

SHERWOOD PLANNING COMMISSION

September 2, 1980

AGENDA

1. Reading and Approval of Minutes of August 5th.
2. Announcements and Correspondence
3. MP-80-01
A request by Ruth Stole for a minor land partition of tax lot 2S 132BD: 5001 at the corner of Park Row and Division Street.
4. PUBLIC HEARING
CU-80-03
A request by the City of Sherwood for a conditional use permit for a Senior/Community Center on tax lots 2S 129C: 1402 and 1403 located on N. Sherwood Blvd.

APPROVED MINUTES

PLANNING COMMISSION

September 2, 1980

Chairman Clyde List opened the meeting at 7:30 p.m. Commissioners Norma Borchers, Rick Demings, Gene Stewart, Clyde Sanders, Paul Clayton and Joe Galbreath were present.

The minutes were approved as presented.

Mr. List informed the Commission of action taken at the City Council meeting of August 27. The Ordinance adopting the Comprehensive Plan was approved. A storm drainage systems development fee ordinance was discussed. The water study was not presented. The Urban Planning Area Agreement was adopted. Mr. Dugdale explained that the veto power of Washington County over annexations was eliminated. The letter to residents regarding the charter amendment was revised and approved. Architectural firms considered for the Senior/Community Center were reduced to three.

Mr. List and Mayor Stewart went on a bus trip sponsored by Metro and visited different development projects in the area.

1. Minor Land Partition Request MP-80-01

Mrs. Stole explained she wished to divide her existing large lot on the corner of W. Division St. and Park Row into two lots. Both lots would meet the new planning designation requirements of 5,000 sq. ft.

Mr. List announced he had discussed this request with the applicant.

Mr. Dugdale gave the Commission the staff facts and findings.

There was a lengthy discussion regarding the 60' right of way on Park Row, and the staff recommend that the applicant be required to dedicate right of way totaling 30 feet from center of Park Row. The Commission didn't feel that a right of way of 60' on Park Row was warranted.

Mr. Demings moved the application for minor land partition be approved with staff findings 1 and 3 and that access is deemed adequate, and the condition that approval not become effective until September 27, 1980. Mr. Sanders seconded the motion. Mr. Stewart was concerned that the Commission is applying two different standards. The motion carried.

2. PUBLIC HEARING - Request for Conditional Use for Senior/
Community Center.

Mr. List invited the applicant to speak. Mr. Dugdale spoke as proponent for the City. Mr. Dugdale explained that the property is proposed MDRH in the Comprehensive Plan; the property is adjacent to Glen Park. He explained that tax lot 1403 was purchased as access to the property from No. Sherwood Blvd. He explained there is a private access street on the south side of the lot but public access is in question. An architect will be selected to start working with the Senior/Community Center Committee. Public need was thoroughly documented in the HUD grant process, and the environmental assessment is on file at City Hall.

Mr. List invited anyone in favor of the application to speak. Marjorie Stewart said that as a senior citizen living across the street from it she was in favor of the location. Mr. List read letters from Mr. Juhr, owner of the Sherwood Park Apartments and Mr. Donald Hite supporting the project.

Mr. Garand explained he was an adjacent property owner and was not opposed to the project but had some questions. He asked what are you going to do for buffering. He asked if the conditional use stage is the point to enter those requirements? Can those requirements be made a part of the conditional use requirements?

Mr. Demings said the site review board does have provisions for adequate buffering and plantings. He also pointed out that the staff recommends that all the property within 300' be notified of the site review board meetings.

Mr. Garand reiterated that he did not have an objection to the Senior/Community Center but did object to the conditional use permit being issued without some minimum restrictions on sight and sound. He requested that existing residences be buffered from both, sight and sound.

Mr. Demings objected to the statement in the application about being required to use school facilities. He felt the facilities should be utilized as much as possible. Mr. Clayton asked if that site had definitely been decided upon. Mr. Dugdale explained it had been bought and paid for by the City with HUD grant funds.

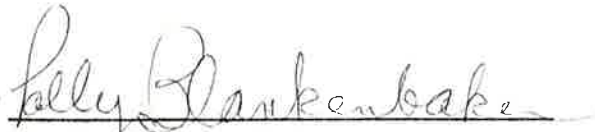
There was no other testimony and the hearing was closed.

Mr. Demings moved the conditional use be granted based on staff findings and conditions with the additional condition that abutting properties be screened to a maximum extent, including solid fences and with the consideration of berms and plantings that within a reasonable period of time will obscure light, glare, and noise from the site. And further that the building be as much as possible equidistant from all abutting residences. Mr. Sanders seconded the motion.

Mr. Stewart questioned if the fence would be placed where a future road would go. It was felt those questions would be worked out at the Site Review Board.

The motion carried.

The meeting was adjourned at 9:55 p.m.



Polly Blankenbaker
Recorder