

**WOODBURN PLANNING COMMISSION MEETING MINUTES
December 9, 2010**

CONVENED: The Planning Commission met in a regular session at 7:00 p.m. in the City Hall Council Chambers, with Chairperson Bandelow presiding.

ROLL CALL:

Chairperson	Bandelow	Present
Vice-Chairperson	Jennings	Present
Commissioner	Corning	Present
Commissioner	Grigorieff	Absent
Commissioner	Piper	Present

Staff Present Jim Hendryx, Director of Economic and Development Services
 Don Dolenc, Associate Planner
 Jon Stuart, Assistant City Attorney

Chairperson Bandelow opened the meeting at 7pm. Vice-Chairperson Jennings led the Commissioners in the flag salute.

Minutes

A. Woodburn Planning Commission Meeting Minutes of October 14, 2010

Commissioner Jennings moved to accept the minutes as written, and Commissioner Piper seconded the motion. The motion was carried unanimously.

Business from the Audience

There was none.

Communication

There was none.

Reports

Jim Hendryx, Director of Economic and Development Services noted that the applicant for DR 2010-07; VAR 2010-06: 2929 N. Pacific Highway called and requested the delay of the public hearing since they were delayed in traffic. The Commission approved proceeding with reports from the Director.

Hendryx provided an update on the sign revisions, noting that the City Council is interested in amortization. Vice-Chairperson Jennings provided additional information.

Public Hearing

A. Staff Report DR 2010-07; VAR 2010-06: 2929 N. Pacific Highway

Chairperson Bandelow noted that the applicants had arrived and opened the public hearing on DR 2010-07, VAR 2010-06. Commissioner Piper noted that his aunt and uncle are the owners of this property, but that this would not affect his decisions. Vice-Chairperson Jennings indicated that he knew the owner of the business; however, his decisions would not be influenced. There were no objections from the audience.

Associate Planner Don Dolenc presented a staff report about the proposed project, outlining the request and applicant review criteria. He introduced Exhibit E, a revised site plan, into the record. Chairperson Bandelow followed up with questions on Exhibit E, noting that the site plan now conforms to the recommendations.

Vice-Chairperson Jennings asked about the non-conforming nature of the pole signs. He questioned the reasoning for the sign removal, and asked about the triggers that would cause the signs to be removed.

Commissioner Piper reviewed the non-conforming provisions of the code and questioned why one provision is allowed nonconforming uses (landscaping, parking, etc), while other provisions do not allow non-conforming pole signs.

Public Comments:

Norman Harker, 1403 Washington, Vancouver, WA 98660, representing the applicant, spoke about his appreciation for the professional response to the request under consideration. He noted that the site plan has been revised and meets all standards. He provided a further revised site plan, which was put into the record as Exhibit F. Harker noted the reasoning behind the signage variance and reviewed the justification for approval.

Jim Schlatter, 16716 NW 61st Ave, Ridgefield, WA 98642 (applicant), stated that his company has been located at 2929 N. Pacific Highway for 25 years, and recounted the history of the site. He noted that the signs are important to their business, which is planning to add 3-4 family wage jobs. Signs were part of their franchise agreement with the farm implement providers.

No one else spoke either in support or opposition to the application.

Commissioner Jennings moved for approval, authorizing the Chair to sign a Final Order on DR 2010-07, VAR 2010-06. Commissioner Piper seconded the motion. The motion was unanimously passed.

Items for Action

There were no items for action.

Reports

Economic and Development Services Director Jim Hendryx provided information on the 99E Corridor Project. Vice-Chairperson Jennings, the Planning Commission’s representative to the Citizen’s Advisory Council (CAC) on the 99E Corridor Project, provided insight into issues affecting property owners

Hendryx reminded the commission that elections are scheduled for their first meeting in 2011. He also clarified that the bylaws will be amended to clarify elections occur at the Commission’s first meeting each year.

Chairperson Bandelow raised the issues of need for every project to receive a street exception. The Commissioners discussed this issue at length.

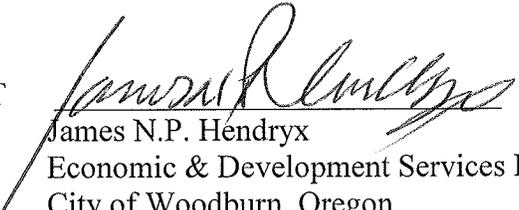
Commissioner Piper raised the issue on the industrial zoning along 99E, north of Highway 214.

Adjournment

Commissioner Jennings made a motion to adjourn the meeting. Commissioner Piper seconded the motion, and the meeting was adjourned at 8:05pm.

APPROVED 
Ellen Bandelow, CHAIRPERSON

^{17⁰⁰ PM}
Jan 26, 2011
Date

ATTEST 
James N.P. Hendryx
Economic & Development Services Director
City of Woodburn, Oregon

1/28/2011
Date