



City of Eagle Point

Planning Commission

REGULAR MEETING MINUTES
July 19, 2022

1. CALL TO ORDER – 6:00 P.M.

Chair Mihocko called the meeting to order at 6:00 P.M.

Commission Members Present: Scott Craun, Diane Mihocko, Millie Wewerka, Travis Henson (via phone). Dennis Godfrey and Mike Smail were both absent

City Council Liaison Present: Kevin Walruff.

Staff Members Present: Mike Upston, Community Development Director and Devon Linebaugh, Meeting Secretary.

Audience Members and Guests: members of the public and press.

2. AUDIENCE QUESTIONS OR COMMENTS RE: ITEMS NOT ON THE AGENDA

There were no audience questions or comments.

3. CONSENT CALENDAR

3.1 Presentation of Meeting Minutes of May 17, 2021.

Chair Mihocko announced the Consent Calendar. There were no questions or comments. Vice Chair Millie Wewerka moved to approve the Consent Calendar. Commissioner Scott Craun offered a second. There was no discussion following the motion. Roll Call: Scott Craun, yes; Dennis Godfrey, absent; Travis Henson, yes; Diane Mihocko, yes; Mike Smail, absent; Millie Wewerka, yes. The motion passed.

4. PUBLIC HEARING(S)

4.1 Planning Application No. 22-06:SUB
Stonewater Extension Subdivision

Public hearing to consider an application to subdivide and develop the property at 11686 Highway 62 in the R-2 Multi Family Residential zoning district.

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Chair Mihocko opened the public hearing at 6:04 P.M.

Chair Mihocko asked if any Commissioners were familiar with the location of the project. Commissioners Wewerka, Craun, and Mihocko stated that they were. Mike Upston provided an overview of the proposed project, location, and decision-making criteria. Mr. Upston explained the relationship between this project and the adjoining project to the south in public hearing item 4.2. The staff recommendation was for approval of the application.

Chair Mihocko asked if Commissioners had questions for Staff. Hearing none.

Chair Mihocko asked if the applicant would like to make a presentation. Mr. Alan Harper with Ausland Group, representing the applicant explained the challenges with this infill project and how they have worked to mitigate them. Mr. Harper offered to answer any questions.

Chair Mihocko asked if any Commissioners had questions for the applicant. Millie Wewerka and Scott Craun both asked for clarification on how they plan to mitigate the addressing challenge. Mr. Harper explained the plan would be to assign 'A' and 'B' per unit and share a house number.

Chair Mihocko asked if any members of the audience would like to offer testimony for the application. Hearing none.

Chair Mihocko asked if any member of the audience would like to offer testimony against the application. Chris Jackson, resident of Eagle Point, expressed concerns with traffic impact with this being a high-density development. Mr. Jackson also inquired about where Stonewater was going to come out onto DeAnjou. Mr. Upston explained the desire and need for higher density subdivisions to offer our community more affordable housing options. Mr. Harper expressed that the applicants team shares the same concerns and plans to do what they can to mitigate challenges such as slowing through traffic. Kevin Walruff asked for clarification on the location Stonewater will go through. Mr. Upston confirmed that it will come back out on DeAnjou.

Chair Mihocko asked for a motion to close or continue the hearing. Vice Chair Werwerka made a motion to close the hearing. Commissioner Craun seconded the motion. Roll call: Millie Wewerka, yes; Scott Craun, yes; Dennis Godfrey, absent; Travis Henson, yes; Diane Mihocko, yes; Mike Smail, absent. The motion passed.

The hearing closed at 6:30 P.M.

Chair Mihocko asked for a motion on the application. Vice Chair Wewerka made a motion to accept the staff recommendation and Commissioner Craun made a second. Roll call: Scott Craun, yes; Dennis Godfrey, absent; Travis Henson, yes;

Millie Wewerka, yes; Diane Mihocko, yes; Mike Smail, absent. The motion passed.

4.2 Planning Application No. 22-03:SUB
343 N De Anjou Subdivision

Public Hearing to consider a request to subdivide and develop the property at 343 N. De Anjou Avenue in the R-2 Multi Family Residential zoning district.

Chair Mihocko opened the public hearing at 6:32 P.M.

Chair Mihocko asked if any Commissioners were familiar with the location of the project. Commissioners Wewerka, Craun, and Henson stated that they were. Mike Upston provided an overview of the proposed project, location, and decision-making criteria. Mr. Upston explained the relationship between this project and the adjoining project to the north in public hearing item 4.1. The staff recommendation was for approval of the application.

Chair Mihocko asked if Commissioners had questions for Staff. Hearing none.

Chair Mihocko asked if the applicant would like to make a presentation. Michael Boffing, applicant, expressed that there was not much more that he could offer beyond what Mr. Harper had presented but would be happy to answer any questions. Commissioner Werwerka asked about off street parking. Mr. Upston explained that there would be 2 off street parking spacing required per unit.

Chair Mihocko asked if any audience members wished to offer testimony in favor of the application. Hearing none.

Chair Mihocko asked if any audience members wished to offer testimony against the application. Hearing none.

Chair Mihocko asked if Staff had any additional comments. Hearing none.

Chair Mihocko asked for a motion to close or continue the hearing. Commissioner Craun made a motion to close the hearing. Vice Chair Craun seconded the motion. Roll call: Diane Mihocko, yes; Mike Smail, absent; Millie Wewerka, yes; Scott Craun, yes; Dennis Godfrey, absent; Travis Henson, yes. The motion passed.

The hearing closed at 6:43 P.M.

Chair Mihocko asked for a motion on the application. Commissioner Craun made a motion to accept the staff recommendation and Commissioner Henson made a second. Roll call: Dennis Godfrey, absent; Travis Hanson, yes; Diane Mihocko,

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yes; Mike Smail, absent; Millie Wewerka, yes; Scott Craun, yes. The motion passed.

5. NEW BUSINESS

5.1 Community Development Department update.

6. REPORTS FROM COMMISSIONERS

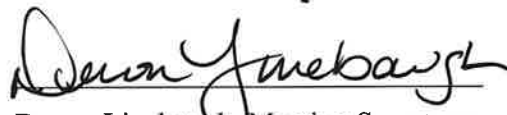
None.

7. REPORTS FROM STAFF

None.

8. ADJOURN

Meeting adjourned at 6:54 P.M.


Devon Linebaugh, Meeting Secretary

ATTEST:


Diane Mihocko, Chair