

**TUESDAY, May 28, 2019**

**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:**

- Chair Dean Stirm
- Commissioner Rick Kempa
- Commissioner Carolyn Rylie
- Commissioner Don Collins
- Commissioner Sherrie Moss

**COMMISSION MEMBERS ABSENT:**

NA

**ALSO PRESENT:**

- Kailin Honea, Dep. Recorder / Acct. & Admin. Assist.
- Bonnie Honea, Finance Officer / Planning Assistant
- Mark Reagles, City Administrator
- Dick Converse, City Planner
- Ryan Nolan, RVCOG Trainee for Converse

A quorum was present and due notice had been published.

**MINUTES TO APPROVE** – January 23, 2019

Moved (KEMPA), seconded (RILEY) and carried to approve the minutes of January 23, 2019 as presented.

**NEW BUSINESS:**

**AGENDA ITEM 1** **Election of Officers**

Chair-

Kempa nominated Dean Stirm for the chair position. Riley seconded the nomination. There were no other nominations.

Kempa motioned to close the nominations. Riley seconded.

Kempa motioned Dean Stirm as Chair, Riley second. All were in favor.

Vice Chair-

Moss nominated Rick Kempa for the vice chair position. Kempa seconded the nomination. There were no other nominations.

Stirm motioned to close the nominations. Moss seconded.

Moss motioned Rick Kempa as Vice Chair, Kempa second. All were in favor.

Secretary-

Kempa nominated Sherrie Moss for the secretary position. There were no other nominations. Riley seconded the nomination.

Stirm motioned to close the nominations. Kempa seconded.  
Kempa motioned Sherrie Moss as secretary, Riley second. All were in favor.

## OLD BUSINESS:

### AGENDA ITEM 1 Review

**Review the MOD 2018-002 approval of Conditional Uses Permit for Lil' Pantry's Ice Warehouse, located at 501 E. Main Street, Rogue River, OR.**

Reagles started by explaining the process in which Lil' Pantry had already been through for approval of the Ice Warehouse with the planning commission.

The planning commission approved the Ice Warehouse with CUP 2016-03 in November of 2017, Lil' Pantry then requested an extension of CUP 2016-03 and a (1) one year extension was granted. In 2018, MOD 2018-02 was submitted and staff decided it could be reviewed administratively and was approved. The MOD 2018-02 entailed the Ice Warehouse to be relocated from the back of the lot to the front nearest the existing store.

B. Honea then stated that we have now received Lil' Pantry's final site plan for the Ice Warehouse and it does not match what was proposed to staff during the MOD 2018-02 or what was submitted to planning during CUP 2016-03. Reagles commented that they had increased the size of the building by 6,000 ft<sup>2</sup> . or 24%. Also that the property purchased next door of Lil' Pantry described as Sec. 15CD, Tax Lot 802, zoned high density residential (R2) will be used for additional parking and maneuvering of vehicles.

Reagles continued on by commenting that these issues at hand are more than staff can handle administratively. Staff is concerned that they would be making a decision that could create problems if challenged by the affected neighbors. Being so there were previously letters sent in with concerns from affect neighbors during the last public hearing process back in 2016. The planning commission might consider having this project go back through the public hearing process.

The engineer has proposed an alternative plan so the project can start without affecting the high density residential lot. Dale Hurst (Lil' Pantry Owner) does plan to rezone the high density residential to commercial. Dick Converse (City Planner) stated that to rezone a lot from Residential to Commercial they would have to submit to DLCD and Oregon State Housing to get approval. Rezoning is getting harder to get approved, so it is possible it might not be allowed. Reagles added that the lot isn't ideal for Residential use sense most of the lot is in the floodway, but we like to keep all the residential property we can.

Reagles stated that Lil' Pantry is hoping to start construction on the building while these problems get resolved. With these problems still standing, how do we know that they can actually get resolved?

The city doesn't want to get in the situation where a property becomes non-conforming, a commercial use in residential; they will lose 10-12 parking spots "Code requires 1 parking space per 1,000 ft<sup>2</sup>." And with loosing those spaces they won't have enough to meet code. Also the storm water retention pond proposed needs more detail for those and there is no plan for the storm drains on the back side of the lot when the Ice Warehouse was relocated.

Reagles stated that there is a list of about 22 items staff is concerned about. Lil' Pantry is also proposing to pave only the easement portion of the high density residential lot, so they can still maneuver their truck in and out and begin construction of the building. The utility easement is 20ft into the property.

Chair Stirm mentioned that this is completely different than what they had previously approved and that everything was much simpler prior.

B. Honea pointed out that Dale Hurst mentioned if we would approve it at 24,000 ft<sup>2</sup>. That he would ask if they could remove the last section of the building and then come back to the planning commission later for an extension of the building. If the size of the building was holding up the project, but it seems to be more than just the size, B. Honea stated.

Reagles questioned Converse on what is the best route for the planning commission to take in this situation. Converse replied that the planning commission should take this back to a formal public hearing so that all involved can be aware of the new modifications. Reagles agreed with Converse.

MOSS motioned that MOD 2018-02 Lil' Pantry Ice Warehouse goes back through the public hearing process due to the increase in ft<sup>2</sup>. And the items listed by staff. KEMPA seconded. All were in favor. Motion carries.

**OTHER BUSINESS: None**

**STAFF COMMENTS AND UPDATES:**

The next workshop will be on March 12, 2019 at 10:00 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 10:43 a.m.

**ATTEST:**

Kailin A. Honea  
Accounting and Administrative Assistant