

MINUTES OF THE PLANNING COMMISSION MEETING
December 7, 1995
Public Library Meeting Room, 722 Court Street

CALL TO ORDER

The regular meeting of the City of The Dalles Planning Commission was called to order by Chairman Terry Turner at 7:00 P.M.

ROLL CALL

Present Terry Turner, David Peters, Tom Quinn, Walter Hoffman, Maryanne Barrett and Michael Maier.

Absent Ken Farner

Staff

Dan Durow, Planning Director
Katie Skakel, Associate Planner
Sallie Morgan, Administrative Secretary

PUBLIC COMMENT Chairman Turner opened the Planning Commission meeting asking for those wishing to speak on any subject not on the agenda.

Dan Durow introduced Katie Skakel, Associate Planner, who started with the Planning Department in November. Durow indicated that he was very pleased to have Katie on staff.

MINUTES

Turner addressed the minutes of the October 19th, 1995 planning commission meeting.

Maier moved to approve the minutes of the October 19th meeting. Peters seconded and the motion was carried; Hoffman abstaining; Farner absent.

PUBLIC HEARINGS - QUASI-JUDICIAL

Turner explained the rules and procedures for public hearings and asked those testifying to keep comments to criteria for each application.

SITE PLAN REVIEW 220-95 to establish a new business in an existing structure at 512 Union. The proposed business is a brewery supply located in one room of the existing structure.

Turner asked if any Commissioner wished to declare ex-parte or conflict of interest.

Barrett commented that she had spoken to Michele Geary and heard about the project. Barrett stated that she felt she could still be impartial. Durow asked if there was a challenge. There was none.

Katie Skakel gave the staff report in which the staff recommended approval with conditions based on finding of fact.

Skakel stated that there would be no new construction contemplated in this application.

Skakel noted that any proposed future sign shall require a separate permit, however it does not have to be approved by the Historical Landmark Commission. Questions were asked of staff.

PROPOSERS: Mr. Michael Filaseta, 512 Union, spoke in favor of the Site Plan. He stated that there would be no reconstruction, no change in the traffic flow because the business would be located inside an existing structure.

OPPOSERS: None

Public testimony portion of the hearing was closed.

Commission Deliberation.

Maier moved to approve based on findings of fact. Peters seconded and the motion was carried unanimously; Farner absent.

RESOLUTION SUBJECT TO PLANNING COMMISSION APPROVAL

Resolution No. T.C. 338-95

Approving site plan review 220-95 of Michael Filaseta and Michelle Geary to convert 145 sq. feet of covered area under front porch of residence into commercial retail space.

This resolution did not appear on the agenda. Durow recommended approval by the Commission. Hoffman moved to approve Resolution T.C. 338-95, Quinn seconded and the motion was passed unanimously; Farner absent.

DEPARTMENT REPORT/DISCUSSION

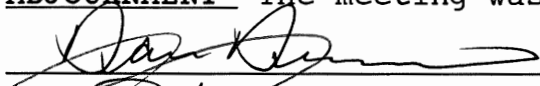
Maier expressed an interest in how the downtown area is structured. Durow stated that the Planning Department would be reviewing the zoning ordinances and could possibly be rewriting some of them. Maier stated that a mix in the business area is important to the growth of the community.


COMMISSION COMMENTS AND CONCERNS

Durow would like to have a work session set for the second meeting in January to set goals, and talk about the goals of the council. Durow stated that at the next City Council meeting they will be deciding if the Planning Department will be able to hire one more staff member. Durow encouraged all Planning commissioners to attend to lend their support.

The next meeting of the Planning Commission is scheduled for December 21st at 7:00 P.M. at the Library meeting room.

ADJOURNMENT The meeting was adjourned at 8:00 P.M.

 Dan Durow, Planning Director

 Terry Turner, Chairman