



Planning Commission Meeting

PLANNING COMMISSION MINUTES

November 26, 2007

CALL TO ORDER: Randy Cranston, President, called the Sublimity Planning Commission meeting to order at 7:02PM. Other members present: Jim Crowther, Fred Dobler, Melvin Tufteskog, Wayne Stedronsky and Paul Denman; Absent: Jim Cauffman. Others present: Carrie Corcoran, City Recorder; Alan Frost, Public Works Director; Bob Brundage, City Councilor and Suzanne Dufner, Planner with the Council of Governments. There were 8 audience members present. A quorum was established and the pledge of allegiance was said.

Public Hearing – Continuation of public hearing for SDR 07-03, VAR 07-07, VAR 07-08 and VAR 07-09 111 Center Street.

President Randy Cranston re-opened the hearing.

Suzanne Dufner discussed the previous meeting where SDR 07-03, VAR 07-07 & VAR 07-08 were presented and discussed why the application was continued. Suzanne then suggested that since the revised plans were provided on the morning of the meeting that the application be again post-poned – contingent upon the applicant waiving the 120 day time period – so that staff will have enough time to review the plans.

Jim Crowther asked if the 120 day extension had been granted and Suzanne stated that the applicant was in fact willing to extend that period in order for staff to have enough time to review the newly presented materials.

Randy Cranston asked that when the applicant is ready to come back before the Planning Commission, the easements with the paperwork need to be provided at least one week prior to the meeting. He also asked that exact height of the retaining wall be provided.

It was asked about the parking spaces and stated that the Planning Commission would like to see additional assurance and verification that there would be adequate space for a turn-around.

Randy then asked if the applicant would grant a 90-day extension and it was suggested that the hearing for continuation be held at the January meeting; the applicant agreed that this was acceptable.

MOTION: Randy Cranston made a motion to continue the meeting until January 28th; Fred Dobler seconded the motion; unanimously approved.

President Cranston then closed the public portion of the hearing.

Public Hearing – SDR 07-04 - A site development review to allow a take-out restaurant within an existing structure and construct a new off-street parking area and site landscaping.

President Cranston opened the hearing and asked for any ex-parte statements: Jim Crowther stated that he had spoken with the applicant to inquire about parking.

Randy Cranston then opened the public portion of the hearing.

Suzanne Dufner present the staff report for SDR 07-04. She stated that the sign property posting was not posted a full 20-days prior to the hearing and asked for any objections – none stated. Suzanne recommended approval with the condition that the applicant meet all of the requirements by Marion County that were just presented the day of the meeting. In addition it was suggested that the applicant sign and record a non-remonstrance agreement.

Jim Crowther asked if the deference of street improvements would include sidewalks and Suzanne stated that yes they it would. Jim suggested also post-poning fire hydrant placement to be deferred as well; Suzanne stated that a non-remonstrance agreement for the fire hydrant was a possibility and that she would look into that.

Jon Cates, applicant, stated that he wanted to assure the Planning Commission that he is not going to be a full-service restaurant with pizza ovens and that there also would not be any fryers.

Randy Cranston asked for comments in favor of the applicant; no one spoke in favor of the applicant.

Randy asked for comments in opposition of the applicant; no one spoke in opposition of the applicant.

Randy then asked for general comments from the audience; Guy Barth, 13207 Triumph Road, Owner of Ditter's Square, asked about the parking requirements and asked for clarification about what was going to be done as far as paving and storm drainage. Randy Cranston referred back to the staff report and the parking requirements outlined which did include paving.

President Cranston then closed the public portion of the hearing.

A discussion occurred concerning parking lot lighting.

A break occurred from 8:05 to 8:20PM

Jim Crowther asked that the parking space in front of the applicants proposed building remain there.

President Cranston re-opened the haring and the applicant noted that the driveway goes in an additional 5ft from the front of the property.

President Cranston then closed the hearing.

Jim Crowther made a motion to approve the proposal for SDR 07-04 as presented with the exception of leaving the parking spot in front of the building and that the applicant must meet all Marion County Requirements; Paul Denman seconded the motion; unanimously approved.

Review Technical Assistance Grant application proposal

Suzanne gave an overview concerning the DLCD grant and informed the Planning Commission that the council had approved the request and that COG was moving forward with the application.

Suzanne also noted that Sublimity had received an ODOT grant for street improvements to be done on Main Street and a portion of Johnson Street.

Paul Denman made a motion to approve the Minutes for the for the October 29, 2007 meeting; Fred Dobler seconded the motion; unanimously approved.

Meeting was adjourned: 8:50PM.