



**SCIO PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, April 25, 2018**

7:00 PM

COMMISSION MEMBERS PRESENT: Commissioners Richard Androes, Ron Loewen, Dennis Thomas, Cliff Wooten. Beau Buganski was excused.

STAFF PRESENT: Planning Consultant Dave Kinney, Administrative Assistant Cathy Martin

CALL TO ORDER: Chairman Wooten called the regular meeting of the Scio Planning Commission to order at 7:00 p.m.

APPROVAL OF MINUTES: The minutes of the November 29, 2017 meeting were reviewed.

Commissioner Thomas moved, Commissioner Loewen seconded, to approve the minutes of November 29, 2017 as presented. Motion passed 4/0

CORRESPONDENCE: A Notice of Land Use Hearing before the Linn County Planning Commission regarding a Code Text amendment to amend the Linn County Code to comply with Senate Bill 1051. A brief discussion was held regarding the requirements for the city under Senate Bill 1051. Since the city, due to its population, is not required to comply with the bill, the commission decided that they would not pursue a revision to the zoning ordinance at this time.

REGULAR SESSION:

1. **Public Hearing – PL2018-02 Conditional Use Sign Permit – Old Silver Dollar Tavern** – Wooten opened the public hearing at 7:07 pm. Members introduced themselves. Declaration of Exparte Contact, Conflicts or Bias – all members indicated that they did not have any Exparte contact, conflicts, or bias regarding the application.

Kinney presented the staff report. Mr. Kinney stated that the city had received an application from Nancy King and Becky Smith, to place an electronic message board sign over the front entrance of the Old Silver Dollar. Kinney reviewed the permit process and staff report.

Kinney reviewed the criteria for a conditional use electronic message board sign.
Criteria 1 – Location, Design & Characteristics will not adversely affect neighborhood livability.

Criteria 2 – Physical characteristics to support the use including drainage, off-street parking and access to a public street.

Criteria 3 – Capacity of existing public facilities, streets and utility systems.

Criteria 4 – Consistency with South Comprehensive Plan Policies.

Linn County Road Department provided comments on the application request. They stated that the sign should have the capability for “automatic dimming” so bright lights from the sign do not adversely affect drivers and traffic on N. Main Street.

Kinney stated that after review of the application along with the criteria that staff was recommending 3 conditions of approval.

1. The Conditional Use Permit is granted for the installation of 3’+ x 5’ wall-mounted electronic message sign above the entry door at the Silver Dollar Tavern at 38726 N. Main Street. The conditional use permit is granted for this sign. Once the sign is removed, the conditional use permit shall expire.
2. The applicant will obtain a building permit and electrical permit for the installation of the sign and comply with all building and electrical code requirements. The Conditional Use Permit will expire on October 30, 2018 if the applicant has not obtained permits from the City for the installation of the sign.
3. The City of Scio will monitor the brightness of the sign. At any time if the sign creates a traffic safety hazard, due to brightness or glare, the City may require the owner to modify the time of operation, brightness or colors to reduce or eliminate the hazard.

Nancy Smith and Becky King were asked if they would like to address the planning commission regarding their application. They stated that they did not have anything additional to add, and that Mr. Don Wallace could address any questions.

A question was raised as to the color of the sign. Mr. Wallace stated that the sign will be red in color.

Wooten asked if the messages will change. Mr. Wallace indicated that it will change. Wooten asked if there is a potential for traffic impact due to the placement of the sign in a busy traffic area. Wallace stated that they can adjust the brightness and time of operation.

Testimony from Hearing Participants in Favor of the Application –

Roger Loewen, N Main Street – Supportive
Sherrie Koegl, West Scio Rd – Support
Nicole Zedwick, N Cherry St – Supportive

Testimony from Hearing Participants in Opposition of the Application - None

There was no further testimony and Wooten closed the public hearing at 7:19 pm.

Planning Commission Deliberation – Comments

Thomas – none

Androes - none

Kinney recommended the modification of condition # 3 to read as follows: The City of Scio will monitor the brightness of the sign. At any time if the sign creates a traffic

safety hazard, due to brightness or glare, the city may require the owner to modify the time of operation, brightness or colors to reduce or eliminate the hazard.” Kinney stated that this should help to eliminate any public safety concerns/issues.

Loewen – how would the city determine that the brightness of the sign or operational hours needed to be changed in regards to condition #3. Kinney stated that the city offices would have to have had a complaint filed, regarding something of significance.

Wooten – stated that the commission needs to address the future of the main street area, historical significance.

Commissioner Loewen moved, Commissioner Androes seconded, to adopt the findings of fact as prepared and to recommend approval of the application of the City of Scio, File No. 2018-os, subject to the compliance with the recommended conditions of approval as amended. Motion passed 4/0

2. Public Facilities & Streets – Design Standards – Kinney reviewed the Proposed Public Facilities Chapter – Cliff Questions – Public Design Standards Comply, and Engineer’s Certificate of Completion. –

Kinney reviewed the street designs drawings prepared by Ryan Quigley, The Dyer Partnership. These are typical design standards.

Future Street Plan

Wolfgang Borchard addressed the planning commission as he received a letter telling him that his application for a Lot-Line Adjustment would be on the agenda for this meeting.

ADDED – MISSED AGENDA ITEM

Borchard/Gray – Lot Line Adjustment – Martin reviewed the application by Wolfgang & Sharon Borchard and Sam & Jessica Gray to adjust the lot line between their parcels. Removing 2,492 +/- square feet from Parcel 1 (Gray) 10S01W18AD 07300 and adding it to Parcel 2 (Borchard) 10S01W18AD 07301. Martin advised that after review of the application and the criteria for approval, staff recommends that the Planning Commission approve the application. Mr. Borchard did not have anything further to add.

Commissioner Androes moved, Commissioner Loewen seconded, to approve the property line adjustment as recommended. Motion passed 4/0

RETURNED TO ITEM 2

Continued discussion of substandard streets

Kinney reviewed the parkland dedication provisions, he advised that he is recommending this for sites 2 acres or larger in size

3. **Comprehensive Plan Update – Transportation Chapter** – Kinney will use draft chapter on Public Facilities Design Standards to write the Transportation Chapter.
4. **Planning Commission Member Search** – Martin introduced Nicole Zedwick to the planning commission. Mrs. Zedwick has volunteered to fill one of the vacant planning commission positions.

Commissioner Loewen moved, Commissioner Androes seconded, to request the City Council to appoint Nicole Zedwick to the Scio Planning Commission. Motion passed 4/0

There was no further business and the meeting was adjourned at 8:48 pm.

The next regular meeting was scheduled for May 30, 2018.

Cathy Martin, Clerk
Scio Planning Commission