

STAYTON PLANNING COMMISSION
MEETING MINUTES
Monday, January 27, 2025

COMMISSIONERS: Larry McKinley - Chair
Dixie Ellard
Peter Bellas
Amy Watts

STAFF MEMBER: Jennifer Siciliano, Community & Economic Development Director
Melanie Raba, Administrative Special Projects, City of Stayton

OTHERS PRESENT: Randy Cranston, 372 SE Church Street, Sublimity, OR 97385
Corey and Liza Zehner, 42039 Mount Pleasant Drive, Scio, OR 97374

1. **CALL TO ORDER:** Chairman Larry McKinley called the meeting to order at 7:00 pm.
2. **APPROVAL OF MINUTES:** No approval of minutes, put off until the February meeting.
3. **DISCUSSION OF LAND USE FILE #15-10/24 – PUBLIC HEARING -** Application for a Conditional Use to allow the addition of an automobile dealership to an existing developed site at 333 N 1st Avenue in a Commercial Retail (CR) Zone.

Commencement of Public Hearing- Chair McKinley read the opening statement and opened the hearing at 7:00 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.

a. Staff Introduction and Report- Staff mentioned that this address has a long history of land use changes over the years. Will not involve any new building construction. Traffic impacts to be minimal, as mentioned by Traffic Construction Engineer in memo. Changes to existing access driveways, despite not meeting current standards, will not be required. One key issue raised in analysis pertains to parking. The applicant submitted a parking plan including those of existing business already in that location which includes each business having 4 each of the current 8 parking spaces, one to be designated as handicapped. Staff received feedback from Marion County acknowledged it is not a full site plan change, just a conditional use permit. It was pointed out to not park cars very close to site distance for blocking view. This came after comments were to be made. Options are to accept application as is, or as Ms. Siciliano recommends, that they revise plan to include 8 spots from Master's Touch.

b. Applicant Presentation- They are Corey and Liza Zehners and live in this community approximately nine years. They established Dale Auto about 1 and a half years ago.

c. Questions from the Commission- The applicant operates a home-based dealership. They plan to share parking with Master's Touch, but they may go mobile and do not need a spot. Concerns were raised about the unclear parking layout and crowding. A particular safety issue was noted at the nearby corner where drivers often run the stop sign, and a blocked sight line could worsen the problem. Access is only via Ida Street, not 1st Avenue. One member requested a realistic parking plan. The applicant agreed to adjust the layout to improve visibility and work with the city.

d. Questions and Testimony from the Public- None

e. Applicant Summary- None

f. Staff Summary- Staff stated the spot directly in front of building will be where the applicant will need to designate as the handicapped spot.

g. Close of Hearing- Chair McKinley closed the hearing at 7:19 pm.

h. Commission Deliberation - None

i. Commission Decision - Commissioner Watts moved and Commissioner Ellard seconded for the Stayton Planning Commission approve the application for a Conditional Use to allow the addition of an automobile dealership to an existing developed site at 333 N 1st Avenue in a Commercial Retail (CR) Zone with conditions of modifications to plan regarding sight line and parking spaces. The vote was unanimous.

4. OTHER BUSINESS –None

5. ADJOURN –Chair McKinley adjourned the meeting at 7:20 pm.