

AGENDA  
PLANNING COMMISSION  
CITY OF LEBANON  
September 15, 1975

MEMBERS: Altizer, Collins, Gilb, Hartl, Jacobs, McDaniel,  
Nelson, Yahn.

A. Minutes of the August 18, 1975 meeting.

B. Public Hearings:

1. Variance 75-4

APPLICANT: L. D. Van Over  
Route 3, Box 95  
Lebanon, Oregon

REQUEST: To permit the construction of an industrial  
building with a zero (0) foot side yard  
setback in lieu of the required thirty (30)  
foot setback.

LOCATION: The east side of S. Main Road at Hobbs Street.

C. Miscellaneous

D. Staff Comments

E. Commissioners Comments

F. Adjourn

There being no further comments from the audience the hearing was closed.

A motion was made by McDaniels and seconded by Collins the Variance be allowed, limited to 16 adults capable of working in the community.

Vote: all ayes

There being no further business the meeting adjourned 9:30 p.m.

Respectfully submitted,

Daniel W. McFarland  
Secretary

MINUTES  
LEBANON PLANNING COMMISSION  
September 16, 1975

MEMBERS PRESENT:

Merle Gilb  
Ray Hartl  
Don Jacobs  
Jim McDaniel  
Aileen Yahn

STAFF MEMBERS:

Dan McFarland, Building Official  
Janet Wills

VISITORS:

Herb Otta  
Larry Van Over

The meeting was called to order at 7:35 p.m. in the Council Chambers of City Hall by Chairman Pro-tem Jim McDaniel. Five members were present with Mercedes Altizer, Buzz Collins and Chet Nelson absent.

MINUTES:

A motion was made by Yahn and seconded by Hartl to accept the minutes of August 18, 1975, as made.

Vote: all ayes

OLD BUSINESS:

1. Name Tags.

The commissioners were asked to notify staff how they wished their names to appear. Merle R. Gilb had indicated his preference and the four members present made their wishes known.

MISCELLANEOUS:

1. The secretary explained the 1975-76 adopted budget document was provided to each commissioner for informational purposes.
2. The secretary noted that there is a need for a Chairman to be appointed, due to the resignation of John Richard, and a new member be appointed to the commission living within the city.

A motion was made by Jim McDaniel and seconded by Jacobs that the name of Sally Martin be recommended to Council as a replacement on the commission.

Chairman McDaniel asked that names be suggested to staff of persons who would be good members and would like to serve.

A motion was made by Jacobs and seconded by Yahn, that Dr. Altizer be elected Chairman.

Vote: all ayes

A motion was made by Yahn and second by Jacobs that Buzz Collins be elected Vice-Chairman.

Vote: all ayes

3. "701" Grant contract copy was included in each commissioner's agenda packet for informational purposes only.

4. The secretary explained it is time to start applying for next year's Federal Community Grant funds, as it is an involved process.

Decision is to be made of projects to be funded, which may include land purchase, parks, city shop, water lines, traffic signals, etc. The south-east part of the city, including Russell Drive drainage and sewer plans has been suggested. Application is to be made by spring (April - May), 1976.

The commission recessed at 7:55 p.m. and reconvened at 8:00 p.m.

#### PUBLIC HEARINGS:

##### 1. Variance 75-4 Larry Van Over.

The secretary presented a request from Larry Van Over to permit the construction of an industrial building with a zero (0) foot side yard setback in lieu of the required thirty (30) foot setback located on the east side of S. Main Road at Hobbs Street.

The subject property consists of approximately 1.59 acres zoned M-L Light Industrial and is occupied with a single story building of approximately 6600 sq. feet, currently being used commercially. Property located to the north and across S. Main Road is occupied commercially.

A Single Family residence abutts on the south. Zoning of the property contiguous to the site is R-M2 Multiple Family Residential.

The Chairman opened the hearing to the audience.

Mr. Herb Otta, a neighbor living across S. Main Road, addressed the commission and stated he is in favor of granting this application.

Mr. Van Over, owner, addressed the commission and explained his intended use of the property would be a building used for storage units, office space, and industrial or manufacturing uses. Tenant spaces will be approximately 30' x 25' with office and rest room facilities. He stated that he felt this would make a good looking buffer between his property and the residential zone. When asked what type of construction would be used, he stated that concrete block that would be maintenance free would be used on the property line. His neighbor, Sunrise Sawdust, has made an effort to conform in bringing property up to requirements. Mr. Van Over had not heard any negative or affirmative comments.

Mr. Gilb stated he was in favor of a small setback to provide for a hedge to break the stark face of the building.

Don Jacobs noted a trend for zero (0) setback, commenting that if the building is located at zero (0) there is no dead space for children to get into, however, if you make it too narrow, debris, etc. will collect.

The secretary explained that Mr. Van Over can develop with normal setback, however, the plan would benefit the abutting property.

A motion was made by Jacobs and seconded by Hartl that the commission approve the Variance, subject to the following conditions:

1. That the building will be located close to the zero (0) setback.
2. That the building be constructed with masonry or concrete.
3. No doors, windows or openings along the wall at zero (0) setback.
4. That the plan be approved by the commission.
5. That landscaping and other considerations be maintained.

Vote: all ayes

There being no further business the meeting adjourned 8:20 p.m.

Respectfully submitted,

Daniel W. McFarland  
Secretary