

**City of Oregon Plan Commission Agenda
Tuesday November 21st, 2023, 5:30 P.M.
City Hall 115 N. 3rd Street**

Option to Join Zoom Meeting

Meeting ID: 870 7360 8832

Passcode: 102536

One tap mobile

+13092053325

Consideration and possible action

I. Open Public Hearing

- a. Variance application submitted by Trestle Holdings LLC regarding storm water detention for the Treste Ridge Subdivision

II. Close Public Hearing

III. Open Regular Meeting

a. Public Comment

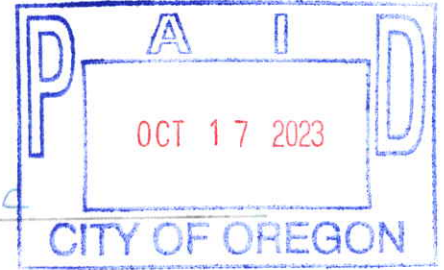
1. Approve October 17th, 2023, Minutes
2. Approve variance application submitted by Trestle Holdings LLC regarding storm water detention for the Treste Ridge Subdivision
3. Discuss Ordinance 14.24.110 Brush and Yard Waste and Ordinance 18.08.010 Prohibited Generally: Should leaf bags be allowed on City Streets for pickup
4. Other business

Committee Members

Mark Herman - Chairman

Rachel Brunner, Roger Cain, Randy Cropp, Jeff Hallock, Rick Ryland, Karly Spell

**City of Oregon
Application for Variation**



1. Applicant's name Trestle Holdings, LLC
2. Applicant's address: % Ted N. Hvarre,
3. Applicant's phone number. _____
4. Applicant's email address: _____@_____

5. Address of property for which variance is being requested
City of Oregon Dog Park for storm water detention for
Trestle Ridge Subdivision

6. Nature of variance:
For storm water detention for
Trestle Ridge Subdivision

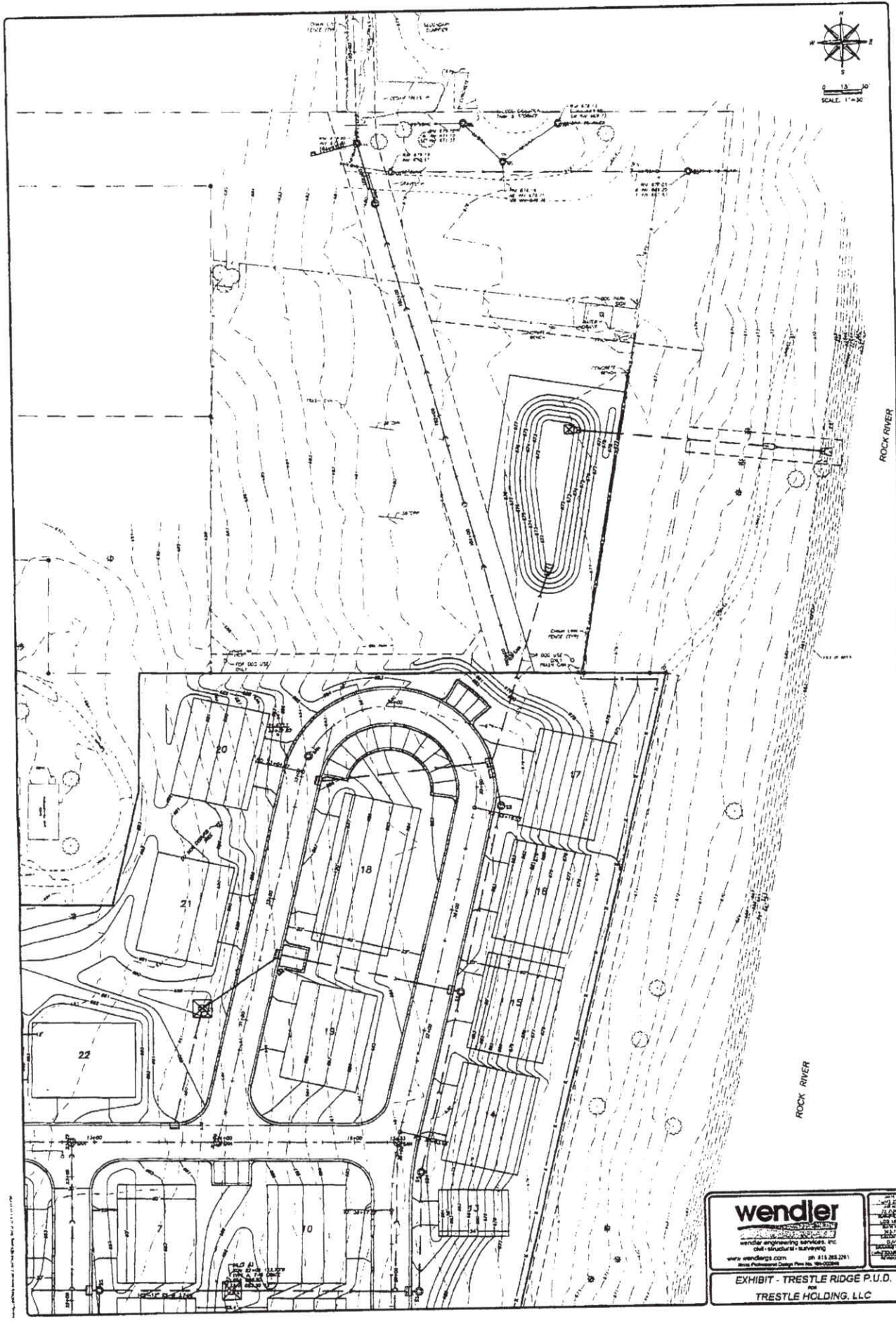
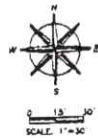
7. Charges and fees:

Residential:	Non-refundable fee: \$100.00 but not more than \$500.00
Commercial: Commercial Business District Industrial Any other type of zoning	Non-refundable fee: \$500.00 but not more than \$2,500.00

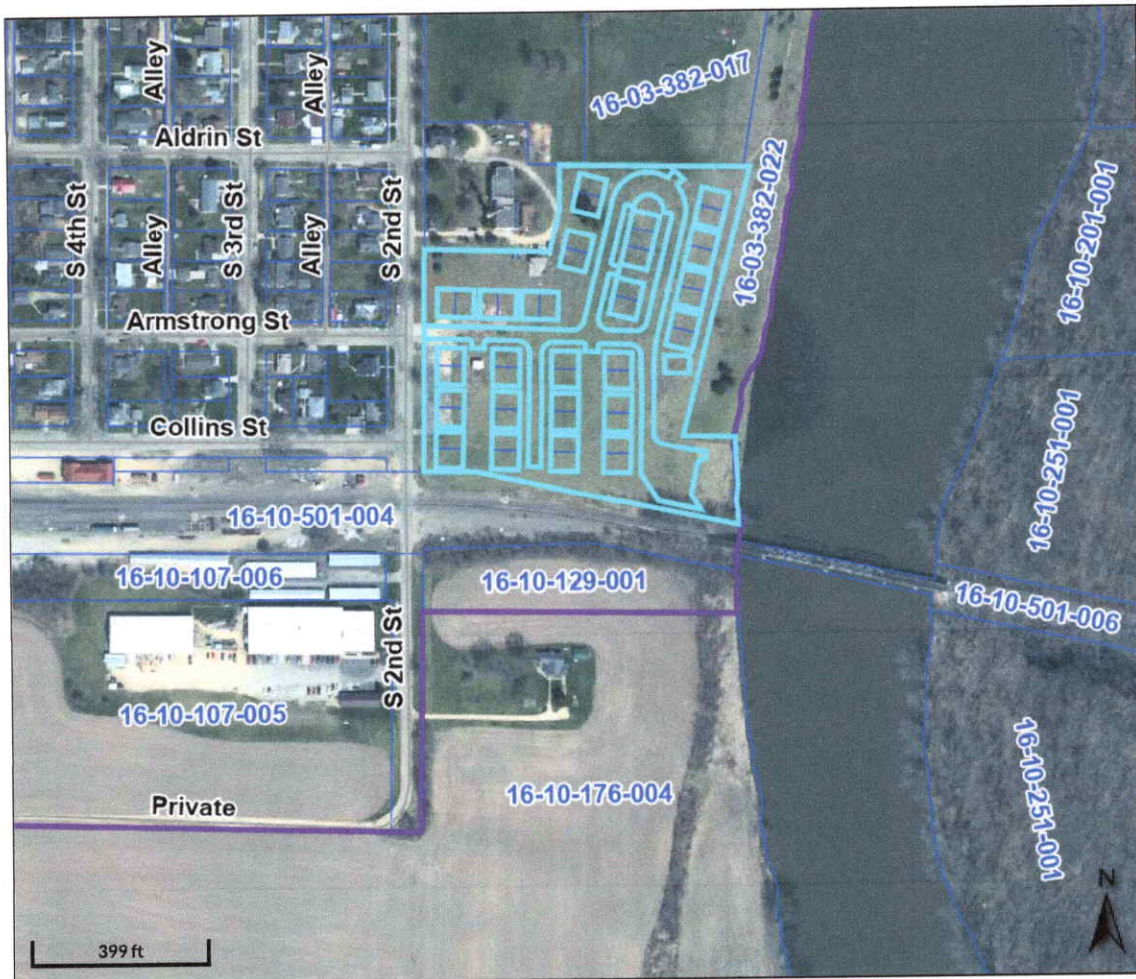
8. Request for fee waiver and reimbursement for public hearing costs: *The Planning Committee will consider a waiver of fees and public hearing costs if the project is presented as an enhancement to the community as a whole and will benefit the public.

9. A drawing to scale – to include lot dimensions, location & size of all building on lot, setbacks, unusual characteristics, and variation as requested. The Planning Commissioner has the right to request a survey at the landowner's or project organization's expense if so needed.

Internal use only: Fee waiver granted _____ years _____ days
 Reimburse Public Notice Costs granted _____ years _____ days



wendler ENGINEERING & SURVEYING wender engineering services, inc. civil structural - surveys www.wendler.com ph: 813.293.2741 2800 Polkborough Circle, Palm Bay, FL 32909	DATE: 11/11/11
	BY: [Signature]
EXHIBIT - TRESTLE RIDGE P.U.D. FOR TRESTLE HOLDING, LLC	



Overview



Legend

-  Municipalities
-  Townships
-  Roads
-  Tax Parcels
-  Tax Parcels with Details

Parcel ID	16-10-128-009	Class	0030	Owner Address Available with Subscription
Township	Oregon-Nashua	Acreage	4.8	
Property Address				
District	01840T			
Brief Tax Description	COMMON AREA TRESTLE RIDGE PUD PT NW4 <i>(Note: Not to be used on legal documents)</i>			

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City of Oregon Planning Commission Meeting

The Planning Commission met Tuesday October 17th, 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. 1st 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 19th, 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. 1st 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 21st, 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



Our Mission: To foster an environment of economic growth and opportunity through effective partnerships with our citizens, businesses, and visitors while maintaining a high standard for quality of life in a progressive community which embraces its heritage.

CITY OF OREGON PLANNING COMMISSION AGENDA MEMORANDUM

To: Planning Commission Members
From: Darin DeHaan, City Manager

Subject: Obstructing Streets

Action Requested: Approval Discussion Information Only

Meeting Date: 11/21/2023

Executive Summary:

I was contacted by a citizen who continues to express his concern of residents placing leaf bags on the city streets, obstructing parking. Should this be allowed?

Discussion:

14.24.110 Brush And Yard Waste

Brush and yard waste shall be collected starting April through November each year on a weekly schedule and placed at the curb. Brush and yard waste shall be prepared and placed at the curb in a suitable container not to exceed 30 gallons in capacity or 30 pounds in weight. Suitable containers shall include: biodegradable bags or garbage cans (plastic or metal) clearly marked with an "X." Plastic garbage bags are not acceptable.

18.08.010 Prohibited Generally

Every person who shall obstruct any street, public highway, alley, sidewalk, gutter or drain within the city, by placing any substance or thing thereupon or therein, in such a manner as to interfere with or obstruct full, free and proper use thereof, or who shall drive any vehicle upon, along or across any sidewalk, except at public or private crossings, shall be deemed guilty of a violation of this Code.



Respectfully submitted,

Darin DeHaan

Mayor: Ken Williams
City Manager: Darin DeHaan
City Clerk: Cheryl Hilton
City Attorney: Paul Chadwick
Chief of Police: Joseph Brooks

Council Member: Terry Schuster
Council Member: Kurt Wilson
Council Member: Melanie Cozzi
Council Member: Tim Krug
Director of Public Works: Bill Covell