



City of Eagle Point

Planning Commission

EAGLE POINT PLANNING COMMISSION
17 S BUCHANAN AVE. EAGLE POINT, OREGON

October 15, 2019

REGULAR MEETING MINUTES

1. CALL TO ORDER- 6:00 P.M.

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

Commission Members Present: Jerry Close, Suzi Collins, Dennis Godfrey, Diane Mihocko, Mike Smail, Millie Wewerka.

Commission Members Absent: Travis Henson

City Council Liaison Absent: Kevin Walruff

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

2. FLAG SALUTE.

Commissioner Mihocko led the flag salute.

3. AUDIENCE QUESTIONS OR COMMENTS RE ITEMS NOT ON THE AGENDA.

There were no audience questions or comments.

4. PRESENTATIONS

None

5. CONSENT CALENDAR.

5.1 Presentation of Regular Meeting Minutes of September 17, 2019.

Chair Collins announced the Consent Calendar and asked for a motion. Commissioner Mihocko moved the Consent Calendar be approved. Commissioner Wewerka made a

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second. There was no further discussion. The motion passed unanimously by the voting members present.

6. CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR.

None heard.

7. PUBLIC HEARINGS.

- 7.1 Planning Application #19-04:SPR, Pariani Business Center
Proposed single-story, 3,425 SF office building with paved parking and landscape areas at 17 South Platt Avenue in the C-1 Retail Commercial zoning district.

The public hearing opened at 6:02 P.M.

It was asked if any Commissioners had drove past the lot to make observations. Commissioner Close had, and felt it was a good plan for the lot. Commissioner Godfrey had passed and felt the location was good however questioned the drop of the lot. Commissioner Mihocko and Chair Collins had both drove by the lot but had no input.

Mr. Upston notified the group that the hearing was not legislative, but rather a quasi judicial decision. He briefed the group on the background of the proposal – describing the detail of the plans, landscaping and parking followed by the process of approval. Mr. Upston described the purpose of the process, noting that we want to be certain the development is going in the direction the City is wanting and that the standards are being followed for site plans and landscaping. The City must also be sure the applications are complete, zoning is in compliance, and that the needs meet the City businesses. Commissioner Wewerka asked if adjacent property owners were notified and allowed to give comments; Mr. Upston confirmed the City had contacted people within 100' in all directions. No feedback was given.

Dan Horton, architect for the project, gave more details on the project. Mr. Horton addressed the lower elevation of the lot. He confirmed they would be building up the lot in addition to building a retaining wall. Commissioner Godfrey mentioned the storm water drain on the plot map. Mr. Horton said the water would be retained before hitting the creek as a form of treatment. Mr. Miller added the City has adopted the RVSS standards. The size of the lot is going to determine the size of the retention ponds. Commissioner Godfrey asked about the upstairs as no pictures were provided. Mr. Horton said there would be a mezzanine with a railing. This space could be used for additional office space for each unit. There are no upstairs bathrooms or handicap access. It was asked if the upstairs could be used for sleeping, etc. Mr. Upston detailed that while there are no City restrictions, it would need to be presented at the time of proposal. In this case, it was not presented and therefore not allowed. Commissioner Close asked if there was a target tenant in mind. John Pariani would be using one of the offices. There has been discussion with possible tenants but Mr. Horton and Mr. Pariani but nothing is certain at this point. The intent is to have professional offices. There were no audience testimonies for or against the application.

Chair Collins called for a motion to continue or close the public hearing. Commissioner Wewerka made a motion to close the hearing and Commissioner Mihocko made a second. The motioned passed unanimously by the voting members present.

The public hearing closed at 6:21 P.M.

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Chair Collins called for a motion on Planning Application #19-04:SPR, Pariani Business Center. Commissioner Mihocko moved to approve the application and Commissioner Smail made a second. The motion to approve passed unanimously by the voting members present.

8. UNFINISHED BUSINESS.

None heard.

9. NEW BUSINESS.

None heard.

10. REPORTS FROM COMMISSIONERS.

None heard.

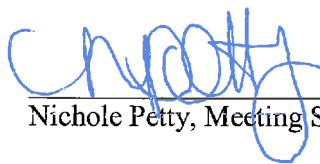
11. REPORTS FROM STAFF.

Mr. Upston: None from Planning.

Mr. Miller: Linn Rd is almost finished. There is some last minute fencing and landscaping and irrigation repair. Stevens Rd curb and gutter is in almost to the top. Within seven days paving could begin, but the anticipation date is October 25th. Mr. Miller encourages reviewing the Friday Letter as that will always have the most up to date information and allows community members to follow the ongoing projects. Commissioner Smail asked about the residual telephone poles and lines that are left on Linn Rd. Mr. Miller said that everything that was intended and budgeted to be underground has been relocated already. Mr. Upston confirmed that Council knew there were going to leave some overhead power lines.

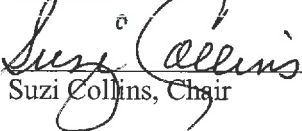
12. ADJOURN

Meeting adjourned at 6:27 P.M.



Nichole Petty, Meeting Secretary

ATTEST:



Suzi Collins, Chair