

City of Rogue River Planning Commission

PLANNING COMMISSION MEETING

Tuesday, January 12, 2016

6:00 p.m.

CONVENED:

The meeting was called to order by Vice Chair Goeglein at 10:00a.m.

PRESENT

Vice Chair Evan Goeglein
Commissioner Rick Kempa
Commissioner Cindy England
Commissioner Dean Stirm
Commissioner John Schaeffer
Molly Bradley, City Planner
Kailin Honea, staff

NON PRESENT

Commissioner Don Collins

NEW BUSINESS

PUBLIC HEARING

Item 1 – Application for SIT-CUP 2015-03 TENTATIVE PLAT APPROVAL FOR HABITAT FOR HUMANITY SUBDIVISION, “DOVE PLACE”

Public Hearing Opened at 6:03 p.m.

Vice Chair Evan Goeglein read the required public hearing script into the record.

Staff provided a detailed packet to the Commissioners for their review. Staff explained that this application for TENTATIVE PLAT APPROVAL for a proposed subdivision, consisting of 8 new parcels to accommodate 16 new units, to be located at 5875 Foothill Boulevard.

Located on page 18 was the insert for the traffic study that had been submitted for the previous public hearing. The study was too large to include in the packet, but had been available to review prior to the meeting.

CALL FOR ABSTENTIONS

At this time, Commissioner Stirm stated that he is involved with the Habitat for Humanity Board which may imply a conflict of interest. Since there will not be a quorum without him, he will vote but not participate in the discussion.

STAFF REPORT

City planner read the staff report into the record and recommended to the Planning Commission for this Tentative Plat to be approved with conditions.

Staff recommendation, the City Planner reviewed the application for the Tentative Plat and provided conditions as referred to in section VI of the staff report. Staff recommends that the Tentative Plat be forwarded to City Council for approval with conditions as stated in the staff report.

PROPOSERS TESTIMONY

Applicant, Dan Thomas, was present. He stated he was available to answer any questions, but at this time he felt he submitted all necessary paperwork and staff had included it in the packet for their review, but he did have a question regarding some of the conditions in the staff report.

Dan Thomas – Do conditions regarding setbacks of proposed housing, garage and off-street parking need to be met at this time?

John Krawczyk – All set backs will work as of now although there has been no house plans submitted to the city at this point.

Dan Thomas- On page 3 of the staff report were it states about the street access way and width of street is not compromised?

John Krawczyk– Planning Commission can accept half of the street down until job is done and then the street needs to be completed.

Dan Thomas – Do we need to vacate easements to the vacant lot?

John Krawczyk– Staff will meet with the applicant and reword the conditions

Denise James – Came before the Planning Commission and explained what the main goal is for Habitat for Humanity and what they do this for.

OPPONENTS TESTIMONY

Cliff Bigham – Came before the Planning Commission stating concern on the half street proposal and the concern of the safety issues that could cause. He also wanted to make the statement about two story buildings being built there and the concern for privacy and of the neighbors behind in the foothill estates.

Terry Carol – Stated that this subdivision is going to be too cluttered and is going away from our home town feel that we want here.

Jake Jalluer – What kind of dividers will be put in between my property and them?

OPPORTUNITY FOR PROPONENTS

Dan Thomas came before the Planning Commission once again to state his opinions on the concerns of the public.

- For the concern regarding the street size, Dan wanted to make it clear that when the houses will be built there will be two full driving lanes and parking lanes on both sides.
- This subdivision will be very clean and fencing will be placed in between each housing unit to give it a home feel.

City Planner, Molly Bradley, then went over all changes that were discussed during this public hearing and make it clear of what is being changed and why.

CLOSE THE PUBLIC HEARING

Vice Chair Evan Goeglein then stated that there will be no more discussion on the Public Hearing, and then asked for a motion from the Planning Commission.

Commissioner Kempa moved that the Planning Commission forward to the City Council a recommendation to approve SIT-CUP 2015-03. The motion made stated that the Planning Commission recommends approving the Tentative Plat for "Dove Place" subdivision with conditions as amended during this public hearing. (seconded) Commissioner England. Motion passed by a 5 to 0 vote.

Public Hearing was closed at 6:50 p.m.

Next Planning Commission Workshop Tuesday, January 26, 2016 at 10:00a.m.

ADJOURN

There being no further business to come before the Planning Commission and with a motion duly made (Stirm) and seconded (Kempa) meeting was adjourned at 6:52 p.m.

ATTEST:

Vice Chair Evan Goeglein