

APPROVED 3/12/12
MINUTES
CANBY PLANNING COMMISSION
7:00 PM – January 23, 2012
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Chair Dan Ewert, Commissioners Chuck Kocher, John Procter, Misty Slagle and Randy Tessman

ABSENT: Commissioner Sean Joyce

STAFF: Bryan Planning Director; Angie Lehnert, Associate Planner and Laney Fouse, Planning Staff

OTHERS: Adam Buehler, Dave Eby, Christopher Frederick

PRESENT:

1. **CALL TO ORDER** 6:59 pm
2. **CITIZEN INPUT ON NON-AGENDA ITEMS - None**
3. **PUBLIC HEARINGS - None**
4. **NEW BUSINESS -**
 - a. **Notice of Use Determination** for indoor auto detail shop at 250 North Douglas Street.

Angie Lehnert, Associate Planner entered her staff report into the record for the Notice of Use Determination for an indoor auto detail shop at 250 North Douglas Street. Angie stated that Planning Director Bryan Brown determined that an auto detail business is not permitted in a C-1 zone. Angie stated there were concerns about noise, runoff, other offsite impacts as well as parking. Ms. Lehnert recommended the applicant would be allowed to operate if he did the following – get a Canby Business License, apply for a sign permit, comply with parking standards and other applicable ordinances.

Commissioner Tessman asked how many square feet the business was to use. Angie stated that it was under 1000.

Adam Buehler, applicant said the square footage of the facility is 654 sq ft. He said he too had concerns about parking and for the security of the vehicles it does not make sense to leave them outside. He said he only needs the Planning Department's signature for his business license.

Commissioner Procter asked how many cars would be detailed at one time. Mr. Buehler responded his facility could handle two cars but as much as three when considering their size. Commissioner Procter asked if Mr. Buehler owned the land and if the property owner was supportive of the use. Mr. Buehler stated he did not own the land and that the owner of the land was present and would answer that question.

Commissioner Slagle asked if the detailing would be exclusively interior. Mr. Buehler stated that it would not be.

Commissioner Kocher asked if all the water is contained in the building. Buehler said the water runs into a French drain outside the building and does not run off the property or into the street.

Commissioner Kocher asked if he was going to put up a sign. Mr. Buehler said he is going to put up a sign but needed to check on the laws.

Commissioner Tessman asked if he is aware of the complaints on the other detail shop. Mr. Buehler said the concerns he was aware of included noise and parking.

Chair Ewert asked if he was planning on doing any kind of auto body work. Mr. Buehler said no. Chair Ewert asked if Mr. Buehler lived in the house on the corner. Mr. Buehler responded he did not. Chair Ewert asked if Mr. Buehler was going to use the alley for parking. Mr. Buehler said no but they plan to build a fence to separate the alley from the property.

Jason Morin, a resident who lives across the street said he is in support of the business.

Dave Eby, property owner, said he had the same questions as the Commissioners, and that he is in support of the business.

Commissioners Ewert asked about other detail shop problems.

Bryan Brown, Planning Director said the problems involved nearby neighbors and their concerns about the volume of business and the noise from the pumps which operated the outdoor spray wash and vacuum at odd hours.

Chair Ewert said by allowing Mr. Buehler to do this they would set a precedent and run a risk. Although he had no adverse feeling to what Mr. Buehler was proposing, as a city they have to be careful with what they allow in different zones.

Commissioners and staff continued discussion around the allowed uses in the C-1 Zone.

Commissioner Tessman said they cannot really put conditions on this if approved in a C-1 zone.

It was moved by Commissioner Slagle to determine that an indoor self-contained auto detail business is permitted in the Canby C-1 zone. Motion was seconded by Commissioner Proctor. Motion carried 5-0 with Commissioner Sean Joyce absent.

5. FINAL DECISIONS - None

6. MINUTES –

Commissioner Kocher moved to approve the January 9, 2012 minutes as written; the motion was seconded by Commissioner Tessman. Motion passed 4/0 with 1abstention.

7. ITEMS OF INTEREST FROM STAFF - No items for Feb. 13 meeting.

8. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION

9. ADJOURNMENT at 7:48 PM.