



PLANNING COMMISSION MEETING AGENDA

Tuesday February 11, 2025, 4:30 p.m.

Held in person at the Maupin Civic Center (507 Grant Ave.) and on Zoom:
<https://us02web.zoom.us/j/88696740794?pwd=NWtZQkhka05WZmREQzZSZ09ES2FHUT09> or
dial 1-253-215-8782 (Meeting ID: 886 9674 0794 Passcode: 572571)

PUBLIC COMMENT: Individuals wishing to address Planning Commission on items not already listed on the Agenda may do so during the Public Comment item on the Agenda. The maximum amount of time for all public comments under the Agenda item will be 15 minutes. Please limit comments from three to five minutes, unless extended by the Commission Chair.

PLEASE NOTE: With the exception of Public Hearings, the Agenda is subject to last minute changes; times are approximate – please arrive early. Meetings are ADA accessible. For special accommodations please contact the City Recorder in advance at 541-395-2698. *Las reuniones son ADA accesibles. Por tipo de alojamiento especiales, por favor póngase en contacto con la registrador de la ciudad 541-395-2698.*

4:30 p.m.	Call to Order / Roll Call of Planning Commission and Staff / Pledge of Allegiance
	Consent Agenda
	Public Comment
4:45 p.m.	Training
	Adjourn



CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the Planning Commission to spend its time on significant items and issues. Any Planning Commission member may request that an item be withdrawn from the Consent Agenda and be placed in the business section of the agenda.

DOCUMENTS

[Draft Planning Commission Minutes January 14, 2024](#)

MOTION

I move to approve the Consent Agenda as presented.



MINUTES

Planning Commission Meeting

Tuesday, January 1, 2025

Maupin Civic Center (507 Grant Ave.) and virtually on Zoom

Call to Order / Roll Call of City Council and Staff / Pledge of Allegiance

Vice Chair Whitaker called the meeting to order at 4:30 p.m. Roll Call of Planning Commission and Staff was conducted by City Recorder Wolfe

Presiding: Lauren Whitaker

Commission Present: Suze Riley, Lauren Whitaker, Jessy Rose, Lynn Ewing, Emily Black

Commission Absent: N/A

Staff Present: City Manager Nick Smith, City Recorder Christine Wolfe, City Planner Dan Meader, Attorney Ruben Cleaveland

Visitors Present: Tom Troutman, Jon Helquist, Karen Miller, Richard Mindt, Sara Morelli, Ron Pepper, Ralph Wimmer, Rose Udey, Rod Woodside, Allison & Randy Bechtol, Jordon Belozar, Kathy Ringo, Medy Gantz, Paula Latasa, Jamie Wisenbaker, Larry Wright and Dylan-Tekneek Architecture

Consent Agenda

Commissioner Whitaker made a motion to approve the consent agenda and add to the agenda election of Chair, Vice Chair and Secretary. Commissioner Riley second. Vote was unanimous with a 5-0 vote (Ayes: Riley, Whitaker, Rose, Ewing, Black; Nays: none)

Elect Chair, Vice Chair and Secretary

Commissioner Ewing nominated Lauren for Chair, Commissioner Riley second. Vote was unanimous with a 5-0 vote (Ayes: Riley, Whitaker, Rose, Ewing, Black; Nays: none)

Commissioner Whitaker nominated Suze for Vice Chair. Commissioner Ewing second. Vote was unanimous with a 5-0 vote (Ayes: Riley, Whitaker, Rose, Ewing, Black; Nays: none)

Commissioner Riley nominated Christine for Secretary. Commissioner Whitaker second. Vote was unanimous with a 5-0 vote (Ayes: Riley, Whitaker, Rose, Ewing, Black; Nays: none)

Public Comment

Richard Mindt, Maupin, brought attention to 6th and Lincoln, asking what are the permitted allowances in residential zone? What is the grace period allowed before residential building permits must be submitted to the city? He is trying to get the property cleaned up in this area. Karen Miller, Maupin, asked everyone to speak up so the folks on ZOOM can hear.

Public Hearing: Site Plan Review 402 Deschutes Ave.

Commissioner Whitaker opened the public hearing, Recorder Wolfe made note the address is 404 Deschutes and the site is next to Maupin Works not City Hall. Planner

Meader presented his staff report with an addendum, regarding signage and storm water drainage.

Owner: Jamie Wisenbaker gave an overview of the plans for the mercantile; antiques, home furnishing, house wares, clothing. The idea is to be like an old trading post type store. Possible custom rifles and shotguns and gun smithing services, which will only happen when issued an FFI license, one must have the building first to apply for the license.

Proponents: Jon Helquist asked about handicap accessibility to the upstairs. The square footage does not require an elevator, just an accessible stair well.

Ralph Wimmer, Maupin past owner of the Post Office. gave information regarding the drainage, there is a French drain and a sump pump. Ralph asked why Mr. Pepper did not receive notice for this meeting. Recorder Wolfe apologized for not sending notice directly to Mr. Pepper, Selina, the postmaster, informed Recorder Wolfe, when mailing notice out, that Mr. Pepper was the owner of the Post Office, and she was sending the information to him. Sara Morelli, Maupin business owner, is excited to have a new business in town.

Manager Smith read an email from the School.

Medy Gantz, Maupin, asked if this was only being reviewed by Planning Commission and not going to Council. Gun sales on this property? Mr. Wisenbaker explained it would be custom sales only at this time.

Opponents:

Paula Latasa and Karen Miller asked for clarification on the email from the school, Manager Smith re-read the email, The Gun-Free School Zones Act, 18 USCA s. 922(q)(2)(B), provides an exemption to the 1,000 ft "school zone" prohibition for firearms that are on "private property not part of school grounds."

So that would not rule out a gun shop at the location you describe. Given the fact that the shop will not involve any local retail sales and is on the second floor, it probably isn't going to be very visible or threatening, especially in your community. (end of email)

Paula asked if the planning commission had an opportunity to look at this code or Oregon's code? Answer was no.

Commissioner Riley stated that it is worth remembering the Planning Commission is here, to look after permits, zones, and land use. We are not here to allow or disallow what happens in the building. The building can be built, and it will be up to the owner and maybe Council, but this is not a Planning Commission issue.

Attorney Cleaveland agrees with that analysis. If there is an issue regarding State or Federal law that is going to

come into play when the license to perform the transaction is to be approved.
Jamie Wisenbaker is very aware of the regulatory requirements, along with all the security elements that will be required.

Commissioner Whitaker asked for others to speak, hearing none, public hearing is closed.

Commission deliberations included; Commissioners feel the owner has done due diligence and has addressed the drainage concern to drain to Deschutes Ave. The public is aware of this new business. Site Plan reviews do not go to Council for approval.

Commissioner Ewing moved to approve the site plan review submitted for tax lot 4D 14E 32 DB 3900 and adopt the site plan as presented with addendum. Commissioner Riley second. Vote was unanimous with a 5-0 vote (Ayes: Riley, Whitaker, Rose, Ewing, Black; Nays: none)

Adjourn

The next meeting will take place on Tuesday, February 11, 2025, at 4:30 p.m.
Meeting adjourned at 6:25 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

SIGNED: _____
Lauren Whitaker, Planning Commission Chair

ATTEST: _____
Christine Wolfe, City Recorder



TRAINING

DOCUMENTS

N/A

MOTION



ADJOURN

NEXT MEETING TIME & DATE

Tuesday, March 11, 2025, at 4:30 p.m. in person and virtual, Public Hearing

SUGGESTED TOPICS FOR NEXT MEETING

CHAIR ADJOURNS THE MEETING