

CITY OF LAFAYETTE
PLANNING COMMISSION MEETING MINUTES
APRIL 21, 2016

Call to Order: Marian Chasse called the meeting to order at 7:01 p.m.

Roll Call: Lori Martino, Community Development Clerk, called the roll.

Present: Lee Gilgan, Brienne Carpenter, Ron Kerr, Mike Karl, Marian Chasse, Doreen Vantyne, Sean Chase (7:01).

Absent: None

Staff Present: Jim Jacks, City Planner; Lori Martino, Community Development Clerk

Others: Don Leard, Isaac Alimin, Rick (Double R Products)

Approval of Minutes: Mike Karl made a motion to approve the meeting minutes from February 18, 2016 with a correction to remove the additional comma from Lee's name. Ron Kerr seconded the motion. Motion passed unanimously.

Public Hearing: Planning File no. CUP 2016-1. Conditional Use Permit. Applicant, Double R Products for the Lafayette Shell Station, 516 E. Third Street.

Marian Chasse opened the public hearing at 7:03 pm.

Jim Jacks read over the hearing procedures.

Marian Chasse asked:

(Audience)

Any objections to the notice that was sent in the case?: No

Any objections to the jurisdiction of this body to hear and consider this case?: No

(Commission)

Any declarations of conflict or bias by any members of this body?: It was noted that all the Commissioners have driven by the gas station or visited there at some point.

Jim Jacks went over the staff report.

Lee Gilgan questioned if there was a definition of a message sign. Jim Jacks noted that there was a definition for message sign in the Lafayette Zoning & Development Ordinance.

Brienne Carpenter asked for clarification on the application. She noted that the drawing attached to the application shows that the applicant is also installing canopy signs but that is not listed on the application presented. Jim Jacks noted that the canopy signs are just part of the applicants allowed sign area. The message sign is what is required to be approved by a conditional use application.

Marian Chasse asked for applicant testimony.

Rick *Clause?* (Double R Products) 901 NW E. Street, Grants Pass; noted that his company does mainly service station remodels and rebrands. He stated that Shell is a particular brand that requires them to buy their image components from their approved vendors. The sign that is proposed is the sign that Shell wants at all their facilities. He noted that everything that Jim Jacks noted in the staff report regarding the lighting is correct. The sign brightens in the day and dims at night. If the sign is ever too bright, they are able to reprogram the sign to dim the lights. The size of the existing sign will not change. it is only the face of the sign will just be changing to a message sign. He noted that this sign has no capability of flashing, so that would not be an issue.

Don Leard, 220 Madison Street; noted that he has legal access thru the driveway on the applicants property to his property to the east. He has a 24 X 39 foot easement and his concern was if the sign would be placed on his easement. After seeing that it will not be placed on his easement, he has no concerns.

Discussion ensued.

There was a short discussion regarding the ownership of the buffers surrounding the property.

Marian Chasse closed the hearing at 7:32 pm.

Commission deliberation: Ron Kerr noted that going to a message sign could be a benefit on the safety side as it may be considered less of a distraction to drivers due to the better visibility. Discussion ensued.

Lee Gilgan noted that he felt that the applicant did not show that all the criteria in section 3.103.03 (Lafayette Zoning and Development Ordinance, Conditional Use Permits) had been met. Jim Jacks noted that a lot of times, applications do not address all the criteria. If the Commission feels that more information is need, they can continue the hearing so that additional information on how their request meets the criteria can be provided. Jim noted that even if the applicant did not provide a complete response to the criteria, the Commission can still make a decision if it is feels that the criteria was met. Lee noted that he was not against the sign, he felt that the Commission could not approve the application due to the criteria not being met. Discussion ensued.

There was a discussion regarding the maintaining of the buffer on the north side of the property.

Brienne Carpenter asked to reopen the hearing to ask about the screening of the property to the east. Discussion ensued.

The Planning Commission voted to re-open the hearing. The hearing was reopened at 7:45 pm.

Don Leard explained that part of the conditions of the Site Development Review for the service station, was that screening had to be placed on the east and north sides of the property. Brienne Carpenter noted that it seemed her concerns for the buffer had been addressed in the conditions for the original Site Development Review. Sean Chase noted that once Don Leard places a commercial building on the property to the east, the arborvitae will be taken down and no buffer is required.

Marian Chasse closed the hearing at 7:47 pm.

Sean Chase made a motion direct staff to prepare an Order for the Chair's signature approving the requested CUP as recommended in the staff report. Ron Kerr seconded the motion. The motion passed with a 6-1 vote with Lee Gilgan opposing.

New Business:

Old Business:

Jim Jacks gave an update on the UGB expansion.

Marian Chasse noted that she has been in contact with the County Commissioners office regarding the tracts in Haylen Meadows. The County foreclosed on the 3 tracts for failure to pay taxes. The County will be discussing how to proceed with this issue and decide who will be responsible for the maintenance.

Adjourn: Brienne Carpenter made a motion to adjourn. Sean Chase seconded the motion. Meeting adjourned at 8:17 pm.

CERTIFIED:


Chairperson, Marian Chasse

8/18/16

ATTESTED:


Community Development Clerk, Lori Martino