

**CITY OF COTTAGE GROVE
PLANNING COMMISSION**
Minutes of the Regular Public Hearing
July 16, 2008

CALL TO ORDER

Chair Devine 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 (late), George Devine, JoAnn Gray, Mike Fleck, and Lindsey Haskell

Absent: Mike LaBorde (excused)

Staff Present: Community Development Director Howard Schesser, Public Works Director Jan Wellman, City Planner Amanda Ferguson, Planning Technician Jessica Duggan, and Recording Secretary Cindy Blacksmith

Staff Absent: None.

News Media Present: Ryan Cronk, Cottage Grove Sentinel

ITEMS TO BE ADDED TO THE AGENDA

None.

MINUTES

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER HASKELL TO APPROVE THE MINUTES OF THE MAY 21, 2008 REGULAR PUBLIC HEARING AS PRESENTED.

Vote on the motion was as follows:

PLANNING COMMISSION – Regular Public Hearing, July 16, 2008, Page 1 of 6

VOTE	Commissioner Cowan	Commissioner Crawford	Commissioner Gray	Commissioner Fleck	Commissioner Haskell	Commissioner Laborde	Chair Devine
AYES	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.

NEW BUSINESS

South Lane School District – Conditional Use Permit (CUP 5-08) for Baseball Field at Cottage Grove High School

The South Lane School District (SLSD) has applied for this modification to the existing Cottage Grove High School Conditional Use Permit (CUP 5-01) to add a baseball field. The proposed baseball field will be located to the west of the existing high school, in a vacant field adjacent to South R Street. This field is across the street from the high school’s football field, soccer field, and student parking.

The baseball field will be developed over 10-12 years beginning in the summer of 2008. The site will be graded and loam will be added to create the field. Turf will be laid, along with irrigation and storm drainage. Once the turf is adequately established, elements such as a vehicle turn-around, back stop, fencing, stands, dugouts, press box, score board and concessions booth will be added. Play will begin on the field when necessary elements are in place (5 years, subject to funding). Convenience items, including the night lighting, restrooms, concession stand and press box, will be added as funding allows. The baseball field will rely upon the current high school parking to meet its parking needs. Handicap parking will be accommodated on site off of a pave vehicular turn around.

The proposed location of the ball field is to the south of a dedicated wetland, and immediately to the north of a line of residences along Sweet Lane. The field is vacant and is currently being used to store much of the dirt that will be used to provide the base for the playing field. There is one vehicular curb cut into the area proposed for the ball field from South R Street. South R Street is a divided boulevard (collector) with sidewalks and bike lanes on both sides.

OPEN PUBLIC HEARING

Ron Lester, representing South Lane School District, spoke in favor of the application and stated he would be happy to answer any questions.

CLOSE PUBLIC HEARING

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER HASKELL THAT THE PLANNING COMMISSION APPROVE APPLICATION FILE NO. CUP 5-08 AS PRESENTED BASED UPON THE CRITERIA, FINDINGS, CONCLUSIONS, CONDITIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

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

South Lane Mental Health – Conditional Use Permit (CUP 6-08) for Mental Health Services

South Lane Mental Health is seeking a conditional use permit to operate an office over 2,000 square feet in size in the RC Residential Commercial District. Offices are permitted outright when enclosed and under 2,000 square feet, but as the proposed office is in a building of approximately 9,000 square feet, conditional use permit approval is necessary.

South Lane Mental Health currently occupies a part of the building at 1345 Birch Avenue. The remainder of their operation is located at 410 North 9th Street. They propose to consolidate their operation into the building at 1345 Birch Avenue, and convert the building (once purchased) into an outpatient counseling center to accommodate up to 40 staff and about 1,000 client per year.

The building was previously used as an outpatient medical clinic and doctors’ office. It has been vacant for some time prior to partial leasing to SLMH. The building requires

renovations in order to fit the needs of SLMH's clients and counselors as well as to meet current commercial building/fire/accessibility codes. Renovations include the replacement of the current canvas awning on the front façade with a permanent awning, the construction of an atrium tower over the entrance lobby, and removal of many of the nurse work areas and plumbing fixtures to create additional offices and meeting space.

SLMH proposed to meet CUP requirements by:

- By resurfacing and restriping the accessory parking lot at the corner of N and Birch (also to be purchased as part of the development site), and providing required handicap parking and related signage in this parking lot;
- Installing a bike rack for bicycle parking;
- Improving access from the parking lot to the building to accommodate those with physical disabilities;
- Installing 1 free-standing sign not to exceed 32 square feet and 1 wall sign not to exceed 16 square feet identifying the building's occupants;
- Ensure that external lighting will not impinge upon adjacent neighbors;
- Maintaining mature trees and shrubs, as well as adding other native low-maintenance plantings to the site's current landscaping.

OPEN PUBLIC HEARING

Tom Wheeler, Director of South Lane Mental Health, 243 "I" Street, spoke in favor of the application and stated he would be happy to answer any questions and that the project Architect Marston Morgan was also present to answer questions.

Matt Parker, 1505 Ash Avenue, speaking in behalf of the Friends of Mt. David, stated that they were in favor of this application, that SLMH was an asset and a welcome addition to the neighborhood.

CLOSE PUBLIC HEARING

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER GRAY THAT THE PLANNING COMMISSION APPROVE APPLICATION FILE NO. CUP 6-08 AS PRESENTED BASED UPON THE CRITERIA, FINDINGS, CONCLUSIONS, CONDITIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

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

City of Cottage Grove – Development Code Text Amendment (DCTA 1-08) to Correct Scrivener’s Errors in Title 14

To amend scrivener errors in Title 14 City of Cottage Grove Development Code, adopted January 1, 2008 through Ordinance No. 2959.

The proposed changes will clarify the intent of the code and correct misspellings, mismatched page headers, mismatched or missed references, and typing errors that were missed at adoption of Title 14. These scrivener errors do not include any changes that modify the intent of the adopted code.

Commissioner Fleck added a correction on page 2-88 (there are two number 3’s).

OPEN PUBLIC HEARING

No one spoke.

CLOSE PUBLIC HEARING

IT WAS MOVED BY COMMISSIONER FLECK AND SECONDED BY COMMISSIONER HASKELL THAT THE PLANNING COMMISSION RECOMMEND ADOPTION OF APPLICATION NO. DCTA 1-08 AS AMENDED TO THE CITY COUNCIL, BASED ON THE CRITERIA, FINDINGS, CONCLUSIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

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

INFORMATION REPORT FROM STAFF

None.

AUDIENCE PARTICIPATION

None.

COMMISSION COMMENTS

Commissioner Fleck stated he wished to comment on a letter to the editor that appeared in the Cottage Grove Sentinel that was written by Sue Rosenthal. He stated that he was disappointed and disheartened by her implications of a "good old boys club".

ADJOURNMENT

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

ATTEST:

APPROVED

Cindy Blacksmith, Secretary

George Devine, Chair