



**Planning Commission Minutes
Willamette Activity Center Room 8
August 19, 2014
7:00 P.M.**

1.0 Open Meeting

7:00 P.M.

Commissioners Present

George Custer, Chairperson
Keith Brown, Vice Chair
Amy Kordosky
Matt Altemus
Teresa Freborg
James Affa
Gary Carl

Staff Present

Louis Gomez, City Administrator
Jackie Taylor, Assistant Planner

2.0 Citizen Input

Loren Olsen 47602 Riverview Street, Oakridge – Wanted to talk about the CUP for Randy Dreiling. When the City puts out a notice about the meetings the City doesn't have the information available in a reasonable amount of time.

Louis said it was ever changing, we had a packet ready but, things kept changing so that is on us. This will not be coming back as a Conditional Use Permit; it will come back as a Rezone.

Mr. Olsen asked if Randy is acting as an agent for the City, he was fishing down there one time and a bunch of guys came down and confronted them and told them they were trespassing. Randy seems to have a lot of pull with people in this town. He's seen too much of Randy getting whatever he wants in this town.

Louis said he does have a lease option right now on that property.

Mr. Olsen said he believes Randy put his own gate up down there.

Louis said the Mayor is working on that. We are following up on a lot of things right now trying to figure out how some things have happened.

Mr. Olsen asked what the lease option value is on this property.

Louis said we just had it appraised, he is paying \$300 a month on this right now, and the appraisal came back at \$20,000. The reason for that is because it floods 6 month out of the year.

Nancy Kelly E. 1st Street, Oakridge – She wrote a letter last year on 6/25/2013 concerning Mr. Volpe. He biggest problem is between 6:00 a.m. and

3.0 Consider Approval of Minutes

Motion: Commissioner Carl moved to approve the minutes from the July 15, 2014 meeting. Commissioner Brown seconded the motion.

G. Custer (Aye), M. Altemus (Aye), T. Freborg (Aye), J. Affa (Aye), G. Carl (Aye), A. Kordosky (Aye), K. Brown (Aye). Motion carried 7-0

4.0 Action/Discussion Items

4.1 Conditional Use Permit for Randy Dreiling, 21-35-22-20 01400

Pulled from Agenda – Rezone next meeting

- a) Conflicts of Interest/Exparte Contacts
- b) Staff Report
- c) Statements in Favor
- d) Statements in Opposition
- e) Statements in General
- f) Close Public Hearing
- g) Commission Discussion
- h) Finding of Fact
- i) Commission Action

4.2 Revocation of Conditional Use Permit, Zach Volpe and Elaena Sheperd at 48335 E 1st Street 21-35-16-13 02800

- a) Conflicts of Interest/Exparte Contacts – None
- b) Staff Report- Louis gave the Staff Report; no changes
- c) Statements in Favor –

Nancy Kelly, on June 26, 2013 she wrote a letter detailing the issues she has with the Conditional Use Permit. She believes Mr. Volpe is living at this location. She has not seen any changes in his behavior and has logged his behavior.

d) Statements in Opposition

Zach Volpe is the owner of the property at 48335 E 1st Street. Every time he shows up at this address the police show up because Ms. Kelly calls them saying he is making too much noise. He hasn't even opened up the business because he doesn't have the money. He didn't know when he purchased the property that he couldn't use it for what he intended. The only reason he applied for the business license is so he wouldn't be hassled. He is keeping the property regardless of the decision tonight to store his vehicle. He is not sure what we are doing here or what he would like to do. Ms. Kelly makes his life horrible. He is not sure if Commissioner Altemus being right next door is a conflict of interest, he does own his sidewalk. He didn't know he had a timeline to complete what was ordered on the Conditional Use Permit. Either way he is keeping the property.

e) Statements in General – None

f) Close Public Hearing - 7:25 P.M.

g) Commission Discussion

Commissioner Altemus said he did vote for the Conditional Use Permit originally, he didn't see any conflict of interest.

Commissioner Custer said he was shocked and dismayed that after this amount of time for a person who applies for a business permit, they are required to know what type of permits need to be pulled and to not complete one item that were ordered on the Conditional Use Permit. He didn't even complete any items that he said he would do.

h) Finding of Fact

Commissioner Custer read the Findings of Facts

i) Commission Action

Motion: Commissioner Carl moved that after a Public Hearing and approval of the findings of fact, I move to revoke the Conditional Use Permit for North Fork LLC Auto Repair that was approved on June 25, 2013 and effective on July 9, 2013. Commissioner Affa seconded the motion.

Commissioner Affa said he understands people run out of money and time but, taking out the blackberries and weeding are free.

K. Brown (Aye), A. Kordosky (Aye), G. Custer (Aye), J. Affa (Aye), G. Carl (Aye), T. Freborg (Aye), M. Altemus (Nay). Motion carried 6-1

Mr. Volpe asked what this is supposed to change since he wasn't even running his business out of the garage anyway.

Commissioner Custer said he was given a Conditional Use Permit to run an automotive garage, which was not a permitted use in that zone. He bought the property; it is his responsibility to bring it in to conformance.

Louis said he can use it as a residential garage and he can put as much stuff inside of it as he wants, just not on the outside.

Commissioner Freborg said it was his responsibility as an owner to know what he was able to use the property for. This has nothing to do with the business; it is the use of the property that we are talking about.

Louis said that hopefully in the next 30 days or so at the next meeting, Jackie and I will have the Low Impact Development Strategies for their review to take to the Council for their review. We will get the packets to the Commissioners so they will have plenty of time for review before the meeting.

5.0 Positive Comments and Constructive Input

None

6.0 Announcements

None

Meeting Adjourned

Chair Custer adjourned the meeting at 7:50 p.m.

Signed:

George Custer Chairman Date

Attest:

Susan LaDuke, City Recorder Date