



Approved: June 6, 2023

PLANNING COMMISSION PUBLIC HEARING MINUTES
4222 NE Old Salem Road
Millersburg OR 97321
May 2, 2023
6:00 p.m.

- A. CALL TO ORDER: Community Development Director Matt Straite explained that due to Chair Anne Peltier attending virtually and Vice-Chair Wil Canate being absent Commissioner Monte Ayers would be acting Chair.

Commissioner Monte Ayers called the meeting to order at 6:05 p.m.

B. ROLL CALL:

Members Present: Chair Anne Peltier (Virtual), Commissioners Monte Ayers, Doug Iverson and Caryl Thomas

Members Absent: Vice-Chair Wil Canate, Ryan Penning, and vacant

Staff Present: Matt Straite, Community Development Director; Sheena Dickerman, City Recorder; Kevin Kreitman, City Manager; and Janelle Booth, Assistant City Manager/City Engineer

Commissioner Monte Ayers asked new Commissioner Doug Iverson to introduce himself.

C. MEETING MINUTE APPROVAL

6:06 p.m.

ACTION: Motion to Approve the April 4, 2023, minutes as written, made by Commissioner Caryl Thomas; seconded by Commissioner Doug Iverson.

Chair Anne Peltier: Aye
Commissioner Ayers: Aye
Commissioner Iverson: Aye
Commissioner Thomas: Aye

Motion Passed: 4/0

D. PUBLIC HEARING

6:09 p.m.

Commissioner Monte Ayers called to order 6:09 p.m.

City Recorder Sheena Dickerman read the disclosure statement.

Commissioners had no declarations, site visits or ex parte contacts to disclose.

with the neighbors. There are 15 parking spaces which meets the criteria. Per Linn County request the applicant is to dedicate 10 feet on Old Salem Road. The applicant is required to have streetlights, which already exist. Bike lanes are required, but the City does not require an individual project. There is room in the future.

Straite said there is a condition of approval for landscaping because no plans were provided. The Code does require protection next to gravel areas, a condition of approval has been added to require this.

Straite said that for Chapter 4, Land Division, all the flag lot requirements for land division were met. He went through Chapter 3, Architecture, showing what the applicant met and the condition of approval to include a plaza.

Straite explained that the condition of approval can be subjective. The Planning Commission would be delegating reviewing back to the Community Development Director. If the Commission was uncomfortable with that they could deny the project because the applicant didn't include the applicable information or the Planning Commission could continue the item to allow the applicant to provide the information.

Commissioner Doug Iverson pointed out a correction to the staff report section 3.01.02 term access "steam" should say "stem". Straite affirmed it was a misspelling.

Applicants Testimony-

Laura LaRoque, Udell Engineering, said the conditions of approval that are proposed are supported and reasonable.

Matthew Henderson, Pure Energy Group, they have customers that want to see how solar works and going into homes can be invasive. The company is excited to have a showroom for customers to see how it works. They currently have 21 employees that serve the entire state.

Iverson asked if the applicant had reviewed the conditions of approval and were comfortable with them. LaRoque affirmed.

No public testimony.

Commissioner Monte Ayers closed the public hearing at 6:43 p.m.

Ayers asked what Straite meant by coverage. Straite explained that it was anything that was paved and nonporous, where stormwater cannot go into the ground.

Iverson asked if there was going to be development on the other piece of property. Straite replied that nothing was presented, but the applicant does want to develop.

ACTION: Motion that the Planning Commission recommend approval of made by Commissioner Caryl Thomas; seconded by Commissioner Doug Iverson.

Commissioner Ayers: Aye
Chair Anne Peltier: Aye
Commissioner Iverson: Aye
Commissioner Thomas: Aye

Motion Passed: 4/0

E. PLANNING UPDATE

6:47 p.

Straite gave a brief update about the Planning Commission vacancies. He mentioned a partition that was proposed by the City, it has nothing to do with the Urban Growth Boundary (UGB) land swap. The next step would be a final plat.

Straite added that 10 building permits had come in for a vacant subdivision on Woods Road. Iverson asked if it was an individual company. Straite replied that Chad Davis had bought 20 of the 27 lots and 10 more building permits would be coming in later.

ADJOURNMENT: Meeting adjourned by Commissioner Monte Ayers at 6:50 p.m.

Respectfully submitted:



Sheena Dickerman
City Recorder

Reviewed by:



Matt Straite
Community Development Director