

MINUTES

MAUPIN PLANNING COMMISSION MEETING

April 18, 2017

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PRESIDING: Dale Madden

Commission Present: Dale Madden, Susan Wright, Suze Riley, Virginia Fuller

Commission Absent: none

Staff Present: City Recorder/ZOA DeOra Patton, Planner Nick Kraemer

Visitors Present: Ralph Wimmer, Sue Knapp

CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE. The meeting was called to order by Chairman Madden at 6:00 p.m. Roll Call of Planning Commission was conducted by Recorder Patton. Recorder Patton read a letter of resignation from Mark Chastain. Chairman Madden led the Commissioners in the Pledge of Allegiance.

CONSENT AGENDA: APPROVAL OF MINUTES OF MARCH 14, 2017. It was moved by Commissioner Riley, seconded by Commissioner Wright, and passed unanimously; the Commission approves consent agenda as presented.

PUBLIC HEARING TO TAKE PUBLIC TESTIMONY AND MAKE A DECISION ON A SITE PLAN REVIEW APPLICATION FOR GARY SCHOENECKER TO CONSTRUCT A 24' X 60' STORAGE BUILDING AND ADJUST PARKING AREAS ON PROPERTY AT 206 ELROD AVENUE, WASCO COUNTY TAX LOT 100 ON MAP 4S-14E-32DD.

For the record, notice of this hearing was published in The Dalles Chronicle, posted locally and on City website, and mailed to surrounding property owners within 100 feet. The application was available for public inspection at city hall.

Planner Kraemer announced the purpose, this hearing to be a quasi-judicial public hearing, and rules of procedure. He read the applicable criteria and cited the ORS Statute rules pertaining to testimony and evidence, the raising of issues, continuances, and failure to raise an issue precluding appeal to the City Council or Land Use Board of Appeals.

There were no abstentions from any Commissioner, and no audience objections to the Commission or any of its members to hear the matter.

Chairman Madden opened the hearing, and Planner Kraemer reviewed his Staff Report. In discussion, Gary Schoenecker submitted customer parking would be on property he rents from a neighbor across Second Street, and that he has permission from the abutting property owner to use the driveway. He stated the storage building will be used for equipment/life jackets/coats.

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Ralph Wimmer spoke as a Proponent.

There was no verbal or written Opponent testimony presented, nor any Public Agency testimony.

There being no other testimony, Chair Madden closed the public portion of the hearing and called for deliberation. It was moved by Commissioner Riley, seconded by Commissioner Fuller, and passed unanimously; the Commission accepts the City Planner's Staff Report and approves this Site Plan as presented by Gary Schoenecker subject to Conditions of Approval outlined in the Staff Report, along with structure permit application.

OPEN AGENDA:

Ralph Wimmer stated concerns he has regarding putting the new library on Grant Avenue and encouraged the Commissioners to attend the Council Meeting on April 20.

Sue Knapp also encouraged the Commission to attend the Council meeting.

CONTINUATION OF STUDY SESSION ON RE-ZONING OF LAND WITHIN THE CITY OF MAUPIN: Planner Kraemer reported the proposed zoning text amendment on vacation rentals and Bed & Breakfast has been sent to DLCD, and the Planning Commission will hold a hearing on it in May.

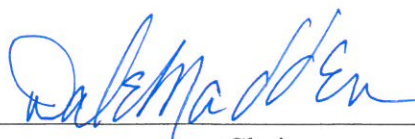
Discussion was held on drafting a letter or simple survey to the property owners on Deschutes Avenue and existing businesses. He acknowledged the re-zoning of Industrial land to Light Industrial does require a traffic impact statement. For the next step, it was the consensus of Commission to authorize Planner Kraemer to contact ODOT and get cost estimates on traffic impact analysis for Council and budget.

NEXT MEETING: May 17, 2017

ADJOURN: Chairman Madden adjourned the meeting at 7:08 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED



Chairman