

**CITY OF COTTAGE GROVE
PLANNING COMMISSION**
Minutes of the Regular Public Hearing
July 15, 2009

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: Commissioners Michael Cowan, Savannah Crawford, George Devine, Lindsey Haskell, Mike LaBorde and Matt Parsons

Absent: JoAnn Gray (excused)

Staff Present: City Planner Amanda Ferguson, Planning Technician Jessica Taylor, Permit Tech Bob Maphies and Recording Secretary Cindy Blacksmith

Staff Absent: Howard Schesser

News Media Present: None

ITEMS TO BE ADDED TO THE AGENDA

None.

MINUTES

IT WAS MOVED BY COMMISSIONER DEVINE AND SECONDED BY COMMISSIONER HASKELL TO APPROVE THE MINUTES OF THE JUNE 17, 2009 REGULAR PUBLIC HEARINGS AS PRESENTED.

Vote on the motion was as follows:

VOTE	Commissioner Cowan	Commissioner Crawford	Commissioner Devine	Commissioner Gray	Commissioner Haskell	Commissioner Laborde	Chair Parsons
AYES	X	X	X		X	X	X
NAYES							
ABSTAIN							

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.

Ex Parte Contact

None.

OLD BUSINESS

None Scheduled.

NEW BUSINESS

Affolter, West and Jones AIA PC – Site Design Review (SDR 1-09) for New Office Building and Conditional Use Permit (CUP 2-09) for Drive Up Coffee Stand

The applicant proposes to develop two buildings on a vacant lot located at 1300 East Main Street. The two structures proposed include a drive-through coffee stand with small seating area inside and on an adjacent patio and a 4,753 square foot multi-use commercial building including 2,738 square feet of office space proposed to be the location for a chiropractic office, and two smaller (1,008 and 1,007 square feet) leasable spaces to the rear of the office space. No tenant has been proposed for these commercial spaces at this time. The buildings will share a development site with the existing Dari Mart store, using one access from East Main Street and sharing circulation through the two parking areas and fire lane along the rear (north) property line. The development proposal includes a total of 17 parking spaces, pedestrian walkways around the buildings, and landscaping beds for buffering. In addition landscaping proposed by the applicant, two large oak trees (20 inches in diameter) along the Main Street right-of-way will be preserved. New commercial standard sidewalks will be constructed around these significant trees in order to maintain the benefit provided by mature tree cover on the site. This application is filed concurrently with an application for a Conditional Use Permit to allow the drive-through facility at the coffee kiosk.

This portion of the site is currently vacant and undeveloped. It is approximately .47 acres and is located at 1300 East Main Street on the north side of the street. The lot is considered to be part of one development site (shared with an existing Dari Mart store)

located just to the west on the corner of Main Street and 12th. The site is bordered to the east by an existing older residential structure used for commercial purposes and to the north by the Cottage Grove Post Office. There are three existing large oak trees on the site, two of which will be preserved as part of the landscaping for this development.

OPEN PUBLIC HEARING

No one spoke.

CLOSE PUBLIC HEARING

Chair Parsons asked if there was a queuing standard in the Development Code and how much space was required for stacking.

City Planner Ferguson replied that the Development Codes does not have a set number and that the design had been revised since the pre-application meeting in order to allow more space for cars to stack (wrap around) without protruding into the right-of-way.

Commissioner LaBorde asked why the third Oak tree located on the interior of the lot had to be removed.

Planning Tech Taylor advised that in order to maximize safe use of the property staff had agreed that this particular tree could be a hazard, but that the two large Oak trees at the front of the property had to be preserved.

IT WAS MOVED BY COMMISSIONER DEVINE AND SECONDED BY COMMISSIONER CRAWFORD THAT THE PLANNING COMMISSION APPROVES APPLICATIONS NO. SDR 1-09 AND CUP 2-09 AS PRESENTED BASED UPON THE CRITERIA, FINDINGS, CONCLUSIONS, RECOMMENDATIONS AND CONDITIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

VOTE	Commissioner Cowan	Commissioner Crawford	Commissioner Devine	Commissioner Gray	Commissioner Haskell	Commissioner Laborde	Chair Parsons
AYES	X	X	X		X	X	X
NAYES							
ABSTAIN							

INFORMATION REPORT FROM STAFF

None.

AUDIENCE PARTICIPATION

None.

COMMISSION COMMENTS

None.

ADJOURNMENT

The meeting was adjourned at approximately 7:45 p.m.

ATTEST:

APPROVED

Cindy Blacksmith, Secretary

Matt Parsons, Chair