



# CITY OF EAGLE POINT

*"Gateway to the Lakes"*

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## OREGON

### EAGLE POINT PLANNING COMMISSION

17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON

**April 18, 2017**

### REGULAR MEETING MINUTES

1. **CALL TO ORDER – 7:00 P.M.**

Chair Collins called the meeting to order at 7:00 p.m.

Commission Members Present: Suzi Collins, Dianne Mihocko, Aaron Punty, Kevin Walruff, Millie Wewerka and Council Liaison Kathy Sell.

Commission Members Absent: Ron Boughton and Bernard Grossman

Staff Members Present: Mike Upston, Planning Director; Robert Miller, Public Works Director; April Strouse, Meeting Secretary.

Audience Members and Guests: Mr. and Mrs. Dave Judd; Paul Palmer

2. **FLAG SALUTE.**

Commissioner Walruff led the flag salute.

3. **AUDIENCE QUESTIONS OR COMMENTS CONCERNING ITEMS NOT ON THE AGENDA.**

There were no audience questions or comments.

4. **PUBLIC HEARING(S).**

Chair Collins read the public hearing opening script in compliance with ORS 197.763. She announced that one quasi-judicial public hearing would be held.

4.1 **Planning Action #17-02:SPR Storage Emporium at 10677 Hannon Rd.**

Applicant/Owner: Dave Judd

Submitted By: Mike Upston, Planning Director

The public hearing was opened at 7:02 p.m.

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Chair Collins asked if anyone felt that the Planning Commission did not have the right to make a decision on this matter.

None were heard.

Chair Collins asked if any members of the commission wished to declare a conflict of interest or ex-parte contact.

None were heard.

Chair Collins asked if any of the commissioners had visited the site.

All Commissioners were familiar with the location of the proposed Storage Emporium.

Chair Collins invited staff to present their report.

Planning Director Mike Upston, referred the Commissioner's to location map and handouts included in the packet as he talked through the proposed site approval for the Storage Emporium. Mr. Upston concluded that the proposed storage facility is compliant with the Zoning Ordinance. Commissioner Wewerka questioned if the existing dwelling on the property would remain for residential use. Mr. Upston indicated that yes the dwelling would remain as a grandfather residential use in the light industrial zone use on the property and stated it was a common practice for storage unit businesses.

Chair Collins asked if the applicant would like to make a presentation.

Dave Judd the property owner indicated he was open to questions from the Commissioner's. Commissioner Mihicko asked for clarification of the term PSU's (portable storage units) and their use. Mr. Judd stated that due to the amount of clay at the proposed site his engineer suggested that they might consider using portable units that would not require a foundation allowing for flexible uses and less movement of earth material during construction. He also mentioned the PSU's were designed to be aesthetically pleasing to look at, fitting in nicely with the overall design. Commissioner Walruff requested clarification that the storage units could not be habitable space and Mr. Judd agreed that would not be permitted and he also confirmed for Counsitor Sell that hazardous materials were not allowed to be stored in the storage units.

Chair Collins asked if there was any testimony in favor of the proposal.

None were heard.

Chair Collins called for testimony opposed to the application.

None were heard.

Chair Collins requested that any additional agency comments be presented.

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No additional comments were offered.

Chair Collins asked if staff had any final comments.  
None were offered.

Chair Collins called for the approval body to continue or close the hearing.  
Commissioner Mihicko made a motion to close the hearing and Commissioner Walruff made a second. The motion passed unanimously by the members present.

Chair Collins called for a motion on the application before the commission.  
Commissioner Walruff made a motion to adopt the findings and approve the application of the site plan review for the Storage Emporium, Commissioner Punty made a second. The motion passed unanimously by the members present.

### 5. CONSENT CALENDAR.

#### 5.1 Presentation of Regular Meeting Minutes of January 17, 2017.

Chair Collins announced the Consent Calendar and asked for a motion.  
Commissioner Wewerka moved that the Consent Calendar be approved.  
Commissioner Walruff seconded the motion. There was no further discussion.  
The motion passed unanimously by the members present.

#### CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR.

There were no items considered for removal from the Consent Calendar.

### 6. UNFINISHED BUSINESS.

There was no unfinished business brought before the commission.

### 7. NEW BUSINESS.

There was no new business brought before the commission.

### 9. REPORTS FROM PLANNING COMMISSION MEMBERS.

Commissioner Wewerka stated that she and Commission Boughton attended a lecture presentation on housing issues in Medford. She noted that a review of Eagle Point's requirements for off-street parking might be needed in the future.

### 10. REPORTS FROM STAFF.

Mr. Upston gave an update of on-going projects throughout the City.

### 11. INFORMATION.

#### 11.1 February, March and April City of Eagle Point Newsletter.

There was no discussion on the information item.

### 12. ADJOURNMENT.

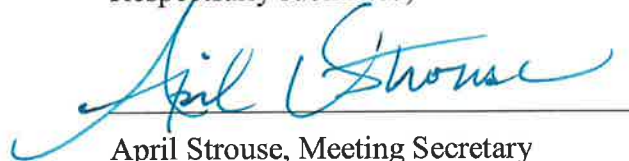
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There was no further business to come before the Eagle Point Planning Commission and Chair Collins adjourned the meeting at 7:48p.m.

Respectfully submitted,



April Strouse, Meeting Secretary

ATTEST:



Suzi Collins, Chair



