

APPROVED
MINUTES
SPECIAL PLANNING COMMISSION
June 4, 2012
City Council Chambers – 155 NW 2nd Avenue

PRESENT: Vice Chair Randy Tessman, Commissioners Sean Joyce, Charles Kocher, John Proctor and Tyler Smith

ABSENT: Commissioners Dan Ewert and Misty Slagle

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

OTHERS: Brian Hodson, City Councilor, Jerry Ambris, Carl Menkel, Aaron L. Huddart, Ken Spiegle, Connie Farrier, Keri D. Morris, Rick Davis, Bruce Broetje, Paul Tanzer, Katherine Bilyeu

1. CALL TO ORDER

Vice Chair Tessman called the meeting to order at 7:00 pm.

2. CITIZEN INPUT ON NON-AGENDA ITEMS: None

3. PUBLIC HEARING:

- a. Consider approval of a Conditional Use Application from the North Willamette Valley Habitat for Humanity to locate a ReStore business in a portion of an existing building located at 411 S. Redwood Street (**CUP-12-02**).
Staff: Angie Lehnert

Vice Chair Tessman read the public hearing format. Commissioners stated they had no conflict of interest. Commissioners Joyce, Proctor and Smith stated they had no exparte contact. Commissioner Kocher stated he had exparte contact because he had been involved with Habitat for Humanity for several years. Commissioner Proctor stated he had exparte contact because a coworker had questioned him about it.

Associate Planner Angie Lehnert entered her staff report into the record regarding the approval of a Conditional Use Application from the North Willamette Valley Habitat for Humanity to locate a ReStore business in a portion of an existing building located at 411 S. Redwood Street.

Ms. Lehnert stated no Traffic Study was required as determined by the Planning Director because the streets are sufficient to handle minimal increases in this use. The Church has enough parking with a total of 15 spaces and this meets code requirements. Ms. Lehnert stated the building does have a loading door and if it is non-conforming with the loading space dimension standards then they are allowed to exist as a non-conformance. Ms. Lehnert said the application does not include information regarding bicycle parking but did not list it as a condition of approval.

Ms. Lehnert explained that in the conditional use analysis it was determined the applicant's use will not impact surrounding businesses.

Ms. Lehnert explained the conditions of approval: If new outdoor lights are installed they, must comply with the code; the applicant must obtain a sign permit if they plan on installing a new sign; applicant must obtain a City Business license prior to operation; if interior remodeling is to be done, the applicant is required to obtain structural, mechanical, fire and life safety, plumbing, and electrical permits from Clackamas County prior to construction and fire and life safety approval must also be obtained from the Canby Fire District.

Ms. Lehnert said staff recommends the Planning Commission approve the Conditional Use application including the conditions of approval.

There were no questions from Commissioners.

APPLICANT:

Jerry Ambris, Executive Director stated they had built six homes here in Canby and is looking forward to having a ReStore here in Canby.

Commissioner Kocher said he thinks the work done by Habitat for Humanity is a great thing.

Vice Chair Tessman asked what type of merchandise will they be selling.

Mr. Ambris said, a lot of home improvement materials, lumber, sheetrock, furniture, and appliances. He said, they will be taking in material and putting it back into use instead of into a landfill.

Commissioner Smith asked if there would be an outside storage yard.

Mr. Ambris said, all storage would be internal and there would be no outside storage.

PROPONENTS:

Carl Menkel, Board Chair thanked the Planning staff for giving time to help their staff through the application process.

Ken Speigle, Board member thanked the Planning staff and said the ReStore is a good place to bring building material which would otherwise end up in a landfill.

Aaron Huddart, Vice Chair said the Habitat for Humanity was a great way to give back to the community and he looks forward to establishing a relationship with Canby.

Keri Morris, board member said she agrees with everything that has been said by the others.

Connie Ferrier, Mt. Angel Store Manager thanked staff and said she concurs with everything Jerry said.

OPPONENTS – none

Vice Chair Tessman closed the public hearing at 7:25 pm.

DISCUSSION:

Commissioner Smith said it appears all criteria have been met and he concurs with the conditions of approval. He also said, the Habitat for Humanity does a great job of filling a need.

Commissioner Joyce said, he agreed and that the ReStore's use is similar to Canby Builders who is located in the same type of area.

Commissioner Proctor said, it looks good to him and he agrees with their mission.

Commissioner Smith moved to approve the Conditional Use Permit (CUP 12-02) as recommended by staff including the conditions of approval. Motion was seconded by Commissioner Joyce. The motion passed 5/0.

4. NEW BUSINESS - None

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

- a. Conditional Use for Habitat for Humanity ReStore business at 411 S. Redwood Street. **(CUP 12-02)**

Commissioner Smith moved to adopt the written findings of CUP 12-02. The motion was seconded Commissioner Joyce. The motion passed 5/0.

6. MINUTES

- a. Approval of May 14, 2012 Regular Planning Commission Minutes

Commissioner Kocher moved to adopt the May 14, 2012 minutes as submitted. The motion was seconded by Commissioner Joyce. The motion passed 5/0.

7. ITEMS OF INTEREST/REPORT FROM STAFF

- New Main Street Manager Jamie Stickel started work today.
- June 11, 2012 Planning Commission meeting is cancelled due to lack of items.
- June 25, 2012 Planning Commission will be held and on the agenda is the Hope Village annexation application.

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

9. ADJOURNMENT: 7:39 p.m.