

**STAYTON PLANNING COMMISSION**  
**MEETING MINUTES**  
**Monday, March 30, 2026**

**COMMISSIONERS:** Larry McKinley – Chair (present)  
Peter Bellas (present)  
Amy Watts (via Zoom)  
Melissa Satowskis (present)  
Steve Baldwin

**STAFF MEMBERS:** Jennifer Siciliano, Community & Economic Development Director  
Susan Bender, Public Works Office Specialist

**OTHERS PRESENT:** Scott Lunski, Applicant; Tim Zerkel, Applicant; Brian Quigley, Mayor; Steve Sims, City Councilor

**CALL TO ORDER:** Chairman Larry McKinley called the meeting to order at 7:00 pm. Quorum is present.

**APPROVAL OF MINUTES:** Ms. Sutkowski moved, and Mr. Bellas seconded to approve the minutes from February 23, 2026, as presented. Motion passed 5:0.

**PUBLIC HEARING: Land Use File #1-01/26: Application for a Variance to the rear yard setback at 2250 Springbreeze Ct (Tax Lot 091W03DC07200) in the Low-Density Residential 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 attendees 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.

**Staff Introduction and Report** – Ms. Siciliano summarized the applicant’s variance request to allow a 7-foot setback. Stayton Municipal Code requires a 20-foot at 2250 Springbreeze Ct, located in a Low-Density residential zone. The applicant, Tim Zerkel on behalf of the homeowner, wishes to construct a home office addition off the back of their home, a dwelling of approximately 1,960 square feet. The lot is irregular in shape, includes an angled corner that constrains the placement of additions, and is not typical of surrounding properties. These conditions were not created by the applicant. Together these constitute an exceptional circumstance applicable to the variance criteria. The proposed addition is permitted residential use within the LD zone. The proposed setback reduction is not expected to create adverse impacts on surrounding properties. Staff recommended approval of the application.

**Applicant Presentation** – Tim Zerkel as the applicant outlined project details and reasons for the request. Homeowner is a stay-at-home parent looking to work at home as well.

**Questions from the Commission-** Mr. Bellas asked if the homeowner is ok with noises from the trail behind their home, since the office addition will put them closer to the trail. Mr. Zerkel responded that with Santiam Park right next door, they are quite accustomed to the noise in the neighborhood. No further questions.

**Questions and Testimony from the Public-** None

**Staff Summary-** Nothing more to add.

**Close of Hearing-** Chair McKinley closed the hearing at 7:07 pm.

**Commission Deliberation-** Mr. McKinley asked for motion from the Commission. Ms. Sutkowski moved to approve the application for the variance of Tim Zerkel (Land Use File #1-01/26) and adopt the draft order presented by Staff. Mr. Bellas seconded. The motion carried 5:0.

**PUBLIC HEARING: Land Use File #13-11/25 – Application for a Site Plan Review for a proposed development at 1319 W. Washington Street (Tax Lot 091W09DA01103) in the Light Industrial (IL) 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.

**Staff Introduction and Report –** Ms. Siciliano summarized the applicant’s Site Plan Review request for a proposed development at 1319 W. Washington St, located within the Light Industrial (IL) zone. The proposal consists of two buildings—a two story, 1,200 square-foot office and storage building, and a 2,400 square-foot storage building—with a shared loading dock and surface parking, on a 22,216 square-foot parcel. Access to the site is proposed via a single driveway from W Washington St. The site plan includes seven off-street parking spaces and associated pedestrian connections. Staff recommends approval of the application subject to conditions.

**Applicant Presentation –**Scott Lunski on behalf of Lunski Properties, LLC presented a brief outline of the proposed project and noted that the Commission had heard this proposal previously, but the process expired before they could move forward.

**Questions from the Commission-** No questions from the Commission.

**Questions and Testimony from the Public-** None

**Staff Summary-** Nothing more to add.

**Close of Hearing-** Chair McKinley closed the hearing at 7:11 pm.

**Commission Deliberation-** Ms. Sutkowski moved to approve the application for the Site Plan Review of a proposed development at 1319 W. Washington St by Lunski Properties, LLC (Land Use File #13-11/25) and adopt the draft order presented by staff. Mr. Bellas seconded. The motion carried 5:0.

**ADJOURN:** Chair McKinley adjourned the meeting at 7:18 pm.