

TUESDAY, OCTOBER 24, 2017

CITY HALL COUNCIL CHAMBERS

CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON

CALL TO ORDER The Planning Commission meeting was called to order by Chair Evan Goeglein at 6:00 p.m.

PLEDGE OF ALLEGIANCE Planning Chair Evan Goeglein led the planning commission in the pledge of allegiance.

QUORUM **COMMISSION MEMBERS PRESENT:**
Chairman Evan Goeglein
Vice-Chair Dean Stirm
Commissioner Don Collins
Commissioner Cindy England
Commissioner Rick Kempa
Alternate Commissioner Carolyn Rylie

COMMISSION MEMBERS ABSENT:
None

ALSO PRESENT:
Mark Reagles, City Administrator
Kailin Honea, Account and Administrative Assistant
Michael Bollweg, Public Works Director
Bonnie Honea, Finance Officer
Dick Converse, City Planner

A quorum was present and due notice had been published.

MEETING MINUTES TO APPROVE: August 22, 2017 Meeting
Commissioner Stirm motioned that the minutes be approved as present to the commission. Kempa Second. All were in favor.

NEW BUSINESS:

AGENDA ITEM 1 **Public Hearing:** CUP 2017-01 Conditional Use Permit and Site Plan Review to conduct a cannabis processing facility. The property is described as T.36S. R.4W., Section 22B, Tax Lot 503, located at 5432 North River Road, Rogue River, Oregon. Applicate: Niles Christodoulidis, Rebel Roots Farms

Chair Evan Goeglein declared the public hearing opened at 6:02 p.m. Goeglein read the script into the record. This information is a permanent record.

Chair Evan Goeglein stated that the hearing was being conducted as a Quasi-Judicial hearing. Oregon land use law required that several things be read into the record at the beginning of every public hearing and proceeded to do so.

Chair Evan Goeglein asked the members of the Planning Commission if they wished to abstain or declare ex-parte contact, have any conflicts of interest, bias, or ex-parte contact. No abstentions were heard.

Chair Evan Goeglein asked the audience if there was anyone who wished to challenge any of the Commissioner's qualifications to participate in the public hearing. No abstentions were heard.

City Planner Dick Converse presented the Staff Report which would be a permanent part of the land use file for T36S, R4W, Section 22B, Tax Lot 503 located at 5432 North River Road. Converse notified the commission that the applicant did not complete the requirement of receiving (3) three signatures from the (3) three property owners that share the same drive way for access to their properties. Niles Christodoulidis only had (2) two signatures on the access easement, this was supposed to be completed before the public hearing.

Niles Christodoulidis was asked to speak on the access easement.

Christodoulidis provide staff with the access assessment agreement with only two of the signatures. Christodoulidis asked the planning commission to accept the two signatures and add the third signature to the conditions on the staff report.

Commission had no questions for Christodoulidis.

Commissioner Kempa moved to move forward with the CUP 2017-01 and add the access easement to the conditions. The motion failed due to lack of a 2nd.

Conditional Use Permit 2017-01 will be continued to November 28, 2017 meeting at 6pm.

Chair Evan Goeglein declared the public hearing closed at 6:12 p.m.

AGENDA ITEM 2 **Public Hearing:** CUP 2017-02 Conditional Use Permit and Site Plan Review to establish a cannabis testing laboratory with other testing possibilities. The property is described as T.36S., Section 22BB, Tax Lot 1700, located at 218 East Main Street, Rogue River, Oregon. Applicant: Craig Berry, Rogue Research Lab, LLC

Chair Evan Goeglein declared the public hearing opened at 6:13 p.m. Goeglein read the script into the record. This information is a permanent record.

Chair Evan Goeglein stated that the hearing was being conducted as a Quasi-Judicial hearing. Oregon land use law required that several things be read into the record at the beginning of every public hearing and proceeded to do so.

Chair Evan Goeglein asked the members of the Planning Commission if they wished to abstain or declare ex-parte contact, have any conflicts of interest, bias, or ex-parte contact. No abstentions were heard.

Chair Evan Goeglein asked the audience if there was anyone who wished to challenge any of the Commissioner's qualifications to participate in the public hearing. No abstentions were heard.

City Planner Dick Converse presented the Staff Report which would be a permanent part of the land use file for T36S, R4W, Section 22BB, Tax Lot 1700 located at 218 East Main Street. Converse then asked if the commission had any questions regarding the staff report.

Commissioner Stirm asked if the business would have to be approved by the fire department.

Converse replied stating that the local fire department was notified regarding the CUP, but never received any comments back.

Craig Berry was then asked to come before the commission to give any addition information and allow the commission to ask the applicant any further questions.

Berry thanked the commission for giving him the opportunity to bring his business into the City of Rogue River and would answer any question the commission may have.

Commission Stirm requested more information on what type of chemicals Berry would be using in so lab for the testing.

Berry stated that he would primarily be using water and helium.

Commissioner Stirm wanted to know what Berry would be testing for.

Berry would be testing for THC, Solvents and Mold.

Chair Goeglein asked Berry if he would have any issues complying with the (12) twelves conditions stated in the staff report.

Berry didn't see any issues with complying with all conditions set in the staff report.

Chair Goeglein then asked the audience if there were proponents in favor of the applicant.

Craig Goldhagen from TLC Chiropractic (neighbor to the East) had no concerns and was happy to see a business moving into the vacant building.

Chair Goeglein then asked the audience if there were any opponents against the applicate.

Commissioner Stirm moved to approve file CUP 2017-02 Conditional Use Permit, Rogue Research Lab LLC because it applies with all requirements of the municipal code and conditions stated in the staff report. Commissioner Kempa seconded. All

were in favor

Chair Evan Goeglein declared the public hearing closed at 6:43 p.m.

OTHER BUSINESS:

Mark Reagles notified that the next Planning Commission Workshop is on Tuesday November 14, 2017 at 10:00 am. There will also be a meeting at 10:30 am that same day.

Chair Goeglein formally submitted his resignation from the planning commission.

ADJOURN

There being no further business to come before the Planning Commission and upon motion duly made (KEMPA), seconded (Stirm) and carried, the meeting adjourned at 7:45 p.m.

ATTEST:

Kailin A. Honea
Accounting and Administrative Assistant