

GLADSTONE PLANNING COMMISSION MEETING MINUTES of February 16, 2016

Meeting was called to order at 6:30 PM.

ROLL CALL:

The following City officials answered roll call: Commissioner Malachi de AElfweald, Commissioner Kevin Johnson, Commissioner Linda Neace, Commissioner Les Poole, and Chairperson Tammy Stempel.

ABSENT:

Commissioner Kirk Stempel.

STAFF:

Jolene Morishita, Assistant City Administrator; David Doughman, City Attorney; Clay Glasgow, City Planner.

Assistant City Administrator Jolene Morishita performed the swearing-in of Commissioner Natalie Smith.

Chairperson Tammy Stempel welcomed Commissioner Smith and made a few comments regarding the duties of the Planning Commission.

Councilor Sieckmann wanted to thank all the Commissioners for their time, and welcomed Commissioner Smith. He said at the last meeting the Commission had asked for more information from staff. The topic was discussed at the last Council meeting and the City Administrator said he would bring it up with the Department Heads at the next staff meeting. However, there was still no response from the departments in this current packet. There was discussion regarding wireless communications, codes/ordinances, grants, etc.

CONSENT AGENDA:

1. Approval of January 19, 2016 Minutes:

Commissioner de AElfweald wanted to note that the temporary structure bid was one thing they wanted to address. *Commissioner Neace made a motion to approve the consent agenda. Motion was seconded by Commissioner de AElfweald. Motion passed unanimously.*

REGULAR AGENDA:

2. Public Hearing: (modification) Z0475-15-D, et al: Parker Properties new building (24 Hour Fitness Center) on property located to the east of and adjacent to Walgreen's site, on the south side of W. Arlington. Request for discussion of proposed screening for roof-mounted mechanical equipment.

Mr. Glasgow went over the staff report.

Chairperson Tammy Stempel opened the public hearing at 6:40 PM and went over the procedure. None of the Commissioners wanted to disqualify themselves and all of them have visited the site. None of the audience members had any objections. Commissioner de AElfweald commented that on page 2-3 there is commentary regarding this being privileged information. Mr. Doughman said that we could not process it if it were confidential.

Mike Rueter from Mackenzie, shared diagrams of the project and went over the process they used to come up with the screening. He said the units won't be seen from any point on the property. There was discussion regarding screening options.

Public Testimony: None.

Commissioner Johnson made a motion to close the public testimony. Motion was seconded by Commissioner Neace. Motion passed unanimously.

Mr. Glasgow recommended centrally located equipment.

Commissioner Johnson made a motion that regarding Z0475-15-D that we do not require screening around the roof top units, that they be painted to match the building, and be located as close to the middle of the building as possible. Motion was seconded by Commissioner Neace. Motion passed unanimously.

3. Public Hearing: (modification) Z0222-15-D, Marsh Locker's/Iselin: approved office/residential mixed use building at 220 Portland Avenue (NW corner of the intersection of Arlington Street and Portland Avenue). Developer proposes to change roofing material from tile to composition. Chairperson Tammy Stempel opened the public hearing and went over the procedure.

Commissioner Johnson recused himself. None of the other Commissioners wanted to disqualify themselves and all of them have visited the site. None of the audience members had any objections.

Mr. Glasgow went over the staff report.

Todd Iselin from Iselin Architects and the property owner, Kevin Marsh, explained that they decided to go with a heavy composition roof as opposed to tile.

Public Testimony: None.

Commissioner Neace made a motion to close the public testimony. Motion was seconded by Commissioner de AElfweald. Motion passed unanimously.

Commissioner Poole made a motion to approve the roofing change for Z0222-15-D for the Locker's building. Motion was seconded by Commissioner Smith. Motion passed unanimously.

ADJOURN:

Commissioner Smith made a motion to adjourn. Motion was seconded by Commissioner Neace. Motion passed unanimously. Meeting adjourned at 7:12 PM.

Minutes approved by the Planning Commission this 19TH day of APRIL, 2016.



Tamara Stempel, Chair