

**CITY OF COTTAGE GROVE
PLANNING COMMISSION**
Minutes of the Regular Public Hearing
September 28, 2016

CALL TO ORDER

Chair Valley called the meeting to order at approximately 7:00 p.m. in the Council Chambers at City Hall.

ROLL CALL

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

Present: Chair Darby Valley, Commissioners Chloe Beckes, George Devine, Jeremie Eckstine (late), Bob Ehler, Dan Nord and Alan Widener

Absent: None

Staff Present: Community Development Director Howard Schesser, and Recording Secretary Cindy Blacksmith

Staff Absent: City Planner Amanda Ferguson (excused)

News Media Present: None.

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.

Items to be Added

None

Ex Parte Contact

None.

MINUTES

IT WAS MOVED BY COMMISSIONER DEVINE AND SECONDED BY COMMISSIONER NORD TO APPROVE THE MINUTES OF JULY 20, 2016 AS PRESENTED.

Vote on the motion was as follows:

VOTE	Commissioner Beckes	Commissioner Devine	Commissioner Eckstine	Commissioner Ehler	Commissioner Nord	Commissioner Widener	Chair Valley
AYES	X	X	X	X	X	X	X
NAYES							
ABSTAIN							

Note: Commissioner Eckstine arrived.

OLD BUSINESS

None scheduled.

NEW BUSINESS

Eric Hall, Architect/Borg Commercial Properties – Conditional Use Permit (CUP 4-16) for Material Storage Silos

The applicant proposes to operate a plastics product manufacturing business in the existing, vacant industrial building at 230 Davidson Avenue (previously occupied by Kwiikee Products). As part of the processing requirements for their business, PakTech, they need product storage silos installed on the site. These silos, three of which are proposed, are 59 feet tall. Per Section 2.4.150, Industrial Districts – Building and Structure height, “the maximum allowable height of buildings and structures in the M-1 and M-2 districts is 35 feet, except that taller buildings and structure are allowed when approved as part of a Conditional Use permit, provided they conform to the R/R-1 height step-down.” Hence this conditional use permit application has been made to approve three 59 feet high storage silos.

The subject development site is within the Cook’s industrial Park. It includes 5 parcels upon which the old Kwiikee Buildings is located. The building has been vacant for several years, but still has a substantial parking lot, parking lot lighting, some landscaping, loading facilities, trash areas, etc. The three material storage silos are proposed to be located at the southwest corner of the building, along the back wall where there is currently a recessed loading dock. The material will be gravity fed from these silos through piping into the manufacturing line to be installed inside the building.

The overall scope of the project includes:

- Replacement of the existing roof;
- Removal of the existing single loading dock (pit), retaining walls at dock edges, associated guard rails, and rain awning at the southwest corner of the facility;
- Installation of 3 material storage silos in the previous location of the loading dock; construction of an elevated evaporative cooling platform with 3 cooling units for excess heat dispersal generated from new product process equipment at south side of facility;
- Restoration of existing site landscaping to replace missing or dead vegetation and repair damaged automatic irrigation system;
- Installation of exterior short-term bicycle rack near main building entry and exterior long-term covered and security bicycle parking rack near employee entrance;
- Construction of interior high piled storage racking frame for product storage complete with new rooftop mounted smoke/heat vents and 6 foot high draft curtains at ceiling to meet current Building and Fire Code requirements; and
- Installation of new interior wall finishes within main manufacturing area.

Buildings permits for the roof and interior remodeling have been issued or are under review.

Surrounding properties to the north, east and west of the development site are zoned M-2 Heavy Industrial. To the south of the development site lies the City of Cottage Grove's Row River Nature Park, a Parks & Recreation-zoned Natural Resource Area. The Row River Nature Park includes locally and nationally designated wetlands along the Row River, which bends to the east approximately 230 feet from the southeast corner of the proposed development site. There is a large sized wetlands in the southeast corner of the development site that is connected hydro logically to the Row River. This wetland is protected by a substantial vegetative buffer, and is approximately 260 feet from the site of the proposed silos.

The eastern two-thirds of the development site, including most of the building, is within the Transitional Zone of the Cottage Grove Airport, a State Department of Aviation-owned and -operated municipal airport to the northeast of the Cook's Industrial Park. The location of the silos is immediately to the west but out of this Transitional Zone.

OPEN PUBLIC HEARING

No one spoke.

CLOSE PUBLIC HEARING

After the public hearing was closed several Commissioners asked staff questions about projected employment and what type of material the silos were made. Director Schesser asked that the public hearing be re-opened in order for the applicant to answer those questions.

RE-OPEN PUBLIC HEARING

Dan Shook, 5480 Charles Way, Eugene, representing Pak-Tech, spoke in favor of the proposal. He talked about initial expected employment, future employment, and the material that the silos were constructed of.

RE-CLOSE PUBLIC HEARING

IT WAS MOVED BY COMMISSIONER DEVINE AND SECONDED BY COMMISSIONER EHLER THAT THE PLANNING COMMISSION APPROVE APPLICATION FILE CUP 4-16 AS PRESENTED BASED UPON THE CRITERIA, FINDINGS, CONCLUSIONS AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion was as follows:

VOTE	Commissioner Beckes	Commissioner Devine	Commissioner Eckstine	Commissioner Ehler	Commissioner Nord	Commissioner Widener	Chair Valley
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 7:15 p.m.

ATTEST:



Cindy Blacksmith, Recording Secretary

APPROVED:



Darby Valley Chair