

TUESDAY, NOVEMBER 8, 2016

CITY HALL COUNCIL CHAMBERS

CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON

CALL TO ORDER The Planning Commission meeting was called to order by Vice-Chair Dean Stirm at 6:00 p.m.

PLEDGE OF ALLEGIANCE Vice-Chair Dean Stirm led the Council and audience in the Pledge of Allegiance

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

COMMISSION MEMBERS ABSENT:
Chairman Evan Goeglein
Commissioner John Schaeffer

ALSO PRESENT:
Mark Reagles, City Administrator
Kailin Honea, Account Clerk
John Krawczyk, City Engineer
Bonnie Honea, Finance Officer

A quorum was present and due notice had been published.

NEW BUSINESS:

AGENDA ITEM 1 **Public Hearing:** To hear comments regarding CUP 2016-03: Conditional Use Permit for construction of a Lil' Pantry warehouse in the commercial zone district. Lil' Pantry, HRP, LLC will use the warehouse for ice production, storage, and distribution on a property described as T.36S., R.4W., Section 15CD, Tax Lot 900 located at 501 E. Main Street, Rogue River, OR. Applicant Dale Hurst.

Vice-Chair Dean Stirm declared the public hearing opened at 6:02 p.m. He read the following information into the record which is a permanent part of the land use file.

Vice-Chair Dean Stirm 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.

Vice-Chair Dean Stirm ask 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.

Vice-Chair Dean Stirm 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 Engineer/Public Works Director John Krawczyk presented the Staff Report which would be a permanent part of the land use file for T36S, R4W, Section 15CD, Tax Lot 900 located at 501 E. Main Street. He said the findings showed that the property was comprehensively planned and zoned for commercial uses; the property was within the city limits and the proposed future zoning map showed the property zoned as commercial retail and the conditional use permit was in compliance with all other applicable requirements of the zoning ordinance. The site is zoned C-1 (commercial), it is adequate in size and shape to accommodate the proposed development. All yards, spaces, walls and fences, parking, loading, landscaping and other features require by this section can, through specific conditions of approval, be made to comply with the code and made compatible with the other uses in the neighborhood.

The City Planner finds that the application can comply with City Comprehensive Plan and Zoning Ordinances with the approval of a Conditional Use Permit.

The Planning Commission can approve this application with conditions to mitigate any adverse impact to adjacent properties. The City Planner suggest that the Planning Commission consider the following conditions of approval. Conditions were read into the recording.

Vice-Chair Dean Stirm asked for comments from the Proponents.

Dale Hurst, owner of Lil' Pantry stated that he agreed with the Staff Report and will be working with surrounding property owners.

Commissioner Don Collins asked if the proposed warehouse will be wholesale.

Dale Hurst commented that the warehouse will be only off site whole sale.

Public Works Director John Krawczyk asked for clarification of operating times.

Dale Hurst replied with operating hours of 7 a.m. – 4 p.m. for deliveries, but employees could be there earlier working from inside the warehouse.

City Administrator Mark Reagles commented that the applicant will have to provide a private fire hydrate to service the warehouse.

Vice-Chair Dean Stirm added that all fence inquires with corresponding residences will have to be arranged between the property owners and the applicant Dale Hurst.

Vice-Chair Dean Stirm asked for testimony from the Opponents.

Danica Gibson property owner of 421 – 423 East Main Street located to the west of proposed warehouse. Gibson stated that she isn't necessarily opposed to the project, but just looking to give her comments on the project.

Discussion on the slope between the two properties was discussed.

Danica Gibson requested that Dale Hurst put even just planter boxes rather than a fence to prevent the hazard of customers driving/walking off onto her property and getting hurt.

Dale Hurst agreed that he would be willing to work with Gibson to help solve the concerns that she has.

MOVED (COLLINS), SECONDED (KEMPA) AND CARRIED TO CLOSE THE PUBLIC HEARING.

Vice-Chair Dean Stirm declared the public hearing closed at 7:02 p.m.

City Administrator Mark Reagles added to the conditions approved for this CUP would need to include no outside storage of material and the fire hydrant would have to be privately owned and approved with the Rogue River fire department.

MOVED (KEMPA), SECONDED (ENGLAND) TO APPROVE THAT THE PLANNING COMMISSION FORWARD TO THE CITY COUNCIL A RECOMMENDATION TO APPROVE PLANNING FILE NO. CUP. 2016-03 TO ALLOW APPLICANT TO PRECEDE THE CONDITIONAL USE PERMIT TO CONSTRUCT A WAREHOUSE LOCATED AT 501 E. MAIN STREET, ROGUE RIVER, OREGON, DESCRIBED AS T36S, R4W, SECTION 15CD, TAX LOT 900, AS IT COMPLIES WITH THE CONDITIONS STATED IN THE STAFF REPORT.

OTHER BUSINESS:

None

ADJOURN

There being no further business to come before the Planning Commission and upon motion duly made (KEMPA), seconded (Rylee) and carried, the meeting adjourned at 7:20 p.m.

Planning Commission Chair

ATTEST:


Kailin A. Honea
Account Clerk

