

**STAYTON PLANNING COMMISSION
MEETING MINUTES
Monday, April 24, 2023**

COMMISSIONERS: Ralph Lewis
Dixie Ellard -Absent
Larry McKinley
Richard Lewis
Amy Watts -Via Zoom

STAFF MEMBER: Dan Fleishman, Planning & Development Director
Windy Cudd, Office Specialist

OTHERS PRESENT: Applicant; Jason Jenniches, 1160 Highland Dr, Stayton
James Jenniches, 1160 Highland Dr, Stayton; 5 other residents

1. **CALL TO ORDER:** Chair Lewis called the meeting to order at 7:01 pm
2. **APPROVAL OF MINUTES:** McKinley moved, and Richard Lewis seconded to approve the minutes from March 2023, as presented. Passed 4:0.
3. **LAND USE FILE #3-02/23 – PUBLIC HEARING Application for Comprehensive Plan amendment and Official Zoning Map amendment, Jason Jenniches, 320 W Washington St**
 - a. **Commencement of Public Hearing-** Chair Lewis read the opening statement and opened the hearing at 7:0 pm. No objections were made by the audience to the notice in this case or the jurisdiction of this body to hear the case. There were no declarations of conflict of interest, *ex parte* contact, or bias by members of the Planning Commission.
 - b. **Staff Introduction-** The issue before the Planning Commission is a public hearing on applications for Comprehensive Plan Map amendment and Zoning Map amendment for the property at 320 W Washington St.
 - c. **Applicant Presentation-** Applicant wants to purchase the property and continue his upholstery business.
 - d. **Staff Report-** The application requests the Comprehensive Plan Map designation be changed from Residential to Commercial land and the Zoning changed from Medium Density Residential to Commercial General.
 - e. **Questions from the Commission-** Richard Lewis asked what prompted the original zone change. Fleishman answered the question.
 - f. **Proponents Testimony-**
 - g. **Opponents Testimony-** None
 - h. **Governmental Agencies-** None
 - i. **General Testimony-** None
 - j. **Questions from the Public-** None
 - k. **Questions from the Commission-** None
 - l. **Applicant Summary-** Nothing more to add
 - m. **Staff Summary-** Nothing more to add
 - n. **Close of Hearing-** Lewis closed the hearing at 7:40 pm.

o. Commission Deliberation-

- p. Commission Decision-** McKinley moved and Richard Lewis seconded to recommend approval of the application of Jason Jenniches (Land Use File #3-02/23) and adopt the draft order presented by staff.

4. OTHER BUSINESS – None

- 5. ADJOURN-** Chair Lewis adjourned the meeting at 7:45 pm.