

MINUTES
CANBY PLANNING COMMISSION
7:00 PM – April 25, 2011
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Chair Dan Ewert, Vice Chair Jan Milne, Commissioners Sean Joyce, Chuck Kocher, Misty Slagle and Randy Tessman

ABSENT: Commissioners John Proctor

STAFF: Bryan Brown, Planning Director; Markus Mead, Associate Planner; and Jill Thorn, Planning Staff

OTHERS PRESENT: Wayne Dillinger, Ralph Henderson, E Jankowski, Charles Burden, Rhys Konrad

1. CALL TO ORDER

2. CITIZEN INPUT **None**

3. PUBLIC HEARINGS

a. Pioneer Pump MOD 11-01/LLA 11-02 – The applicant is requesting a modification to an existing Site and Design Review approval to construct a new 34,500 square foot, warehouse to support Pioneer Pump's business needs at 310 S. Sequoia Parkway.

Chair Ewert read the public hearing format.

Markus Mead, Associate Planner entered the April 25, 2011 staff report into the record. Mr. Mead reported that he had not received any public comments.

Chair Ewert opened the public hearing.

Applicant: Rhys Konrad of Group MacKenzie represented the applicant. He stated they had no objections to the staff report or findings. He also stated that the architect and civil engineer were present if the Commission had any questions for them.

Commission Kocher asked why the lot line adjustment was necessary. Mr. Konrad said that the line would be through the middle of the new building and that building code did not allow that.

Commissioner Milne stated the lot line adjustment is a great long-term plan and allowed more flexibility for the property owner. Commissioner Ewert agreed.

Proponents: None

Opponents: None

Neutral: None

Rebuttal: None

Chair Ewert closed the public hearing.

Commissioner Milne stated it was good to see a business doing well.

Commissioner Ewert complimented the application that was well put together and Canby needs this kind of applications.

Commissioner Milne moved to approve MOD11-01 and Lot Line Adjustment LLA11-02; the proposed modification to DR 05-05, pursuant to the conditions presented in the April 25th staff report and the findings from tonight's public hearing. It was seconded by Commissioner Slagle. The motion passed 6-0.

4. NEW BUSINESS

a. Upcoming Planning Projects - Markus Mead gave an update to the Commission of upcoming projects the department has been working on.

Current applications

LLA11-01 – Thelma's Place/Countryside Living (Type II)

MOD 11-02 - Potter Industries Paving/EC permit (Type I)

DR 11-01 - O'Rielly's Auto Parts Store Highway 99E/Ivy (Type II)

LLA11-03 NW 9th/Ivy (Type II)

Future PC applications (submitted)

ANN 11-01 - Hope Village Annexation (Type IV)

Upcoming (Not yet submitted, but likely)

Shimadzu Modification (Type I)

Village On The Lochs Additional Units (Type III)

Police Station (Type III)

Withdrawal of Territory Withdrawal (Type IV)

County application; creative planning staff

b. Appropriate Zoning at a Canby Pioneer Industrial Park – Bryan Brown presented information on a business that would like to relocate to Canby at a site at Sequoia Parkway and 4th Avenue in the industrial park. According to Chapter 16 the use would require a conditional use process and the business owner is reluctant to use this process because of the \$2,040 cost.

Wayne Dillinger of Area Wide Towing in Molalla stated he was looking to expand his business to Canby and this site met his needs.

Commissioner Ewert asked what the size of the site in Molalla. Mr. Dillinger said it was two acres.

Commissioner Kocher asked if the site has office facilities. Mr. Dillinger said there was a small office.

Commissioner Milne asked if this was an outright use or a conditional use. Mr. Brown said it was a conditional use in the C2 (Highway Commercial) zone and would be more appropriate in the M1 (Light Industrial) zone.

Commissioner Ewert had no problem with the use in the light industrial area. If the site was to be in the highway commercial he would like to have some conditions assigned.

Charles Burden said he was concerned about the aesthetics around the property. Commissioner Ewert asked if a site obscuring fence would be appropriate. Mr. Burden responded that as a minimum.

Commissioner Milne thanked Mr. Burden for expressing his concerns.

Commissioner Tessman said he felt the Conditional use process was the appropriate way to handle this issue.

Commissioner Ewert said the process should be allowed to work so that conditions could be set.

Commissioner Milne agreed with most of the comments by the other commissioners and felt the adjoining property owners needed to be protected also.

5. FINAL DECISIONS

a. MOD 11-01/LLA 11-02 – Pioneer Pump - It was moved by Commissioner Slagle to approve the written findings for MOD 11-01/LLA 11-02 – Pioneer Pump – as presented. It was seconded by Commissioner Tessman. The motion passed 6-0.

6. MINUTES

January 24, 2011 - Commissioner Kocher moved to approve minutes of January 24, 2011 as presented. Motion seconded by Commissioner Joyce and passed 5-0-1 with Commissioner Tessman abstaining.

7. ITEMS OF INTEREST FROM STAFF Mr. Brown requested a change in how the packets were distributed to the commission. Electronic copies would be sent out and commissioners could stop by the Development Services building at 111 NW 2nd Avenue and pick up a hard copy. The commission agreed the process would be acceptable.

8. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION **None**

9. ADJOURNMENT at 8:50 PM.