

### City of Oregon Planning Commission Meeting

The Planning Commission of the City of Oregon met Tuesday January 21, 2014, 6:00 P.M. in the City Hall Council Chambers.

Present: Mike Bowers  
Joe Ebens  
Mark Herman  
Jerry Hinrichs  
Tom Miller  
Rich Rhoads  
Attorney Paul Chadwick

Absent: Rob Zimmerman

Mark Herman called the meeting to order.

Jerry Hinrichs moved to approve the November 19, 2013 minutes, Seconded by Mike Bowers.

Motion carried. No Nays.

Jeremy Nesemeier and his realtor, Sharon Bowers, were present. He is requesting a zoning change for a parcel he is interested in buying at 801 & 803 Adams Street. It currently is zoned R-1 single family; making the property grandfathered as a duplex. At the time it was built in 1970 R-1 was one and two family dwellings; however in 2003 the zoning was updated to R-1 single family, R-2 two families, and R-3 multifamily. If more than 50% of the current value is damaged and the owner would wish to rebuild a duplex, they will need to take this to the Plan Commission for a recommendation to the City Council. They are not able to secure financing if it can't be rebuilt as a duplex.

Jerry Hinrichs moved to change the zoning for 801 & 803 Adams Street from R-1 single family residents to R-2 two family residents.

Attorney Paul Chadwick read a section in the city codebook pertaining to changes and modifications. The section requires that a public hearing take place and a notice put in the newspaper of record no less than fourteen days prior to the meeting. The notice is to be paid by either the seller or buyer of the property. **(Jerry withdraw his motion after this was read)**

It was recommend that they put notice in the newspaper of record before the next Plan Commission meeting, which is February 18<sup>th</sup>, 2014. It was also explained to them they are only a recommending board, the City Council will have the final vote on February 25, 2014.

Mike Bowers moved to adjourn the meeting, Seconded by Rich Rhoads.  
Motion carried. No Nays.

Adjourn: 6:38 pm

Charlene Ruthe, Secretary