



**Planning Commission Minutes  
Willamette Activity Center Room 8  
September 17, 2019  
7:00 P.M.**

**1.0 Open Meeting** 7:00 P.M.

**Commissioners**

George Custer, Chairperson (absent)  
Kevin Gobelman, Vice Chair  
Loren Hogue  
Robert Baker  
Audy Spliethof  
Gail Partain- via telephone  
Rick Wiemholt

**Staff Present**

Rick Zylstra, Community Services Coordinator  
Jackie Sims, Assistant Planner

**Appoint Vice Chairman for the Planning Commission**

Action- I move to appoint Commissioner Gobelman as the Vice Chair of the Planning Commission.

Motion- Wiemholt

Second- Hogue

Vote- Passed-Unanimous

**2.0 Citizen Input**

None

**3.0 Consider Approval of Minutes**

**Action:** To approve the minutes from the August 20, 2019 meeting.

Motion: Hogue

Second: Wiemholt

Vote Passed- Unanimous

#### **4.0 Action Items**

##### **4.1 Variance for Michael Schneider at 48439 Jasper Drive Map/Tax Lot 21-35-16-41 01600**

- a. Conflicts of Interest/Exparte Contacts- None
- b. Open Public Meeting-.7:03 p.m.
- c. Staff Report- Rick read the staff report and the Circumstances for Granting

Rick said when speaking with the applicant on this he said he was more than happy to put this forward, but when putting together the staff report he realized that because there are no topography issues here, this one might not be one that we can stand on, that is up to the planning commission though. Variances are for topography issues or other unforeseen concerns, after looking at this map by having a five foot setback it could potentially be seen as a grant of special privilege and he did not relay that to the applicant and that is his mistake.

- d. Statements in Favor- Michael Schneider 48439 Jasper Drive- The garage doesn't function if he has to have to have it ten feet from the rear, he can't get in to the garage.

Rick said for Life and Safety it is a suitable setback.

Commissioner Gobelman said with the 15 ft he is leaving between the main house and the garage and the five feet between the fence and the back of the garage, that seems to him to be the intent of the code.

Commissioner Hogue said it is not the intent of the code.

Rick said there is a plot map in there that they can refer to.

Mr. Schneider explained to the commission what his plans are according to the plot plan. They have a back porch that is existing in the back yard. Using Jasper Drive as the entrance would make it easier and that is where the driveway is already.

- e. Statements in Opposition-None
- f. Statements in General-None
- g. Close Public Hearing – 7:19 p.m.
- h. Commission Discussion

Commissioner Hogue asked if there would be any backlash from surrounding neighbors about the location of the garage if this were granted?

Rick said he can only speculate, but with given how many people showed up for this he would imagine not. All of his neighbors received their notices.

Commissioner Partain said she lives in the neighborhood and she hasn't heard anything bad regarding this,

- i. Finding of Fact- Rick read the Findings of Fact

j. Commission Action

Action: I move to approve the variance allowing for a five foot rear yard setback at 48439 Jasper Drive, tax map 21-35-16-41 tax lot number 01600.

Motion: Baker  
Second: Spliethof  
Vote: Passed- Unanimous

Commissioner Hogue abstained

**4.2 LID Work session- Started at 7:39 P.M.**

**5.0 Discussion Item-**

**5.1 Attendance Discussion-**

There has been some concern regarding attendance of meetings and work sessions. Rick verified that he had the commissioner's correct emails and that they have been receiving their notices.

The commissioners have been receiving their notices, one commissioner has been taking care of her mother and other family matters, but will be more available from now on.

**5.2 Training Opportunity-**

Rick said you all have a sheet for the Oregon Planners Directors Association. Rick read the paragraph out loud with the details of the training since Commissioner Partain was attending via telephone.

Rick said we do not have a Planning Commission Training Budget so we are going to ask the City Council to share theirs. For that purpose he needs a head count to bring to council.

Commissioner Partain asked what the training was for?

Rick said it is basically for them to learn what their roles as planning commissioners are.

Commissioners Spliethof, Gobelman, Partain and Wiemholt will be attending.

Rick will be presenting this to council on Thursday. He said his staff car is up for use, they are trying to trim the budget as much as possible. By offering the staff car that is in lieu of any mileage reimbursement.

**6.0 Announcements- None**

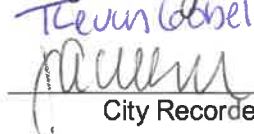
Meeting Adjourned 8:33 P.M.

Signed:

  
George Guster Chairman  
Date Jan 18, 2022

Attest:

Jackie Sims

  
City Recorder  
Date 1-19-2022