

**TUESDAY, September 25, 2018**

**CITY HALL COUNCIL CHAMBERS**

**CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON**

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

**PLEDGE OF ALLEGIANCE** Planning Chair Dean Stirm led the planning commission in the pledge of allegiance.

**QUORUM** **COMMISSION MEMBERS PRESENT:**  
Chairman Dean Stirm  
Vice-Chair Rick Kempa  
Commissioner Don Collins  
Alternate Commissioner Carolyn Riley

**COMMISSION MEMBERS ABSENT:**  
Commissioner Barb Hilty

**ALSO PRESENT:**  
Mark Reagles, City Administrator  
Bonnie Honea, Finance Officer  
Kailin Honea, Accounting & Administrative Assistant

A quorum was present and due notice had been published.

**MINUTES FOR APPROVAL** July 24, 2018 Meeting  
Kempa motioned to approve the minutes from July 24, 2018 as presented. Collins seconded the motion. All were in favor, motion carried.

**NEW BUSINESS:**

**AGENDA ITEM 1** **Continued Public Hearing: CUP 2018-03:** Conditional Use Permit to establish a small car dealership. The applicant wants to have an inventory of 2 – 4 cars. Typically selling 5 – 8 cars a month on average. Most of their business comes from brokering. They will be open mostly by appointment, Monday to Saturday. No Employees. The property is described as T.36S., R.4W., Section 22 BB, Tax Lot 4400, located at 102 E. Main Street, Suite C, Rogue River, Oregon. Applicant: Rashawn Romero

Chair Dean Stirm declared the public hearing opened at 6:05 p.m. He read the following information into the record which is a permanent part of the land use file.

Chair Stirm stated that the hearing is 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 Stirm 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 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 challenges were heard.

Assistant Planner Bonnie Honea presented the Staff Report into the record which would be a permanent part of the land use file for T36S, R4W, Section 22 BB, Tax Lot 4400 located at 102 E. Main Street, Suite C. Honea then asked if the commission had any questions regarding the staff report.

Commissioner Kempa questioned the statement in the staff report regarding the idling law?

Mark Reagles City Administrator replied that it is a state law that states no vehicle should be at an idle of a unoccupied vehicle.

No more questions were asked of staff.

Stirm asked for the applicant Rashawn Ramero (Business Owner) if he would like to make any statements regarding the application.

Applicant Rashawn Ramero questioned in the staff report under the conditions #1 where it's written he may only have (1) one vehicle parked outside of the business. He requested if he could have (2) two vehicles parked outside of the business.

B. Honea replied with concerns to where Ramero would be parking at if there were no other available spots in front of the business? Clarifying this business only has two available parking spots.

Ramero replied that he plans to park across Main Street in the city's parking lot near Umpqua Bank.

Reagles stated that he would then have to have all his customers park in the public parking as well, if the (2) two vehicle parking out front was allowed.

Ramero planned to have his signage lead customers to park over in the public parking on the other side on Main Street rather than in front of his business. His customers wouldn't be onsite more than 15 minutes at a time. This time would be used for either test drives or finalization of paper work.

Commissioner Kempa asked for clarification on the type of car dealership Ramero would be running.

Ramero clarified that 40% of his work consists of him traveling to California to find specific cars/trucks for his customers. Commenting that he will be selling your everyday vehicles on site.

Stirm asked Ramero if his business would also include repair and or other services.

Ramero replied that he has a separate location in Medford where he would be servicing and or repairing vehicles.

There were no further questions of the applicant.

Chair Stirm asked for any proponents that wish to testify in favor of the application? No one spoke in favor of the application.

Chair Stirm asked for any opponents that wish to testify against the application? No one spoke against the application.

Chair Stirm asked the applicant if they have any rebuttals at this time. The applicant had nothing more to say.

Chair Stirm asked if the planning commission had any further questions of the applicant, the public or the staff.

Reagles informed the applicant that if the commission approves his request to replace the maximum of (1) one vehicle parked outside condition with a maximum of (2) two vehicles, that staff shall pull the CUP if a safety issue arises.

Commissioner Kempa felt that this isn't your regular car lot and that the applicant would be spending most of his time out of the state. So change the condition to (2) two maximum vehicle parking outside of the business wouldn't be an issue.

Reagles clarified that if a business with a CUP does not comply with the condition approved by the Commission, the CUP will be pulled and the applicant would be asked to come before the Commission again to ratify the issue or the city business license will be pulled.

Ramero requested the site plan review for his neighboring business so that he could be fully aware of what the business owner was approved to do and parking requirements that were set for them.

There were no further questions for the applicant, the public or the staff.

Commissioner Kempa motioned to close the public hearing. Commissioner Collins seconded. The public hearing was closed at 6:30 P.M.

Chair Stirm stated that NO MORE INPUT is to be allowed unless the planning commission re-opens the public hearing.

Chair Stirm asked for the pleasure of the commission.

COMMISSIONER COLLINS MOTIONED to conditionally approve File CUP 2018-03, a Conditional Use Permit for Rashawn Romero to establish a small car dealership located at 102 E. Main Street, Suite C. The condition changed was # 1 to state that a maximum of (2) two vehicles will be allowed to park outside of the business rather than the proposed (1) one vehicle. All other condition will stay as read in the state report. COMMISSIONER KEMPA SECONDED the motion. All were in favor. Motion carried.

File CUP 2018-03 was conditionally approved by the Planning Commission of the City of Rogue River on September 25, 2018.

**OLD BUSINESS:** None

**OTHER BUSINESS:** None

The next meeting will be on October 9, 2018 at 10 AM.

**ADJOURN**

There being no further business to come before the Planning Commission and upon motion duly made (KEMPA), seconded (Riley) and carried, the meeting adjourned at 6:40 p.m.

**ATTEST:**

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Kailin A. Honea  
Accounting Clerk and Administrative Assistant