



Approved: September 5, 2023

PLANNING COMMISSION PUBLIC HEARING MINUTES

4222 NE Old Salem Road

Millersburg OR 97321

August 1, 2023

6:00 p.m.

A. CALL TO ORDER: Vice-Chair Wil Canate called the meeting to order at 6:00 p.m.

B. ROLL CALL:

Members Present: Vice-Chair Wil Canate, Commissioners Monte Ayers, Jerry Horn, Doug Iverson, Alex Patterson, Ryan Penning and Caryl Thomas

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

C. MEETING MINUTE APPROVAL

6:00 p.m.

ACTION: Motion to Approve the June 6, 2023, minutes as written, made by Commissioner Monte Ayers; seconded by Commissioner Alex Patterson.

Vice-Chair Wil Canate:	Aye
Commissioner Monte Ayers:	Aye
Commissioner Jerry Horn:	Aye
Commissioner Doug Iverson:	Aye
Commissioner Alex Patterson:	Aye
Commissioner Ryan Penning:	Aye
Commissioner Caryl Thomas:	Abstained

Motion Passed: 6/0/1 abstained.

D. INTRODUCTION OF NEW COMMISSIONER

6:01 p.m.

Vice-Chair Wil Canate welcomed new Planning Commissioner Jerry Horn to the Planning Commission.

E. ELECTION OF NEW COMMISSIONER

Canate opened nominations up for Chair. He announced that he was willing to chair until he moves.

ACTION: Motion to nominate Wil Canate as Chair, made by Commissioner Doug Iverson; seconded by Commissioner Caryl Thomas.

Vice-Chair Wil Canate:	Aye
Commissioner Monte Ayers:	Aye
Commissioner Jerry Horn:	Aye
Commissioner Doug Iverson:	Aye
Commissioner Alex Patterson:	Aye
Commissioner Ryan Penning:	Aye

Commissioner Caryl Thomas: Aye
Motion Passed: 7/0

ACTION: Motion to nominate Doug Iverson as Vice-Chair, made by Commissioner Doug Iverson; seconded by Commissioner Monte Ayers.

Vice-Chair Wil Canate: Aye
Commissioner Monte Ayers: Aye
Commissioner Jerry Horn: Aye
Commissioner Doug Iverson: Aye
Commissioner Alex Patterson: Aye
Commissioner Ryan Penning: Aye
Commissioner Caryl Thomas: Aye

Motion Passed: 7/0

Canate recessed the Planning Commission meeting at 6:04 p.m.

F. PUBLIC HEARING – HISTORIC COMMITTEE

File No. HI-23-01

The proposal consists of adding a Historical Property Overlay Zone (HPO) to the historic structure/property at 38794 NE Morningstar Road, also known as the Morningstar Grange.

Community Development Director Matt Straite explained the Planning Commission also is the Historic Committee. He said this is the first Historic Committee meeting and likely the last as it will become a Historic Commission later.

Chair Canate opened the Historic Committee public hearing at 6:04 p.m.

City Recorder Sheena Dickerman read the meeting procedures disclosure statement.

No commissioners had a conflict of interest, ex parte contact, or abstained from participating.

No one challenged the commission.

Straite explained that the meeting is required by the State to meet Goal 5. He explained that the City Council had predesignated the Planning Commission to act in the capacity of the Historic Committee. This may be the only meeting as the Historic Committee as there is a proposal to change it from Committee to Commission.

Straite went through the staff report and explained the uniqueness of the Historic Overlay Zone. The property is located in the northern part of the City on Morning Star Road. It is reviewed under Article 2 of the Development Code. Article 2 does not require that every criteria be met.

Straite explained that the overlay would add extra processes and criteria for any demolition, exterior alterations, and new construction. The Morning Star Grange (Grange) needs the local historic designation to have access to grants.

Straite shared that the Grange was purchased in 1901 for \$85. The Grange hosts many community and seasonal events. The grange was organized to assist the agricultural community.

Straite highlighted each criteria from the staff report.

Chair Wil Canate asked if there was any adverse history associated with the Grange. Straite didn't know. Commissioner Jerry Horn commented that the Grange was established in 1901 after Oregon abolished slavery.

Commissioner Doug Iverson asked if the overlay would cause a tax burden. Straite replied no.

Commissioner Alex Patterson asked if what would happen if it was listed for sale. Straite explained that there are lots of requirements if the Grange decides to sell or demolish.

The applicant was not in attendance.

No one from the public wanted to speak either for or against it.

Chair Canate closed the public hearing at 6:26 p.m.

ACTION: Motion that the Historic Committee recommends approval of application HI-23-01 to the City Council, made by Commissioner Doug Iverson; seconded by Commissioner Monte Ayers.

Vice-Chair Wil Canate:	Aye
Commissioner Monte Ayers:	Aye
Commissioner Jerry Horn:	Aye
Commissioner Doug Iverson:	Aye
Commissioner Alex Patterson:	Aye
Commissioner Ryan Penning:	Aye
Commissioner Caryl Thomas:	Aye

Motion Passed: 7/0

Chair Canate adjourned the Historic Committee at 6:26 p.m.

Chair Canate reconvened the Planning Commission meeting at 6:26 p.m.

G. PLANNING UPDATE

6:27 p.m.

Straite said there were no planning updates at this time.

ADJOURNMENT: Canate adjourned the meeting at 6:27 p.m.

Respectfully submitted:

Reviewed by:



Sheena Dickerman
City Recorder



Matt Straite
Community Development Director