

## City of Oregon Planning Commission Meeting

The Planning Commission met Tuesday August 15, 2017 at 5:30 pm City Hall Council Chambers.

**Members Present:**

Mark Herman, Jeff Hallock, Craig Carpenter, Rick Ryland, Commissioner Kurt Wilson and Karly Spell.

**Absent:** Roger Cain and Joe Ebens.

**Also, Present:** Mayor Ken Williams and City Clerk Charlene Ruthe.

Mark Herman called the meeting to order.

Mark Herman opened the Public Hearing to rezone 707 S 5<sup>th</sup> Street from Single Family R-1 Residential to Commercial Highway Business District submitted by Thomas Harnett.

Resident Henry Tideman asked how this will affect the Comprehensive Plan, will it conform to original plan? Once the zoning is changed and he would sell the property anything allowed in the Commercial Highway Business District would be permitted. Mark Herman checked the Comprehensive Plan and its future use would be residential.

Beth Wolber, 708 S 5<sup>th</sup> Street, presented the Committee with pictures of his property. The property is unkept, has skunks, cars are in and out of the property at all times of the day, and he is storing vehicles from the business (TNT Motors) across the street. Compressor runs all day long.

Karen Churney, 700 S 5<sup>th</sup> Street, why does the city allow the property to look the way it does? Any violations wrote?

Melody Cain, 703 S 5<sup>th</sup> Street, if approved will affect her getting into her driveway, because it will increase traffic.

April Roos, 600 S 5<sup>th</sup> Street, what happens when he sells the property if zoning is changed?

Paul Drozd, 705 S 5<sup>th</sup> Street, lives right next door. The property has not been kept up.

Lowell Harp, 209 S 7<sup>th</sup> Street. asked about the Terrace Vegetation. That will be discussed later in the meeting.

Reagan Johnson, 704 S 5<sup>th</sup> Street, did he meet the required setbacks and height. Yes, he wanted a larger building however, wouldn't meet current setbacks and height requirements.

Tom Harnett said, he has not had the money to improve the house waiting for zoning change so that he can get more money from bank.

April Roos asked, what is the process for the variance? Mark said, they are an advisory committee they will make a recommendation to the City Council and they will have the final vote.

Other residential areas have commercial adjoined to them for example: Snyder's, Harvard Bank, McDonald's, and Casey's. Most of them have put up trees, shrubs, or a fence as a buffer.

The Public Hearing was closed.

Rick Ryland moved to recommend to the City Council to deny rezoning 707 S 5<sup>th</sup> Street from Single Family R-1 Residential to Commercial Highway Business District submitted by Thomas Harnett, Seconded by Karly Spell

Motion carried. No Nays.

Mark announced that this would go to the City Council next Tuesday August 22<sup>nd</sup> for a final vote.

Craig Carpenter moved to approve the July 18, 2017 minutes, Seconded by Karly Spell.

Motion carried. No Nays.

Kurt announced that the RV and Boat parking ordinance should be ready for everyone to review next week.

Roger Cain, Merlin Hagemann, and Tyler Hagemann have met to discuss Terrace Vegetation. Since Roger was absent Kurt spoke on his behalf. Came up with no good plant that should be planted on the terrace. Feel grass is the only thing and possibly hostas around the trees or poles.

Lowell Harp, 209 S 7<sup>th</sup> Street, asked about approval of his variance he applied for last year. The Plan Commission approved; however, City Council sent it back to Plan Commission for further review.

The big problems with vegetation on the terrace is not being maintained, line of site for vehicles, snow removal, and hanging over the sidewalk. Was also brought up about businesses with flowers being in the right of way. Who is in violation and how do you enforce?

Jeff Hallock made a motion to table until the next meeting when we have something in writing, Seconded by Craig Carpenter.

Motion carried. One Nay.

The committee will be working on something in writing for terrace vegetation in residential and commercial zoning.

Mayor Ken Williams announced at the September meeting he will be presenting an ordinance to rezone the Pines Road corridor. He will be having Teska and Assoc. putting the ordinance together.

Rick Ryland moved to adjourn the meeting, Seconded by Kurt Wilson.

Motion carried. No Nays.

Adjourn: 6:27 PM

Charlene Ruthe, Secretary