



**SCIO PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, April 26, 2017**

7:00 PM

COMMISSION MEMBERS PRESENT: Chairman Cliff Wooten, Commissioners Nicole Buganski, Ron Loewen, Dennis Thomas.

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

CALL TO ORDER: Chairman Cliff Wooten called the regular meeting of the Scio Planning Commission to order at 7:00 p.m. Richard Androes, Beau Buganski and Karen Goodman were excused.

Chairman Wooten stated that at the last council meeting, Mayor Weaver asked if he would let the commission know how much he appreciated the work the commission had done.

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

Commissioner N. Buganski moved, Commissioner Thomas seconded, to approve the March 29, 2017 minutes as presented. Motion passed 4/0

CORRESPONDENCE: A thank you card and gift was received from Cindy Wendel, thanking the commission for their service.

REGULAR SESSION:

1. Public Hearing, PL2017-15 Fitzpatrick, Zone Change –

Wooten opened the public hearing at 7:02 pm. The commission indicated that they did not have any exparte contact. Wooten and Thomas stated that they had driven by the property. There were no other declarations by commissioners.

Kinney presented the staff report. The application was reviewed to determine that it met the criteria to amend the Comprehensive Plan – Criteria 1 – Consistent with the Comp Plan. Criteria 2 – Other suitable sites are not available for the proposed use. Applicant is operating business as a home occupation, due to expansion of the business they need to convert the property to commercial use. Criteria 3 – Compatibility with neighborhood land uses and will not adversely affect the overall land use pattern in the area. Planning commission should talk about exterior vehicle storage, Criteria 4 – Adequate public facilities are available – minor use, served by utilities currently, no changes with the proposal. Criteria 5 – The transportation network is adequate to serve the uses. – No new access points have been

proposed. Addition of new business use is negligible on the street. Criteria 6 – Development limitations such as soil and foundation quality, geology, and flood hazards will not adversely affect future land uses on the site. The property is not located in the flood plain, no geological conditions. Criteria for Zoning Code – comply with Comprehensive Plan policies. Kinney explained that once the zone change is complete, the applicants will have to comply with the zoning code, at that time they will have to comply with parking and public improvement requirements.

Kris Stewart, representative for the applicant, stated that they want to expand the existing building, changing the main door to a west facing entrance to the street. The expansion will occur to the east of the existing building into the back yard. He stated that he had spoken to the neighbors, and they indicated to him that they did not have an issue at this time.

Martin read letter from Aaron & Danyelle Johnson, and email from Commissioner Richard Androes, these documents have been placed in the file. Commissioner Androes asked about environmental impacts.

Stewart stated that the work will occur inside the building and any leaking material would be contained within the building. Stewart stated that they have the materials on hand that are required for fluid storage, leak, clean-up. They will have up to 4 vehicles at one time.

Kinney stated that his tentative findings are that the application meets the requirements for approval of the Comprehensive Plan Map and Zone change.

Wooten closed the public hearing at 7:21 pm. Recommendations were included on page 11 of the staff report.

Amy Fitzpatrick asked about what happens to the tax assessment. It was explained that the County will adjust the property tax assessment based on the use.

Commissioner Loewen moved, Commissioner Thomas seconded, to adopt the findings of fact as prepared and to recommend approval of the application of the Amy Fitzpatrick, File No. 2017-05 and forward the application to the City Council. Motion passed 4/0

2. **TA Grant** – Kinney advised that staff is completing the final documentation and will finish up work.
3. **Meeting schedule** – next meeting June 28th, Martin advised she will also be gone in July.

There was no further business and the meeting was adjourned at 7:43 pm.

The next regular meeting was scheduled for June 28, 2017

Cathy Martin, Clerk
Scio Planning Commission