

Motion: Commissioner Taylor moved to approve the Order and Findings. Commissioner Reesman seconded the motion.

G. Custer (Aye), D. Reesman (Aye), K. Brown (Aye), S. Barenboim (Aye), J. Taylor (Aye), Motion carried 5-0

4.0 Action Item

4.1 Variance for Parking lot for Gary Carl at 47452 Hwy 58 21-35-18-14 00203

None
a) Conflicts of Interest/Exparte Contacts
b) Open Public Meeting

7:11 P.M.
c) Staff Report

Rick read the staff report and the circumstances for granting.

d) Statements in Favor

Gary Carl he wanted to give the commission the opportunity to ask him questions regarding his application. There used to be a gas station on this property and there is quite a lot of paved area already, it is not enough, the entire lot would need to be paved, but he cannot do it at this time.

Commissioner Taylor asked about the dust during the dry months. Does he see a problem with that and with health concerns when the afternoon wind comes up?

Mr. Carl said it could be a problem, but if it is an issue he will deal with that, create a barrier maybe, he doesn't want his customers eating with dust blowing.

e) Statements in Opposition

None
f) Statements in General

None
g) Close Public Hearing

7:14 P.M.
h) Commission Discussion

Commissioner Brown appreciates what Mr. Carl has done, it is a great use of the space, but he would like to see it paved eventually.

i) Finding of Fact

Commissioner Custer read the findings of fact.

j) Commission Action

Motion: Commissioner Brown moved that we grant a Variance for the time of four years to forgo the paving requirements for the business located at 47452 Hwy 58, Tax Lot 21-35-18-14 00203. Commissioner Reesman seconded the motion.

K. Brown (Aye), G. Custer (Aye), S. Barenboim (Aye), D. Reesman (Aye), J. Taylor (Aye). Motion carried 5-0

4.2 Variance for Rock Wall / Masonry for Gary Carl at 47452 Hwy 58 21-35-18-14 00203 and 47486 Hwy 58 21-35-17-23 09400

a) Conflicts of Interest/Exparte Contacts

None

b) Open Public Meeting

7:18 P.M.

c) Staff Report

Rick read the staff report

d) Statements in Favor

Gary Carl said he is asking for a variance to not affix a rock façade to his buildings. They are trying to go for the old barn look and a rock wall façade just wouldn't go with that. One of the buildings is a movable shed, if the business doesn't take off he will just move it out of there.

Commissioner Brown appreciates what Mr. Carl has done for the community and he understands why he is asking for the variance. He would like for people to come before the committee before they start their work, rather than after.

Mr. Carl said point well taken.

Commissioner Custer said he has discussed this with the City Administrator before, regarding coming to the Planning Commission first.

e) Statements in Opposition

None

f) Statements in General

None

g) Close Public Hearing

7:24 P.M.

h) Commission Discussion

Commissioner Taylor she said can understand him not wanting to put the rock on the newer part of the business because he doesn't know if it is going to take off. It seems to her that it should be on the old building that he remodeled and added on to. Is there a way to split this motion in half? She would say yes on the old building and maybe put a time limit on the newer building. Is that something we can do?

Louis said if she is asking if they can make a motion that at this address you would like the façade and at this address you are ok without then yes, you can make that motion.

Commissioner Custer said the look on all three of his establishments are the same. It could be difficult to attach rock to that building and the rock only has to be in the front of the building.

Commissioner Brown said the intent of the plan is to give an overall look, there is theme we are going for.

Louis said the Chevron best shows the look we are going for, the Cascadia look.

Mr. Carl said he didn't consider the coffee shop because he didn't remodel that building.

The code says 24" high for the rock façade.

Mr. Carl said with the rock on his building it would look really stupid, he is trying to make the buildings look better. There are a lot of buildings on Hwy 58 that need attention.

Louis said variances are looked at on a case by case basis. As you go through the different criteria, the key issue is, as you go through the criteria do you feel as a commission we have answered your questions and if you do then you can grant the variance. If you don't feel we have then that is your other option.

i) Finding of Fact

Commissioner Custer read the Finding of Fact.

j) Commission Action

Motion: Commissioner Brown moved that we grant a Variance to omit the installation of rock like materials on the front of buildings located at 47452 Hwy 58 Oakridge Oregon 97463 21-35-18-14 00203, 47486 Hwy 58 Oakridge Oregon 97463 tax lot 21-35-17-23 09500 and 47482 Hwy 58 Oakridge Oregon 97463 tax lot 21-35-17-23 09400. Commissioner Reesman seconded the motion.

J. Taylor (Aye), S. Barenboim (Aye), G. Custer (Aye), D. Reesman (Aye), K. Brown (Aye). Motion carried 5-0

4.3 Variance for a Carport for Dawn Kinyon at 76113 Fish Hatchery Road Map/Tax lot 21-35-15-00 0101

a) Conflicts of Interest/Exparte Contacts

None

b) Open Public Meeting

7:42 P.M.

c) Staff Report

Rick read the staff report and the circumstances for granting.

d) Statements in Favor

Mike Kinyon 47709 School Street – Mr. Kinyon read a short statement. They would like to forgo building a garage at this time for financial reasons. They want to live a modest life here. There is another concern about the quarry decreasing their property value. They have a cargo container and a small business in a self-contained unit. They keep the property clean and organized.

e) Statements in Opposition

None

f) Statements in General

None

g) Close Public Hearing

7:45 P.M.

h) Commission Discussion

Commissioner Brown said that is the only property there and it won't affect anyone else.

i) Finding of Fact

Commissioner Custer read the Findings of Fact.

j) Commission Action

Motion: Commissioner Brown moved that we approve the Variance to allow Dawn Kinyon to forgo constructing a carport or garage with the new manufactured home on 76113 Fish Hatchery Road, Oakridge Oregon 97463 tax lot 21-35-15-00 01701. Commissioner Taylor seconded the motion.

G. Custer (Aye), D. Reesman (Aye), K. Brown (Aye), S. Barenboim (Aye), J. Taylor (Aye). Motion carried 5-0

Recess at 7:58 P.M.

Resume meeting 8:09 P.M.

4.4 Dollar General / Cross Development, LLC 47601 School Street Map/Tax lot 21-35-17-23 06700, 47608 Hwy 58 Map/Tax Lot 21-35-17-24 01600 and 47624 Hwy 58 Map/Tax Lot 21-35-17-24 01804.

Louis introduced Matt Rasmussen representing the Principal on this.

Rick read the background to the commission.

Commissioner Custer read the site plan review.

Commissioner Brown asked if there was entrance and egress on School Street?

Mr. Rasmussen said no there is not.

Commissioner Brown asked about the propane tank on the South West corner of the building.

Mr. Rasmussen said that is for heating, they aren't going to use all electricity.

Commissioner Brown asked how the trucks will be able to turn around in the parking lot when loading and unloading.

Mr. Rasmussen said the deliveries are done after hours so they use the parking lot.

There was discussion on the parking lot and the size of the parking lot.

Mr. Rasmussen said the first thing they have to do is to get this approved with Dollar General is show them the site plan with the truck turn, the last thing we want to do is go forward with the site plan when they can't get their trucks pulled around.

Commissioner Custer asked if Dollar General does their own deliveries.

Mr. Rasmussen said yes they do.

Commissioner Brown asked about the leftover piece of land to the East.

Louis said the Commission can say in the motion that Dollar General are responsible for the continued maintenance of the lot.

Mr. Rasmussen said they plan on putting down rock mulch.

Commissioner Brown said he feels like maintenance means mowing a field and he is not sure that is what we want. He wants to make sure when we are done that we don't have this left over piece that is just abandoned.

Louis said one of the requirements of the store is that they have a fence that is 70% obscured behind the store.

There was discussion about drainage on the property.

Louis asked if they could put the basin in the grassy area so that it is cleaned up and they won't have to worry about weeds.

Louis said the access management has been signed off by on our end so they can send it to ODOT.

Lot 1805 is a separate lot and they can sell it or deal with it as they see fit.

They will be using a wood trim and they will have a rock façade on the front of the building. There was discussion on the types of materials that will be used.

Mr. Rasmussen said he can send us some finished photos of what the store will look like. They just opened one up in Merrill.

Commissioner Custer asked about the HVAC units on the roof, the one on the right is almost totally obscured by where the peak comes up and the one on the left is about four feet from that and about half of that will be seen.

Mr. Rasmussen said they both should be hidden, he thinks that is an error, when you look at the south elevation they should be in the same spot and should be hidden. Mr. Rasmussen will note this and make sure they are hidden.

Louis said there is still the building permit process to go through also.

Motion: Commissioner Brown moved that we accept the Major site Plan for Dollar General and allow for building permits to be issued with the condition that the landscaping plan be expanded to include the Southernmost portion of map/tax lot 21-35-17-23 06700. Commissioner Taylor seconded the motion.

G. Custer (Aye), D. Reesman (Aye), K. Brown (Aye), S. Barenboim (Aye), J. Taylor (Aye). Motion carried 5-0

5.0 Discussion Items

None

Positive Comments and Constructive Input

None

Announcements

None

Meeting Adjourned

Chairman Custer adjourned the meeting at 8:53 P.M.

Signed:

George Custer Chairman Date

Attest:

Susan LaDuke City Recorder Date