

APPROVED
MINUTES
CANBY PLANNING COMMISSION

May 14, 2012
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Chair Dan Ewert, Commissioners Sean Joyce, Chuck Kocher, John Procter, Misty Slagle and Tyler Smith

ABSENT: Commissioners Randy Tessman

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

OTHERS: Brian Hodson, Janet Milne, Ron Yarborough, Ron Johnston, Patsy Johnston, Valerie Blair, Ron Blair, Lee Turner, Gary Schuknecht, Debora Gustin, Dan Hestand, Ron Yarbrough, Dale Hauser, Joanne Hauser, Del Goff, Debbie Goff and Betty Faist

1. CALL TO ORDER:

Chair Ewert opened the meeting at 7:00 p.m.

2. CITIZEN INPUT ON NON-AGENDA ITEMS

Janet Milne was recognized for her over 4 years of service on the Planning Commission. She thanked the Commissioners. She talked about some of the meetings and the memories she will take away with her.

3. PUBLIC HEARINGS -

- a. Consider approval of a Site and Design Review/Conditional Use application from the Canby Evangelical Church to build a new church building located at 339 SE Township Rd. (**DR-12-02/CUP-12-01**) Staff: Angie Lehnert

Chair Ewert read the public hearing format. Commissioners stated they had no conflict of interest and no ex parte contact. Chair Ewert said he visited the site but drew no conclusions.

Angie Lehnert, Associate Planner entered her staff report into the record. Ms. Lehnert said although the Canby Evangelical Church is listed on the Oregon Historic Preservation list it is not listed as a City Historic Landmark and therefore is not part of Canby's Historical Protection Overlay Zone.

Ms. Lehnert stated there will be no need for additional fencing with the development and that the residential neighbor to the east does not wish to have a fence along the property boundary.

Ms. Lehnert stated that the current 37 parking spaces are enough for the proposed development and the new addition will not impact it. Ms. Lehnert stated the existing parking lot to the rear is graveled but requiring them to pave the entire lot is not a reasonable request. Therefore it should be allowed as legal nonconformance.

Ms. Lehnert asked that the Commissioners waive any loading requirements due to the noncommercial nature of the church.

Ms. Lehnert stated the parking lot design standards are not applicable because the development is not altering the existing parking lot and not deemed as criteria for reviewing this application.

Ms. Lehnert stated although the Commissioners could require more parking lot screening, although additional landscaping along the street would be a nice addition to the community she does not see it as a reasonable request either.

Ms. Lehnert explained how she assigned point values in the design matrix and also listed the items that were removed because they were not applicable

Ms. Lehnert explained how the 30% landscaping requirements were met.

Ms. Lehnert stated that the church addition has no impacts on the surrounding community and meets the conditional use criteria because the proposed development is merely replacing space not expanding the congregation size or amount of traffic.

Ms. Lehnert stated the conditions of approval which include meeting bicycle parking requirements; any installed outdoor lights must meet Chapter 16.43 outdoor lighting standards; provide pedestrian walkways from parking lot and sidewalks to entrance; submit a landscape plan that demonstrates less than 25% of grass in the newly landscaped area, shrubs located in the background, tree in the foreground, street planted from the City's tree list; 75% of species are drought tolerant; pervious paving, a dedicated park space with benches or table; comply with agency requests for storm water treatment and grease removal device if a kitchen is installed.

Commissioner Questions:

Commissioner Slagle asked where the access for the rear parking lot was located. Ms. Lehnert explained it was the roadway located to the west of the existing building.

Commissioner Slagle asked if the park space had to be dedicated public park space on private property. Ms. Lehnert explained it would not be a dedicated public park space on private property but that her intentions were to help the applicant gain points on the design table by providing a park like amenity for public use, which is a voluntary provision.

Chair Ewert asked what was located behind the lot, where the new development was being built on the lot, if the shed would be staying, if the tree was coming out, what about sidewalk requirements and ADA requirements, parking lot lighting, and if the driveway is wide enough for the Fire Department. Ms. Lehnert responded the area behind the development was residential; the shed would be staying; one tree would be removed; there would be new paved sidewalks in front of the new building; and ADA requirements would be reviewed in the building permit process.

There was some discussion about the driveway access on the west side of the existing building and whether there was enough room for access by the Fire Department.

Commissioner Slagle pointed out that the drawing shows the proposed new building is right next to the existing parking lot and that the Fire Department would be able to reach it from the front parking lot. Planning Director Bryan Brown stated we would

need to get clarification from the applicant if it was physically possible for the Fire Department to be able to access the new building.

Applicant:

Gary Schuknecht, pastor of the Canby Evangelical Church stated they have a couple of issues with what is being required. He said they don't have a problem with putting in five trees but the location of them would result in the loss of two parking spots and visibility would be hindered on Township. He said they would be opening themselves up to a liability issue if they had an unsupervised designated park space open to the public on their property.

Pastor Schuknecht explained that the main access to the back lot is through the front parking lot across the paved area between the two buildings. He said there is enough space for the fire trucks to get through. He also explained that the one big tree on the back lot would be removed.

Chair Ewert explained the need for street trees but also recognized the church was in a unique location because of the jog in the road. Chair Ewert also asked if there was any parking lot lighting. Pastor Schuknecht explained there were lights on the building which shine over the parking lot area.

Pastor Schuknecht said they are ok with pervious paving, sidewalks and had no problem putting in the pedestrian walkways. He said stormwater will be managed on site with splash pads and an underground rain drain.

Public comment

In favor: None

Neutral: Ron Johnston, said he and the surrounding neighbors want to be sure the lighting in the parking lot does not shine in their windows. He said they also do not want a bench because of the trash that gets left by people passing through.

No Opposition: None

Rebuttal: None

(Commissioner Joyce left the meeting at 7:40 pm.)

Commissioners discussed the private open space required for additional points in the design matrix.

Commissioner Tyler moved to approve the site and design review and conditional use with staff's recommendations with the following exceptions: 1) allowing the applicant the discretion of placing the five new trees at a convenient location that meets with their design; 2) there be a private, park-like open space seating area established; and 3) there be an appropriate official review their stormwater plan. Commissioner Kocher seconded. Motion passed 4-0.

4. NEW BUSINESS - None

5. FINAL DECISIONS (Note: Final written version of previous oral decision).

a. Site and Design Review/Conditional Use for Canby Evangelical Church located at 339 SE Township Rd. **(DR-12-02/CUP-12-01)**

Commissioner Slagle moved to approve Site and Design Review/Conditional Use for Canby Evangelical Church located at 339 SE Township Rd. (DR-12-02/CUP-12-01) as amended. Commissioner Kocher seconded the motion. Motion passed 4-0.

6. MINUTES

Approval of March 26, 2012 Regular Planning Commission Minutes

Commissioner Slagle moved approve to March 26, 2012 Planning Commission Minutes as submitted. Commissioner Smith seconded. Motion passed 4-0.

7. ITEMS OF INTEREST/REPORT FROM STAFF

Mr. Brown reported on the current activities taking place in the planning and building area.

8. ITEMS OF INTEREST/GUIDANCE FROM PLANNING COMMISSION

9. ADJOURNMENT @ 8:15 pm