



City of McMinnville
Planning Department
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MINUTES

November 15, 2018
Planning Commission
Regular Meeting

6:30 pm
McMinnville Civic Hall, 200 NE 2nd Street
McMinnville, Oregon

Members Present: Chair Roger Hall, Commissioners: Martin Chroust-Masin, Roger Lizut, Zach Geary, Lori Schanche, and Susan Dirks

Members Absent: Erin Butler, Gary Langenwalter, and Erica Thomas

Staff Present: Chuck Darnell – Senior Planner, Jamie Fleckenstein – Associate Planner, Heather Richards – Planning Director, Tom Schauer – Senior Planner, and David Koch – City Attorney

1. Call to Order

Chair Hall called the meeting to order at 6:30 p.m.

2. Citizen Comments

Susan Chambers, representing First Baptist Church, said in 2017 First Baptist Church celebrated its 150th anniversary. In 2016 they had hired a building inspector to identify necessary repairs to the building, and the bell tower roofing system and exterior stucco restoration were considered the highest needs. This was a distinctive historic site. The total estimate for the repairs exceeded \$650,000 and they had requested a grant from the Historic Landmarks Committee. However, because they were a church they were not eligible. Planning staff had suggested another organization, and they had received two grants to help with the projects. The church thanked staff for their help and as a token of appreciation they presented a quilt to Senior Planner Darnell.

3. Approval of Minutes

- **September 20, 2018** (Exhibit 1)

Commissioner Schanche moved to approve the September 20, 2018 minutes. The motion was seconded by Commissioner Dirks and passed 6-0.

4. Public Hearings:

- A. **Legislative Hearing. G 3-18. Zoning Ordinance Text Amendment: Mixed Use in Commercial Zones** (Exhibit 2)

Request: The City of McMinnville is proposing to amend Chapters 17.06 (Definitions) and 17.33 (C-3 General Commercial Zone) of the McMinnville Zoning Ordinance. The proposal is related to

residential use in the C-3 General Commercial zone. Currently, multi-family residential use (3 or more residential units) is permitted in the C-3 zone, whether as a separate use or as part of a mixed-use development. However, mixed-use development which includes only 1 or 2 upper-story residential units isn't currently permitted in the C-3 zone. The proposed amendment would permit this use in the C-3 zone, and would include an additional change related to ground-floor use.

Chair Hall opened the public hearing and read the hearing statement. He asked if there was objection to the Commission's jurisdiction on this matter. There was none. He asked if any Commissioner wished to make a disclosure or abstain from participating. There was none.

Senior Planner Schauer presented the staff report. This was a zoning ordinance text amendment to allow small scale mixed use and upper story residential use in the C-3 General Commercial Zone. Currently, multi-family residential use (3 or more residential units) was permitted in the C-3 zone, whether as a separate use or as part of a mixed-use development. However, mixed-use development which included only 1 or 2 upper-story residential units wasn't currently permitted in the C-3 zone. The proposed amendment would permit this use in the C-3 zone, and would include an additional change related to ground-floor use. The final proposal also included an amendment to authorize associated parking to be located within 200 feet of the smaller-scale upper-story residential use. The Commission had held a Work Session on this issue in September. At that meeting there had been discussion about whether or not there should be a relationship between the occupant of the dwelling and the business as well as whether other residential uses, such as townhomes, should be permitted in the C-3 zone. There had been consensus to remove the requirement for the dwelling to be associated with the business and to keep the focus on upper story units and to look at the broader issues of townhomes at another time, especially since they would have an impact to curb appeal and street frontages. The proposed changes added definitions to Chapter 17.06 and amended the permitted uses in the C-3 zone and parking requirements. He explained the definitions that would be added and the changes to the permitted uses and off street parking. He discussed the applicable criteria. The application met the criteria for efficient use of commercially designated lands, revitalization and reuse of existing commercial properties, and encouraging vertical mixed use. It would also provide opportunities for a variety of housing types and densities, efficient development patterns, off street parking, and encourage compact urban development patterns to provide for conservation of energy. It was consistent with the goals and policies of the Comprehensive Plan, addressed the identified objectives, and all criteria were satisfied. Staff recommended approval of the application.

Commissioner Lizut asked how this would affect current commercial buildings. Senior Planner Schauer said the majority of all commercial was C-3. New development could add units above or buildings could be retrofitted to add units.

There was no public testimony.

Chair Hall closed the public hearing.

Based on the findings of fact, the conclusionary findings for approval, and the materials submitted by staff, Commissioner Geary moved that the Planning Commission recommended that the City Council approve the proposed zoning ordinance text amendments presented in Attachment 1 to the decision document for docket G 3-18. The motion was seconded by Commissioner Schanche and passed 6-0.

5. Discussion Items

None

6. Old/New Business

Chair Hall announced the Planning Commission annual report would be presented to the City Council on December 11.

Planning Director Richards discussed what would be included in the report.

7. Commissioner/Committee Member Comments

None

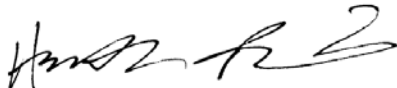
8. Staff Comments

Senior Planner Darnell listed the upcoming agenda items for the December meeting.

Planning Director Richards explained the open Planning Commission positions and applicants who had applied. There was still one open position.

9. Adjournment

Chair Hall adjourned the meeting at 7:02 p.m.



Heather Richards
Secretary