

City of Sherwood, Oregon  
Planning Commission Meeting  
January 19, 1993

1. **Call to Order/Roll Call.** Chairman Birchill called the meeting to order at approximately 7:30 p.m. Commission members present were: Eugene Birchill, Marty Ruehl, Marge Stewart, and Glen Warmbier. Ms. Hosler and Mr. Saxton were excused. Planning Director Carole Connell and Secretary Kathy Cary were also present. Renette Meltebeke was also present.

2. **Minutes of December 1, 1992.**

Ms. Stewart moved, seconded by Mr. Warmbier, that the minutes of the December 1, 1992, meeting be approved as presented. Motion carried unanimously.

Ms. Stewart expressed concern that a precedence may be set with refunding of fees made on the Drennan application. Ms. Connell responded that unused fees were refunded since the application never came before the Planning Commission. Chairman Birchill requested that Ms. Connell check with the Cities of Tualatin and Tigard to determine if fees are refunded in such instances.

Mr. Ruehl requested that more detailed dialogue be included in the minutes when very controversial items are being discussed.

3. **Election of Chair and Vice Chair.**

Ms. Connell read a memorandum from Mr. Saxton requesting that Mr. Birchill remain chairman and Mr. Ruehl remain Vice-Chairman. Mr. Warmbier moved, seconded by Ms. Stewart, that the Birchill be elected Chairman and Mr. Ruehl be elected Vice Chairman. Motion carried unanimously.

4. **Extension letter from J. C. Reeves regarding Sherwood View Estates PUD.**

Ms. Connell presented a map clarifying the layout of the Sherwood View Estates, and read a letter from Mr. Voytilla, which erroneously inferred City Staff caused a delay in the project. Ms. Connell noted that issues which require resolution are storm water, fire protection and access, and recommended that the requested extension be granted.

After a brief discussion, Mr. Warmbier moved, seconded by Ms. Stewart, that Mr. Reeves be granted a six-month extension. Motion carried unanimously.

5. **Draft Zoning Code Revisions.**

Ms. Connell advised that the first draft for revision of the Zoning Code to include provisions for solid waste facilities, and General Industrial Zone use revisions is included in the packet. She also noted that there were some minor revisions regarding the deletion of the fence permit and Planning Commission review of sign permits. Ms. Connell noted that the changes are in italic and denoted in the column with an asterisk. Further, changes in Chapter 8 are a reproduction of the requirements directly from the Metro Solid Waste Model Ordinance.

The Commission reviewed the draft chapter by chapter and made the following suggestions:

- A. Chapter 1: Commission concurred no changes were required to the draft.
- B. Chapter 2:
  - a. Allow solid waste facilities as a Conditional Use in LI zone, not a permitted use primarily because of proximity to residential zones. Delete 1, 4, 6, and 7 from list.
  - b. General Industrial Zone (GI) use revisions. Commission concurred that the following items should be placed under the Conditional Use section:
    - (1) Household hazardous waste depot.
    - (2) Resource recovery facility.
    - (3) Solid-waste composting sections.
    - (4) Solid-waste transfer station.
  - c. Section 2.111.04 - Prohibited Uses, Section E - Commission questioned that the words "storage or processing" be interpreted such that Sherwood Feed and Garden would be prohibited. Ms. Connell clarified that "secondary" storage is exempt.
  - d. Commission concurred that fence permit requirements should be deleted and made an administrative review issue.

- C. Chapter 5: Commission concurred no changes were required to the draft, and agreed all sign permits should be administrative.

D. Chapter 8: Commission concurred no changes were required to the draft at this time.

6. **Directors Report.**

Ms. Connell invited members of the Planning Commission to attend the City Council meeting on February 10, 1993, at which a presentation on the new Storm Water Plan will be discussed. She also urged that Commission members attend the presentation at 7:30 p.m., February 2, 1993, regarding the vision of Sherwood's future. Ms. Connell requested that the Commission meeting begin at 7:00 in order to consider agenda items prior to the Visual Preference Survey.

Ms. Connell reported that there will be an APA meeting in Ashland and inquired as to whether any Commission member would be interested in attending. Mr. Warmbier indicated he would like to attend.

Ms. Connell noted that there are two subdivisions on the agenda for February 16. Ms. Stewart expressed concern regarding the sewer installation near the Lutheran Church and requested that for future subdivision developments, City staff assure that the sewer is properly constructed.

Ms. Connell was requested to check a sight-distance violation between the Sherwood Park Apartments and the access street to the Senior/Community Center; trees have grown to a height which blocks vision.

In response to Chairman Birchill question regarding the junk cars of Mr. Pasiemiak, Ms. Connell stated that Mr. Pasiemiak is stalling, and Police Chief Laws is pursuing a summons to court.

7. **Adjourn:**

There being no further items before the Commission, Ms. Stewart moved, seconded by Mr. Warmbier that the meeting be adjourned. Motion carried, and the meeting adjourned at approximately 9:30 p.m.

Respectfully submitted,

Kathy Cary,  
Secretary