

STAYTON PLANNING COMMISSION
MEETING MINUTES
Monday, January 31, 2022

COMMISSIONERS: Heidi Hazel, Vice-Chair
Dixie Ellard
Richard Lewis
Larry McKinley

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

OTHERS PRESENT: Jeff Tross, Tross Consulting Inc, Mark Ferris, GFP Enterprises,
William & Lynda Harrison

1. **CALL TO ORDER:** Vice Chair called the meeting to order at 7:02 pm.
2. **ELECTION OF OFFICERS FOR 2022:** Hazel moved, and Ellard seconded to nominate Lewis as Chair. Passed 4:0.
Richard Lewis moved, and Ellard seconded to nominate Hazel as Vice Chair. Passed 4:0.
3. **INTRODUCTION OF NEW MEMBER:** The Commissioners introduced themselves to new Commissioner, Larry McKinley.
4. **APPROVAL OF MINUTES:** Hazel moved, and McKinley seconded to approve the minutes from November 29, 2021, as presented. The motion was approved 4:0.
5. **LAND USE FILE #15-1-20/21 PUBLIC HEARING- Application for Comprehensive Plan Map Amendment and Official Zoning Map Amendment, Freres Building Supply, 182 W Ida and 209 W Water ST**
 - a. **Commencement of Public Hearing-** Vice-Chair Hazel read the opening statement and opened the hearing at 7:04 pm. No objections were made from the audience to the notice on 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-** Fleishman explained the application for Comprehensive Plan Map Amendment and Official Zone Map Amendment as applicant is requesting to change the Zoning for commercial use.
 - c. **Applicant Presentation-** Jeff Tross of Tross Consulting Inc, requesting committee to allow Zoning to change from HD to Commercial Retail, for a landlocked parcel of 1 acre to build a warehouse north of the existing Freres building.
 - d. **Staff Report-** Fleishman recommended to approve the application request as presented.
 - e. **Questions from Commission-** None
 - f. **Commission Decision-** Vice-Chair Hazel moved and Richard Lewis seconded to approve application adopting the draft order as presented. Passed 4:0.
 - g. **Close of Hearing-** Vice-Chair Hazel closed the hearing at 7:25 pm
6. **LAND USE FILE #16-12/21 -PUBLIC HEARING Application for Site Plan Review. GFP Enterprises, 1319 W Washington St.**

- a. **Commencement of Public Hearing-** Vice-Chair Hazel read the opening statement and opened the hearing at 7:27 pm. No objections were made from the audience to the notice on 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-** Fleishman informed the Commission that the application is for Site Plan Review for a vacant lot on W Washington St.
- c. **Applicant's Presentation-** Mark Ferris requesting Commission to review his site plan for a 3600 sq ft warehouse and 1200 sq ft office space. Use of the building will be fire training with daily operations, and maintenances on vehicles.
Mr. Ferris is asking the Committee for approval of Site Plan Review.
- d. **Staff Report-** Fleishman Discussed the conditions of approval that came up.
 - 1. Street trees. Proposal of using Persian Ironwood Tree, not an approved tree.
 - 2. Trimming of the trees, maintenance of.
 - 3. Fence type -6ft Cyclone fence with barbed-wire top.Fleishman feels that the conditions of approval can be met without incident.
Fleishman recommended that Commission approve revised draft order as presented.
- e. **Questions from the Commission-** None
- f. **Applicant Summary-** Ferris reassured the panel he is committed to maintain facilities & trees
- g. **Staff Summary-** Fleishman had nothing more to add.
- h. **Commission Decision-** Richard Lewis moved and McKinley seconded to adopt order for Site Plan Review. Passed 4:0.
- i. **Close of Hearing-** Vice-Chair Hazel closed the hearing at 7:48 pm.

7. **OTHER BUSINESS-** The Commission discussed having a Land Use training session at the February 28 meeting, as there is not expected to be a public hearing.

ADJOURN: Vice-Chair Hazel adjourned the meeting at 7:49 pm.