

WOODBURN PLANNING COMMISSION MEETING MINUTES
July 23, 2009

CONVENED The Planning Commission met in a regular session at 7:05 p.m. in City Hall Council Chambers with Chairperson Bandelow presiding.

Chairperson Bandelow announced that the agenda is available at the back of the room. We will consider items one at a time according to the order listed in the agenda. We will follow the hearing procedure outlined on the public hearing procedure board. All persons wishing to speak are requested to come to the podium and give their name and address. Any individuals speaking from other than the podium will not be recognized.

ROLL CALL

Chairperson	Bandelow	P
Vice Chairperson	Vancil	A
Commissioner	GrosJacques	P
Commissioner	Grigorieff	A
Commissioner	Hutchison	P
Commissioner	Jennings	P
Commissioner	Kenagy	P (arrived at 7:20 pm)

Staff Present: Jim Hendryx - Community Development Director
 Jon Stuart – Assistant City Attorney
 Don Dolenc – Associate Planner

Commissioner Jennings led the salute to the flag.

MINUTES

A. Woodburn Planning Commission Meeting Minutes of April 9, 2009
Commissioner Jennings moved to accept the minutes. Commissioner GrosJacques seconded the motion, which unanimously carried.

BUSINESS FROM THE AUDIENCE

There was not business from the audience.

COMMUNICATIONS

- A. Woodburn City Council Meeting Minutes of March 23, 2009
- B. Executive Session Woodburn City Council Meeting Minutes of March 23, 2009
- C. Woodburn City Council Meeting Minutes of March 28, 2009
- D. Woodburn City Council Meeting Minutes of April 13, 2009
- E. Woodburn City Council Meeting Minutes of April 27, 2009
- F. Woodburn City Council Meeting Minutes of May 11, 2009
- G. Woodburn City Council Workshop Minutes of June 8, 2009
- H. Woodburn City Council Meeting Minutes of June 8, 2009

No comments were made.

5. PUBLIC HEARING

Request

Design Review 2009-01, Exception 2009-03, and Conditional Use 2009-01

The applicant requests a Type III Design Review to add 2,800 square feet of classroom space to the existing 16,600 square foot armory. The expansion also requires Conditional Use approval as government buildings are a conditional use in the P/SP zone. The applicant is also requesting a Type III Exception to Street Right-of-Way and Improvements for Park Avenue.
DISCUSSION ITEMS

Staff Report

Associate Planner Dolenc read the applicable ORS.

Dolenc indicated that the property is located 1630 Park Avenue (tax lot 051W08CA3100). The Comprehensive Plan designates the subject property as Public Use and is zoned Public and Semi-Public (P/SP). Site characteristics and surrounding uses were discussed along with a detailed overview of the proposal under consideration.

Commissioner Kenagy arrived during the staff presentation

Dolenc stated that Planning Staff is in support of the application and recommends that the Planning Commission approve the requests.

Chairperson Bandelow invited proponents of the application. Bandelow indicated that the Commission was in receipt of a letter from Jim J Grigorieff, 1315 James St, Woodburn, Oregon, 97071. The applicant had received a copy of the letter.

Roy D Swafford, 1776 Militia Way SE, Salem, Oregon 97309 spoke as the applicant and indicated he agreed with the staffs recommendations and conditions. There was general discussion of the Grigorieff letter.

Marty Matiskainen, 222 Country Club, Woodburn 97071 spoke as the applicants representative and agreed with staffs recommendations.

Chairperson Bandelow invited opponents of the application.

Jim J Grigorieff, 1315 James St, Woodburn, Oregon 97071 spoke on the request, indicating that he did not oppose the request but requested consideration of drainage from his property. He also discussed garbage service to his property and requested to continue to have the garbage company access his property through the Armory property. The Commission indicated that Grigorieff should work with the Amory to address these issues.

Roy D Swafford, 1776 gave rebuttal concerning the Grigorieff letter and indicated they would continue discussions separately.

Chairperson Bandelow closed the hearing and was open for discussion amongst the Planning Commission members with general discussion occurring amongst the Commission

Commissioner Jennings moved to approve Design Review 2009-01, Exception 2009-03, and Conditional Use 2009-01 with conditions. GrosJacques seconded the motion, which

unanimously carried.

ROLL CALL

Chairperson	Bandelow	yes
Vice Chairperson	Vancil	
Commissioner	GrosJacques	yes
Commissioner	Hutchison	yes
Commissioner	Grigorieff	
Commissioner	Kenagy	yes
Commissioner	Jennings	yes

REPORTS

Community Development Director Hendryx gave an over view of the work by the Sign Standards Focus Group and the WDO Standards Focus Group. Hendryx also mentioned work on an Economic Development Plan that would be underway shortly.

BUSINESS FROM THE COMMISSION

Commissioner Hutchison raised an issue about repainting of businesses that have gone through Design Review. In particular he was concerned over a business that had recently received Design Review approval repainting the building bright yellow. Community Development Director Hendryx indicated staff was looking into the matter and would report back to the Community Development Director Hendryx Commission with his findings. There was general discussion about the Development Code standards for painting and repainting of commercial buildings.

Commissioner Hutchison asked about the status of Walgreens

Commissioner Jennings asked about the status of Carl’s Junior.

Community Development Director Hendryx stated that the developer of Walgreens is finalizing their plans and contract to proceed. It is anticipated that they will break ground this summer. It was Hendryx’s understanding that all issues had be resolved on Carl’s Junior but did not have an updated schedule for that project.

Commissioner Jennings raised an issue about weed abatement throughout the city.

ADJOURNMENT

Commissioner Hutchison moved to adjourn the meeting, Commissioner Hutchison seconded the motion, which unanimously carried. Meeting adjourned at 8:15 PM.

APPROVED _____
ELLEN BANDELOW, CHAIRPERSON Date

ATTEST _____
Jim Hendryx Date
Community Development Director
City of Woodburn, Oregon