

City of Oregon Planning Commission Meeting

The Planning Commission met Tuesday October 17<sup>th</sup>, 2023, at 5:30 pm.

**Members Present:** Rachel Brunner, Randy Cropp, Jeff Hallock, Mark Herman, and Rick Ryland.

**Absent:** Roger Cain and Karly Spell.

**Also, Present:** City Manager Darin DeHaan, Ted Hvarre, Cheryl Hilton, Sally Moring, and Mayor Ken Williams.

**Present via Zoom:** Lynn Baylor Zies.

Chairman Mark Herman called the meeting to order.

Public Hearing for a Short-Term Rental request submitted by Sally Moring for the property located at 309 S. 1<sup>st</sup> Street parcel #16-03-186-004 was opened at 5:31.

**Discussion:** City Manager Darin DeHaan thanked the Moring family for allowing a walk through of the property. He stated Roger Cain said he was in favor of the use of the property as a Short-Term rental. The Planning Commission had a previous issue with access to the larger warehouse portion of the property. This has been addressed and an alternate access to the Short-Term rental has been determined. All requirements for public notice and certified mailings were met.

Rick Ryland moved to close the public hearing at 5:33pm, Seconded by Randy Cropp.

Motion carried. No Nays.

Rachel Brunner moved to approve the September 19<sup>th</sup>, 2023, minutes, Seconded by Jeff Hallock.

Motion carried. No Nays.

Randy Cropp moved to approve the Short-Term Rental request submitted by Sally Moring for the property located at 309 S. 1<sup>st</sup> Street parcel #16-03-186-004, Seconded by Rick Ryland.

**Discussion:** Mark Herman stated the recommendation will go to the City Council next Tuesday.

Motion carried. No Nays.

Randy Cropp moved to set a Public Hearing date of November 21<sup>st</sup>, 2023 for a variance application submitted by Trestle Holdings LLC regarding storm water detention for the Trestle Ridge Subdivision, Seconded by Rachel Brunner.

**Discussion:** City Manager Darin DeHaan said the city engineers have reviewed the proposed plan. The plans are within state specifications, but the city ordinance is more restrictive. Ted Hvarre stated the retention pond will be smaller than what was originally approved and will be more affordable. Mark Herman stated the retention pond is used to cut down on erosion.

Motion carried. No Nays.

Discuss draft of Comprehensive Plan: City Manager Darin DeHaan said NIU has been working with the Steering Committee for a year. The Comprehensive Plan shows designated potential growth and land use for the city. There are a couple of errors that have been identified and will be changed. The plan will act as a guiding document for adding housing and increasing population. The plan also provides guidance to the city on property located within a mile and half of the city boundaries. Rachel Brunner asked if the current zoning map would need to be adjusted. City Manager Darin DeHaan said no, this will give the city a voice on projects within the mile and a half boundary.

Other business: Rick Ryland asked about the Dollar General Project. City Manager Darin DeHaan said the project was turned down. Mark Herman asked about the solar farm. City Manager Darin DeHaan said a revision was made to the annexation agreement. The agreement will be reviewed by the City Council. The solar company plans to start the project next year. Rick Ryland stated he saw the cigar was removed from the mural but not the smoke at Bad Ash Cigars. City Manager Darin DeHaan said a letter was sent on Friday to the owners. They have not settled what the final design will be.

Rick Ryland moved to adjourn the meeting at 5:50 pm, Seconded by Randy Cropp.

Motion carried. No Nays.

Submitted by: City Clerk Cheryl Hilton