Do you feel that's appropriate for a development this size?

Nate Heisler: Carlton, you come up with those numbers as far as seeding and straw and stabilization, can you explain a little bit how you come up with those numbers?

Carlton Cobb: We basically go off of hydro-seeding. Whatever our cost of hydro-seeding is we put it in for the acreage and we say that's what it will cost to get it done. If the pond is already in, we call the erosion control out there, they give us the cost, and we add it in and 25% on top of that to make sure it will cover it in the future.

Luther Bratton: If y'all are comfortable, I'm comfortable

Ted Jernigan: Your good with that number?

Carlton Cobb: I think so, how many acres is it?

Caleb Fuqua: Forty

Caleb Fuqua: Your pond will be early on; it will be the very first thing for stormwater. The seeding, depending on the time of the year, you may want to hydro-seed or straw mat.

Luther Bratton: Is it on a line item, where you could extract it and do something separate if necessary?

Nate Heisler: Its posted with a letter of credit. If something happened, we would get with Caleb first and if we couldn't come to some type of agreement we would then go to the Bank and pull that letter of credit.

Luther Bratton: Is it just for that 67,000? Often times, when it is a large bond, it is hard to separate it out to take care of an issue, it's an issue in itself.

Caleb Fuqua: I think it is separated out, like the phases by plats, like phase one, phase two, before any acceptance of the plats all the requirements have to be met.

Luther Bratton: If there are no other concerns or issues, we need a motion to approve.

Motion to approve: Jessica Hunter

Second Motion: Ted Jernigan - All were in favor, motion carried.6-0.

Yes: Megann Thompson, Ted Jernigan, Luther Bratton, Robert Tooker, Jessica Hunter, Gail Gentry

Absent: Mark Harrison, Ty Crowder, Chairwoman Ann Blackburn

Motion Passed: (Voice Vote)

C. Andy Leath (applicant) requests Preliminary Plat approval for C&C Munday College Street: location 405 College Street, Portland, TN. (Tax Map 033A Parcel 005.01) 9.08 +/- acres. Zoned R7.5(Medium Density Residential)

Nate Heisler: This development is located off College Street; the current zoning is R7.5 and its 9.08 acres. It is proposed in the development to have 18 lots with duplexes on each lot and that brings the unit count for this development to 36. After communications with the developer, they have agreed to add a bus stop to the south side on College Street, there are 2 parking spaces per unit and there are 72 parking spaces on this development. The lot square footages are between 9,837 sq ft and 15,463 sq ft, they are a little bigger than the R7.5 lots. Staff has done the reviews on this; there are no open comments.

Luther Bratton: Are there any details for the bus stop?

Nate Heisler: It's just called out.

Drew Ferguson: We are just showing a concrete pad. A place for the kids to gather and allow the bus to have easy pick up or access.

Luther Bratton: Is it a structure?

Drew Ferguson: No sir, just a concrete pad.

Ted Jernigan: So, is the bus coming down the street?

Drew Ferguson: When we did the plans the first time when we came in here with the PUD, the busses weren't going to travel down there, that was part of the PUD process we added it in there as an amenity, to help Sumner County Schools pick up the kids to take them to school and drop them back off.

Jessica Hunter: But they won't be coming into the development.

Drew Ferguson: No

Andy Leath: I talked with a few people about this; I don't think the County would run the bus down there whether its public or private street. It isn't that long; they just drop the kids off and let them walk. If the County decides they want to drive down that road, they can.

Jessica Hunter: It just worries me; its College Street and the bus is on the other side of the road.

Andy Leath: We can put the bus stop in the back, there is plenty of room at the end of the cul-de-sac, if you had rather do that, and the road is designed to city standards. If you had rather the bus stop, be in the rear, the county schoolboard still has to agree to drive down the road, but we can put it wherever you want.

Megann Thompson: So, is it covered or not?

Andy Leath: We will make it covered, but I will probably be minimal.

Luther Bratton: I know it is straight zoning, but we have to be concerned with safety also.

Andy Leath: My client isn't here tonight, and I think already I've offered more than he would want me to offer to you.

Luther Bratton: If we feel like it is a safety concern, with kids, it has nothing to do with PUDs, straight zoning, its strictly safety.

Andy Leath: So, if this body had rather it be at the end of the cul-de-sac, we can put it at the end of the cul-de-sac and cover it, but ultimately it will be the schoolboards decision.

Ted Jernigan: I would hate to put it in the back if don't.

Megann Thompson: I watch them drop off at Portland Courtyard at the apartments and he stops right on 52, they don't go back in there.

Andy Leath: I don't think they will drive down the road.

Megann Thompson: I don't either.

Luther Bratton: My concern is you have those kids in the winter, rain, whatever standing there, we don't know when the bus is going to arrive.

Andy Leath: we will make it covered with 3 sides.

Luther Bratton: Thank you.

Luther Bratton: Is there any other questions?

Megann Thompson: Can we get that in writing, that it was agreed upon, that it will be 3 sides

Nate Heisler: You guys mind to add that to the plans as a note.

Andy Leath: Yeah, sure. We will add it in as a 3-sided covered structure that will match the community.

Motion to approve: Gail Gentry

Second Motion: Robert Tooker- All were in favor, motion carried.6-0.

Yes: Megann Thompson, Ted Jernigan, Luther Bratton, Robert Tooker, Jessica Hunter, Gail Gentry

Absent: Mark Harrison. Chairwoman Ann Blackburn, Ty Crowder

Motion Passed: (Voice Vote)

D. Portland Zoning Ordinance, ARTICLE IV: SUPPLEMENTARY DISTRICT REGULATIONS, CHAPTER 1. ACCESSORY OFF-STREET PARKING AND LOADING REQUIREMENTS, 4-103 ACCESSORY OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL ACTIVITIES.

PROPOSED AMENDMENT: The proposed ordinance amendment seeks to change parking requirements for multifamily and duplex developments from 1 1/2 spaces for each dwelling unit, to 2 spaces for each dwelling unit, plus an additional 10% parking spaces applied to total units proposed.

Nate Heisler: This is a Zoning Ordinance Amendment, we had discussion at the Planning Commission level in September about this, this is to change duplex parking requirements. Our requirements are 1.5 spaces per unit; this is to change it to two per unit and add in a calculation for 10% of the total development for secondary and guest parking. All fractional spaces will be rounded up to the next whole number. The 10% is the number the Planning Commission came up with during our discussion. The design and dimensional standards for the parking are 9 feet in width and 18 feet in depth. I also added in surfacing to eliminate gravel or crushed stone in this regulation for parking for duplexes. So, it requires durable and dustless surface, all weather material such as asphalt, concrete or brick. Maneuvering: all required parking spaces must be accessed from a driveway and shall be designed to allow vehicles to enter and exit the street in a forward motion, meaning no backing out directly onto an arterial or collector road.

Any questions? Or anything you would like me to add?

Robert Tooker: this is what we have discussed.

Megann Thompson: this takes away the half car problem.

Nate Heisler: This is a recommendation to the City Council. This is a zoning Ordinance Amendment; it takes an approval from Planning Commission and two readings at City Council.

Motion to approve: Jessica Hunter

Second Motion: Robert Tooker -All were in favor, motion carried.6-0.

Yes: Megann Thompson, Ted Jernigan, Luther Bratton, Robert Tooker, Jessica Hunter, Gail Gentry

Absent: Mark Harrison, Ty Crowder, Chairwoman Ann Blackburn

Motion Passed: (Voice Vote)

E. Portland Zoning Ordinance, ARTICLE VI: PROVISIONS GOVERNING RESIDENTIAL DISTRICTS, Chapter 2: Uses and Structures, Table 6.201A: PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN RESIDENTIAL DISTRICTS.

PROPOSED AMENDMENT: The proposed ordinance amendment seeks to remove the Dwelling, Two Family activity allowed in residential districts R-40, R-15, R-10, and R-7.5.

Nate Heisler: This is an item that we have had several discussions on based around moving all duplexes uses out of all residential districts and moving them to one residential district that would be RM.

I have been having discussions with City Council to on this topic. The last Planning Commission meeting we all went around member-by-member hearing everyone out and by the end of that meeting, I believe that everybody was in agreeance to remove the duplex use out of residential and moving it into RM-1. At the City Council level, we had that discussion and it was split, so what I'm trying to do is find a happy medium for both boards. One concern with the City Council was removing them with 1 vote and there not being a grace period and maybe even adding an additional district to help with this discussion. One thing I have come up with and it's still a work in progress. A development over two acres, everybody is in agreement that it should be a Planned Unit Development (PUD), which we are doing right now. What we trying to figure out is what happens for developments under two acres. I have been researching and looking at is maybe implementing a Minor Planned Unit Development (MPUD) and creating a process that looks similar to a standard rezone but allows us to attach development plans to that rezone in order to get the zoning they are looking for. The purpose of the MPUD is to provide a flexible, streamlined and efficient zoning mechanism for small development projects under 2 acres with no proposed internal roads that need relief from full Planned Unit Development regulations. This specialized classification serves to promoted quality design and community benefits on a smaller, often unique, parcel of land. This is not complete and could be completed in the future and bring as a package to Planning Commission and City Council and meet it were everyone feels comfortable with it. The MPUD process wouldn't be any longer than a straight rezone, it won't take 6 months and won't be as expensive as a full-blown PUD, with the pattern books and all that. The process would be a Pre-App Meeting, Turn in a development plan to City staff, Planning Commission review and recommendation, 2 readings with City Council, once approved by City Council there would be a site development plan submitted to be reviewed by staff and Planning Commission, and the expiration process would be like the full-blown PUD.

Ted Jernigan: What are we taking away besides the pattern book?

Nate Heisler: So, if you look at it, it would be similar to a site plan attached to a MPUD, that way we have a development plan that hold the developer to what they are going to do to get that specific zoning.

Ted Jernigan: So, we would have anything showing what the end product would look like.

Nate Heisler: Not at this point, I would get a check list available for a read. This would require a public hearing, we haven't done a public hearing, this is more of a discussion with the Planning Commission and what they would want to see.

Ted Jernigan: So, the developer would still have to have a meeting with the city to determine what the city would like to have. All this is really doing is cutting the time down and it's not really reducing the cost of the development perse.

Nate Heisler: It takes down the time for something like this, and the pattern book wouldn't be required it would be more of a development plan. The time is what we hear the most with the full-blown PUD, it's a longer process, it takes 6 to 7 months for it. Reducing it to a straight rezone and attaching a development plan to it may be the route to go.

Ted Jernigan: So, the time frame will go down from 6 to 7 months to 3 months.

Jessica Hunter: The cost, when a developer is bringing a 100-lot plan can add a little to each lot or each home to recoup their funds and this may be only 3 or 4 lots, they can't recoup the funds required to spend to get the PUD development.

Megann Thompson: What is different from the straight zone process?

Nate Heisler: Just the development plan, the goal is to have something similar to the site plan.

Megann Thompson: The funds your talking about wouldn't be anything near like a 50-lot development. I'm trying to think of what cost would be for them taking the MPUD route, other than the development plan. That check list is still to be determined. I feel like this is getting somewhere. The negotiation is there, what you want to put on a 2, 3, 4 lots, or two acres, I think that is different, but I think this defiantly meets that middle ground of concerns of what's being proposed is going to be built and will be built to the standards. If this is just discussion, this board should sit with this, we have up until the next meeting, on what does a checklist look like to you if you're only looking at someone building 2 or 3 duplexes. If they say they are only building 3 and they bring in a road?

Nate Heisler: It would go to a full-blown PUD.

Ted Jernigan: This is basically for the small lots that can put 2 or 3 duplexes on a parcel of land.

Nate Heisler: Unless they want to put in an internal road network then it will be a full-blown PUD.

Jessica Hunter: Does this take away the R7.5 Duplexes?

Nate Heisler: For this to work, duplexes would need to be moved into the RM-1.

I will be presenting this portion as a discussion item on the next City Council to hear their thoughts on it. I looking to bring a package to both Planning Commission and City Council, it's just getting everybody's input on what they would like to see as far as this topic.

Megann Thompson: The 5-year approval for the development plan, they would have to come back and resubmit if they didn't build it within 5 years? And if they sale, the current MPUD would stay with the property?

Nate Heisler: It would be the same as the Planned Unit Development; the plans would stick with it. Straight zoning, you have a list of uses and if it changes hands they can do any of those uses. With a PUD or MPUD it would stick with that development plan.

Megann Thompson: I think the next question is "what does a development plan checklist look like?"

Robert Tooker: The check list from the PUD could be tailored. To me this is a good compromise that helps the Commission and the Council retain some control over what's going to be built on less than two acres.

Ted Jernigan: The current zoning that allow duplexes, with the current zoning today, I thought we were grandfathering in with that owner, that right existed.

Nate Heisler: I think when we had our last meeting that everyone had recommended to move them to RM-1. We have had some conversations at the Council level on adding a time limit stipulation for regulations like this to kick in, giving people that have properties right now time to if they want to build their duplexes they can. There may be a time limit stipulation, Council has had conversation about that. Another thing to think about, if there is a time limit stipulation, they would be following our current regulations as it pertains to subdivision or current zoning regulations, during that time limit, if there needs to be new regulations to help us along with that, that may be something we need to look at also. Like driveway spacing requirements or something along those lines. If there is a time limit, they will be following current regulations until the new regulations kick in.

Megann Thompson: There is no removal of duplex ability, it would just need to be rezoned to RM-1 We have the Progressive Portland to where we have zones where we want to see this type of growth and those will overlay. We opened up a lot of Portland for density on our corridors.

There was a lot of discussion between the commission members about the duplexes and the zoning. Nate Heisler, the City Planner, is trying to gather as much information as he can from the members to bring a package to both Planning Commission and City Council and everybody be happy with it and have it succeed.

Nate Heisler: Talking about the Minor Planned Unit Development is a way to try and ease people's minds with the lots under 2 acres. If someone wants to go from R40 to R7.5 to build duplexes, they can request that straight rezone and I think that's where some of the heartburn is coming in.

Luther Bratton: Do you think it would be appropriate, to get a feel, Nate would have what we feel

like some timeframe, 6 months, a year or 2, what does the body feel like?

Megann Thompson: Do you remember what the mayor proposed?

Nate Heisler: I think it was around January 2027 or 2028, I can't remember the date exactly, but a significant time frame there.

Luther Bratton: You comfortable with that?

Megann Thompson: I think that's fine, I think this was overlooked, in my opinion, when we looked at multi family and I want to see it treated as every other multi family, that's all I have ever asked. I just want a seat at the table when it comes to these, it doesn't have to be a big of a seat as a full-blown PUD. I want to know when someone stands up here and promises to bring something good to the community, that that is what is built. I have been burnt a few times sitting on this board and sitting on the other board, I do feel like it needs to be regulated in some fashion, and that once again comes down to what we decide to pick off the main PUD checklist.

Luther Bratton: Anybody else have anything?

Robert Tooker: I think what we have talked about tonight is a really good compromise for everyone. Some grace period, that is 2028 is very generous I think it's very generous. The MPUD is a good compromise, where there is still a checklist, there is still control by this commission and the City Council.

Nate Heisler: If the Commission wishes, can I get a deferral vote?

Motion to Defer: Jessica Hunter

Second Motion: Robert Tooker -All were in favor, motion carried.5-0.

Yes: Megann Thompson, Luther Bratton, Robert Tooker, Jessica Hunter, Gail Gentry

Absent: Mark Harrison, Ty Crowder, Chairwoman Ann Blackburn

Motion Passed: (Voice Vote)

F. APPROVAL OF THE PLANNING COMMISSION 2026-2027 CALENDAR

Motion to Approve: Jessica Hunter

Second Motion: Gail Gentry -All were in favor, motion carried. 5-0.

Yes: Megann Thompson, Luther Bratton, Robert Tooker, Jessica Hunter, Gail Gentry

Absent: Mark Harrison, Ty Crowder, Chairwoman Ann Blackburn

Motion Passed: (Voice Vote)

Old Business-No old Business

Discussion:

A. Subdivision Regulation Draft Discussion

Josh Suddarth: AGENDA FOR SESSION: This is the 5th total study session on this topic including 2 developer study sessions. A request for feedback regarding changes made since November 14th Planning Commission Study Session and feedback regarding any additional items for the study /incorporation prior to submittal of the Final Draft by December 1, 2025.

Things that were discussed in this Presentation: Alleyway design and requirements, streetlights, townhome designs, on street parking, checklist that have been added, sinkhole requirements, road widths and when they change, retaining walls, paths, requirements regarding school bus circulation and parking, traffic study's, open spaces and HOA's, Pre app requirements, clarification reclamation surety requirements and amounts, annual sureties adjustments and the percentage. The next step is the final draft. Josh went over the Illustrations for the cross sections and how the lane sizes change with trips and parking and the different types of homes. Josh recommended that the city updates it zoning codes once the Comp Plan and these regulations are approved. We can then nail down the design standards. The utilities stay as they were, underground. I hope what is here is easy to understand and easy to enforce and it's fair.

City Planner's Comments: No Comments

Adjournment 7:15PM

Motion to approve: Jessica Hunter

Second Motion: Gail Gentry -All were in favor, motion carried. 5-0.

Yes: Megann Thompson, Luther Bratton, Robert Tooker, Jessica Hunter, Gail Gentry

Absent: Mark Harrison, Ty Crowder, Chairwoman Ann Blackburn, Ted Jernigan

Motion Passed: (Voice Vote)

Luther Bratton
~~Chairwoman Ann Blackburn~~
Co-Chair Luther Bratton To

12/9/25
Date

Tracy Giffin
Recording Secretary

12/10/25
Date

NO ONE Spoke

City of Portland Public Comment Sign-In Sheet

- In accordance with Resolution #25-41, public comments are allowed when those comments are germane to agenda items (*this includes public hearings*), except where otherwise prohibited.
- Comments are limited to a maximum of 5 minutes per individual, and the number of speakers and/or allotted time may be limited by the presiding officer to ensure opposing views are heard.

Sign up before the start of the meeting to speak on public hearings and other agenda items.

Speaker Information		List which public hearing and/or agenda item you would like to speak on.
Print Name		
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The Following Is To Be Filled Out By The Presiding Meeting Clerk

Board/Committee Planning Commission Meeting Date: 11/12/25 Page Number: 1

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