

**CITY OF COTTAGE GROVE
PLANNING COMMISSION**

Minutes of the Regular Public Hearing
February 21, 2007

CALL TO ORDER

Chair Parsons called the meeting to order at approximately 7:30 p.m. in the Council Chambers at City Hall.

ROLL CALL

Recording Secretary Cindy Blacksmith called the roll. The following were:

Present: Chair Matt Parsons, Commissioners Savannah Crawford, George Devine, Mike Fleck, Rudy Severns, and Lloyd Williams

Absent: Commissioner David McClean (excused)

Staff Present: Community Development Director Howard Schesser, Assistant Planner Amanda Ferguson, and Recording Secretary Cindy Blacksmith

Staff Absent: Fire Marshal Andy McClean, City Engineer Ron Bradsby

News Media Present: Reporter Karen McCowan – Register Guard, Reporter Joe Hansen – Cottage Grove Sentinel

Staff advised that this hearing had been advertised and publicized and notices posted as required by law. It was asked that any correspondence received be noted as a part of the item on the agenda.

OLD BUSINESS

Pacland/Walmart – Ordinance Amendment (OA 3-06) to Revise Site Conditions Attached to Wal-Mart by Ordinance No. 2741 and Chapter 18.28.020(U)

Chair Parsons: Tonight we are here to review the findings from staff based on our last meeting and so what we're looking for tonight is discussion, comments, questions of staff and in the end looking for a motion to recommend approval or denial to the City Council. That's correct, right?

Director Schesser: Yeah, what we did as based on your motion at the last meeting a week ago we prepared the findings based on 1, 4, 6C and 6G for a recommendation of

denial which was your instructions to us. So you have those in front of you. They're in draft form. You can change them to meet your needs.

Chair Parsons: So would this be, would it be appropriate for Amanda to just briefly go through or you, Howard briefly go through?

Director Schesser: I think it'd be better for you just to take time and

Chair Parsons: Just to take time and record it?

Director Schesser: take 5 or 10 minutes here and read them.

Chair Parsons: Okay, so let's do that. So we'll take

Director Schesser: Basically

Chair Parsons: a few minutes

Director Schesser: the

Chair Parsons: to let everybody get through there.

NOTE: TAPE RECORDED TURN OFF WHILE THE COMMISSIONER'S WERE READING.

Chair Parsons: You guys ready? So, I had one question to get started. Howard, on page 6 of the draft, the second paragraph, first line says that this condition would place a restriction on the zoning code and against the deed of each property that would prohibit the development of these lots for any use other than parking in perpetuity. So you're saying that . . . that condition would put a restriction on the deed?

Director Schesser: Their proposal, the original proposal was for Lots 204 and 205 would have that restriction that it could only be used for parking. It would be modified because they did amend their proposal to allow 9,000 square feet of store area to up there, but they were from a requirement I believe

City Planner Ferguson: ODOT.

Director Schesser: ODOT was requiring that restriction.

Chair Parsons: On the deed?

Director Schesser: Yeah, so it only ever would be used for that.

Chair Parsons: So does anybody else have any questions or thoughts on the findings? Yeah, Mike.

Commissioner Fleck: Well, I think you did a great job discerning my motion last time and actually coming up with you know this is pretty much exactly what I was looking for. The only thing I note in here was the 160,000 square foot not meeting the character of the neighborhood, which I don't think was a specific part of mine but granted that ODOT has the requirements and thus if we're not going to allow the parking lots then they're not going to be allowed to use that – I'm okay with that part.

Director Schesser: I think anything under 6 was character of the neighborhood and then it got broken down by A, B, C, D, E, F.

Commissioner Fleck: Right, no and I can agree with this because you know defacto that is going to be limited by our decision so I'm good with that. I do have a question concerning motion, is it our actual first motion on here?

Director Schesser: What your motion – you're making a recommendation to Council and I don't have that sheet in front of me so it'd be the one where you're recommending if you're going to do what you did last with instruction last week if it's a recommendation to Council to deny OA 3-06 based on the findings or something to that effect.

Commissioner Severns: We have to modify the verbage a little that's on here.

Chair Parsons: Yeah, we're actually making a motion to recommend to the City Council.

City Planner Ferguson: It's the last one under Other Modifications.

Recording Secretary Blacksmith: It's the last one on the back side.

Chair Parsons: Oh, there it is.

Commissioner Fleck: Okay.

Chair Parsons: Do you see it?

Commissioner Fleck: Well, if you guys are okay I'll go ahead and make a motion.

Chair Parsons: Yeah, I actually like the findings that are there especially under No. 21 you know where it talks about completely wiping out both of those lots for parking in perpetuity for no future development on those two pieces of property. I thought that was one of my important things.

Commissioner Williams: And, I was paying most attention to area B6 which also I thought was well structured.

Chair Parsons: Good. Anybody else? I'll entertain a motion.

Commissioner Fleck: Mr. Chairman, I move that the Planning Commission recommend of application OA 3-06 to the City Council based on criteria and findings, etc.

Commissioner Severns: Second.

Chair Parsons: Any further discussion on the motion? All those in favor signify by saying aye.

ALL COMMISSIONERS PRESENTED VOTED AYE.

Chair Parsons: Opposed, nay. Good. So we have no new business. Any information from staff?

INFORMATION REPORT FROM STAFF

Director Schesser stated that he was getting reading to start in the budget process and he didn't know what that meant yet, but if there was any concern to let him know.

Chair Parsons asked about a digital recorder. Commissioner Fleck asked about training opportunities.

AUDIENCE PARTIPATION

Jim Kness, 232 North "J" Street, presented a proposal that he will be presenting to City Council and he also asked the Commissioners read the "Long Emergency".

A person asked from the audience when Wal-mart would be presented to City Council. Director Schesser replied it would probably be in April.

COMMISSION COMMENTS

Chair Parsons stated he would not be at the March 21, 2007 meeting.

ADJOURNMENT

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER WILLIAMS THAT THE MEETING BE ADJOURNED.

Vote on the motion was as follows:

VOTE	Commissioner Crawford	Commissioner Devine	Commissioner Fleck	Commissioner McClean	Commissioner Severns	Commissioner Williams	Chair Parsons
AYES	X	X	X		X	X	X
NAYES							
ABSTAIN							

The meeting adjourned at approximately 7:55 p.m.

ATTEST:

APPROVED

Cindy Blacksmith, Secretary

Matt Parsons, Chair