



Planning Commission Minutes
Willamette Activity Center Room 8
September 19, 2017
7:00 P.M.

1.0 **Open Meeting** 7:08 P.M.

Commissioners

George Custer, Chairperson (absent)
Bobbie Whitney
Jackie Taylor
Donald Reesman
Stanley Barenboim

Staff Present

Rick Zylstra, Assistant to the CA, Community Services
Coordinator
Jackie Taylor, Assistant Planner

2.0 **Citizen Input**

None

3.0 **Consider Approval of Minutes**

Motion: Commissioner Whitney moved to approve the minutes from July 19, 2017 with correction. Commissioner Barenboim seconded the motion.

D. Reesman (Aye), B. Whitney (Aye), S. Barenboim (Aye), J. Taylor (Aye), L. Ofsthun (Aye).
Motion carried 4-0

4.0 **Action Items**

4.1 **Variance for a Carport for Marty Dodge 48095 Commercial Street Map/Tax Lot 21-35-17-16-23 04400**

- a) Conflicts of Interest/Exparte Contacts - None
- b) Open Public Meeting – 7:11 P.M.
- c) Staff Report – Rick gave the staff report and background
- d) Statements in Favor –

Martin Dodge 48095 Commercial Street – He is the owner of the property, he is putting up the carport for parking to protect his vehicles and to be able to be out of the rain and be able to walk right into his house.

Rick read some comments that Mr. Dodge put on his application for the Variance.

- e) Statements in Opposition - None
- f) Statements in General-

Judy Rowland 76360 River Road- What was the question about the gutter, is he putting up a gutter?

Mr. Dodge said yes he is.

- g) Close Public Hearing – 7:18 P.M.
- h) Commission Discussion

Councilor Whitney said she is looking at the picture and trying to figure out what is what. It doesn't look like the neighbors has gutters.

Rick said he does not.

Councilor Whitney said we are missing a statement from his neighbor saying that they agree with this and it's not going to impact them.

Rick said the neighbors were notified and had every opportunity to be here.

Councilor Whitney said so how are we going to address the water run off if we approve this?

Mr. Dodge said he is going to use a French Drain. The house roof run off is not going to run onto the carport.

Councilor Taylor explained what a French Drain is.

Councilor Whitney said she would like in the motion as no side, front or rear walls to be put up ever.

Councilor Reesman asked if it was far enough away from the fence so when it snows it won't fall into the neighbor's carport.

Mr. Dodge said their garage and the fence is right along the property line and the edge of his carport will be about 18" away from the property line.

- i) Finding of Fact

Rick read the finding of fact

j) Commission Action

Motion: Commissioner Reesman moved that after completing the finding of fact the Planning Commission approves the variance for Assessors Map/Tax Lot 21-35-16-23 04400, 48095 Commercial Street with the condition that five feet always be open and clear for emergency services to access the rear of the property when needed. With the condition that the carport shall never receive a front, rear or sidewalls and that adequate measures are taken to ensure rain water runoff stays on the 48095 Commercial Street property. Commissioner Barenboim seconded the motion.

D. Reesman (Aye), S. Barenboim (Aye), J. Taylor (Aye), B. Whitney (Aye). Motion carried 4-0

5.0 Discussion Items

None

6.0 Announcements

Rick is working on the Marijuana related business, he will be bringing back more information on them and we may be revoking three of the conditional use permits. He will bring them to the Commission next month.

Meeting Adjourned 7:41 P.M.

Signed:

George Custer Chairman Date

Attest:

Susan LaDuke City Recorder Date