

**CITY OF MILLERSBURG**

Planning Commission

June 20, 2017

6:00pm

**MEMBERS PRESENT:** Connie Lepin, Steve Vogler, Dan Nixon, Anne Peltier, Ed Perlenfein, Ryan Penning, John Sullivan, Dennis Gunner

**MEMBERS ABSENT:** Scott Stimpson

**STAFF PRESENT:** Don Driscoll, Contract Planner; Steven Hasson, City Manager; Sarah Cook, City Recorder

Chairman, Ed Perlenfein called the meeting to order at 6pm and called for approval of the May 16, 2017 minutes. Commissioner Vogler moved to approve the minutes as presented, seconded by Commissioner Penning. All in favor: Ayes – 7, Opposed – 0, Abstain – 1 (Peltier).

**APPROVED.**

Wright Partition Tentative Plan Request

Ed Perlenfein identified the partition request, indicated it was not a public hearing and no public testimony would be heard, and confirmed no written testimony had been received. He called on the applicant to introduce himself, to which Ed Wright responded and provided his address of 4269 Santiam Hwy, Albany, OR 97321.

Planner, Don Driscoll went over the highlights of the staff report for the Commission, noting it met all applicable criteria. He provided conditions of approval, which sparked more discussion where different scenarios were considered, particularly if future owners would try to divide the larger lot again, which would constitute a subdivision and come with its own set of regulations. Steven Hasson cautioned against establishing further conditions on speculation of what might or might not come later, pointing out the application before them deserved fair consideration without that. If in fact an application was submitted later to further divide, it would come before Planning for consideration then.

Discussion moved on to driveway requirements and the number and size of driveways on certain roadways. Steven Hasson spoke on the importance of an access management control plan, which he would soon be looking into with the intent of creating separation distances between driveways. He mentioned concerns about collector roads and the changes coming with all the new growth, noting significant traffic impacts. Don Driscoll clarified for Connie Lepin that the code currently indicated 25ft driveway requirements for attachment to a City road. Ed Perlenfein reminded them that K & D Engineering had been doing work in the City since day one and probably knew the codes better than anybody. He also pointed out he has known the applicant, Ed Wright, for some time but was confident he could make a fair and unbiased decision. The applicant summarized the request and indicated they had no further

plans to develop at that time. He understood wetlands had been an issue and had a consultant on-site who provided verbal confirmation that there were no wetlands on the property.

With no questions for the applicant or further questions or comments amongst the commissioners, Dan Nixon moved to approve the Wright Partition Tentative Plan Request contingent upon compliance with the findings and conditions of approval contained in the staff report. Commissioner Peltier seconded. All 8 were in favor, with no opposing votes.

**APPROVED.**

#### Municipal Code Amendment: 5.137 Fencing – Draft

City Manager, Steven Hasson felt with all the housing going in and fences popping up, the City needed better fencing standards, as the current code was weak. He asked them to have a look at his draft for now and encouraged them to take it home to review, make notes and have it back on the agenda for further discussion next month. He showed an illustration to the commission that identified a 6ft tall problem fence that had been installed which created significant visibility concerns on a corner, noting the owners had been given a notice, and that there were other similar fences in town.

Ed Perlenfein commented about the weeds that would grow if fences were set back on the property, noting that the area from the curb to the property line needed to be better addressed all over town. Steve Hasson agreed and explained the property owners needed to take some responsibility and also spoke about the importance of having a set of standards to keep from having to defend the City's position all the time. Commissioner Peltier noted that if codified as presented, a homeowner could still request a variance if they wanted something looked at on an individual basis. Steve didn't want to spend too much time on it this evening and encouraged them to take it home and review it before the next meeting.

Commissioner Connie Lepin stated there was already existing fencing code, section 5.134 and questioned why it was all struck out. Steve Hasson explained it was only temporary for presentation purposes, to show them what would change if adopted.

#### Removal of Road Closure Device

Steven Hasson directed the Commissions attention to a display he prepared, which illustrated Hoffman Estates and the cable that restricted access from Shayla Dr. to Parker Lane that apparently was a condition put in place by the Planning Commission. He expressed concern for public safety in the event of an emergency, given there was only one way in and one way out of the subdivision, which created unnecessary liability in that Jefferson Fire Department did not even have a key to it. He referred to the TSP, which indicated the importance of street connectivity and an efficient street system, which he believed warranted the removal of the cable, especially with all the growth and development coming. He proposed to send letters out to the surrounding properties inviting them to the next Planning Commission meeting to share their thoughts or concerns. There was discussion about Parker Lane, the few residents who

resided upon it and the thought that it was once a private lane but was not any longer. Steve Vogler indicated there was a similar situation in the Morningstar subdivision and they should all be removed at the same time. Ed Perlenfein questioned the need to hold a public hearing first, commenting that if it was a health and safety matter, they shouldn't wait to remove them. The rest of the members agreed they should be taken down the following day and it would be on the agenda for the public to comment on next month. Mayor Lepin commented from the audience asking that the City Manager first assess the Morningstar subdivision because he felt the circumstances were different, to which Steve agreed he would do.

The City Manager had one more item for the Commission to think on, which involved the City's 150 acres of industrial property across the street from City Hall. Given that the property behind City Hall was residential, he proposed an idea to rezone sections of the vacant land to mixed use, single family residential, multi-family residential and leave the section closest to the tracks as industrial. He was concerned all the existing houses would not want a heavy industrial use right across the street from them and perhaps this idea would accommodate more needs. Some types of uses he'd thought of included a fire station, community center, farmer's market, food bank, sports complex, and many others.

Commissioner Vogler expressed concern that it would get rid of all the agriculture. Ed Perlenfein didn't think the City should get involved with that and that residential was booming all over town already so he didn't think there was a need to add more land for it. Steve Hasson commented that the writing was on the wall; there was a great need for housing development. He pointed out other industrial zoned properties in town that were just sitting unused, pointing out that the City's property would likely do the same, yet if could be developed upon more taxes would come into the City. Commissioner Gunner commented that many of the local people would be upset because they moved here to get away from the bigger towns and it was already growing too fast. Anne Peltier commented that she liked the idea of the mixed use zone, noting that some local services would be nice.

City Manager, Steve Hasson commented that he had the experience to make development work for the City and spoke about the need for a downtown to define them otherwise the truck stop coming in would be the downtown. He wanted to provoke their thoughts and get them thinking about the future of Millersburg. Planner, Don Driscoll added that City Hall was built in its current location as the start of a future town center and there were maps from years ago that indicated future plans. Chairman, Ed Perlenfein asked staff to locate those plans and bring them back to the next meeting, as the information Steve provided was good food for thought and should be discussed further.

### Closing Comments

Connie Lepin reminded Steve about the American Planning Association membership, which Steve then informed the Commission about, explaining that most cities belonged to it and he'd be glad to get them signed up to receive monthly mailers and other useful information. Ed

Perlenfein indicated he'd like to hear more about it at the next meeting for a better understanding.

Steve Hasson also informed them that there would soon be a filing cabinet dedicated to Planning commission files and space could be provided for them to come in and review information when they wanted.

There was brief discussion about the lack of a fire marshal in Jefferson, which in normal cases they would be the eyes and ears on the ground and make annual site visits. Without that service, the City didn't have a good way to know what businesses were coming into town.

With no further comments, the meeting adjourned at 7:30pm.

Respectfully submitted for adoption at the July 18, 2017 Planning Commission meeting.

Sarah Cook  
City Recorder