

GLADSTONE PLANNING COMMISSION MEETING MINUTES of April 19, 2016

Meeting was called to order at 5:30 PM.

ROLL CALL:

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

ABSENT:

None.

STAFF:

Jolene Morishita, Assistant City Administrator; David Doughman, City Attorney; Clay Glasgow, City Planner, Jeff Jolley, Police Chief; Mike Funk, Fire Marshal; Jim Whynot, Public Works Director.

Chairperson Tammy Stempel made a few comments regarding the duties of the Planning Commission.

CONSENT AGENDA:

1. Approval of February 16, 2016 Minutes:

Commissioner de AElfweald wanted to note that under the Regular Agenda, Item #3, the decision to go with a heavy composition roof was due to safety concerns. Commissioner Johnson wanted to note that the owner's name is Dennis Marsh, not Kevin Marsh.

Commissioner Neace made a motion to approve the minutes with the above amendments. Motion was seconded by Commissioner Poole. Motion passed unanimously.

REGULAR AGENDA:

2. Public Hearing: Z0035-16-D, Design Review, Bart Kearns – Manufactured Home/Watchman's Quarters in Conjunction with Property Located at 6005 Duniway Avenue. Site is South Side of Duniway at the end of Watts Street. Zone Designation – LI, Light Industrial:

Chairperson Tammy Stempel opened the public hearing at 5:35 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.

Mr. Glasgow went over the staff report. He pointed out that the wetlands designation no longer applies to this property. Commissioner Johnson pointed out an error regarding sidewalks. There was discussion regarding the wetlands designation. Commissioner de AElfweald asked if there was sufficient accessibility for fire trucks – Fire Marshal Funk said that would vary, depending on what is parked where. Fire Marshall Funk has questions/concerns regarding the address of the site, the ability to turn fire trucks around, and whether someone will be living there full time. He said that having a residential type structure in an industrial area can be problematic. Commissioner de AElfweald asked Police Chief Jolley what kind of postings/contacts would be necessary for a watchman in relation to the Police Department. Chief Jolley said they would want to make sure they were certified through the State/DPSST, but the postings/contacts requirements would be the same as any other business in the City. Chairperson Tammy Stempel asked if there had been any issues at the Road Runner building as far as vandalism, thefts, etc. that would justify the need for a watchman. Chief Jolley was not aware of any crime issues in

that area. Jim Whynot, Public Works Director, said there were no issues as far as Public Works. Dave Caum, Plant Manager, explained that they have 25 full time employees that work as needed and hours change. The Food Defense Assessment has been giving them more requirements regarding security/monitoring the facility. He said there have been thefts from the property, vehicles broken into, illegal dumping, trespassing, and drug paraphernalia left on the grounds. They haven't decided on who the watchman will be, but they are hoping that it will be one of their current employees.

Public Testimony:

Steve Gleason is hoping that this will not be the same situation as the one on Portland Avenue. He feels it looks bad in the neighborhood.

Katherine Ellerby is opposed to the watchman's quarters because of the continuing screening issues and other problems with the one on Portland Avenue. They have not had any response from City administration.

Jim Hopp is opposed because he feels the area has turned into a slum/eyesore.

Police Chief Jolley said they have issued citations relating to the Portland Avenue site and now the City Attorneys are involved to help get the issues resolved. Lori Green has had her house vandalized but doesn't see the need for a security guard. Sean Price said that the Portland Avenue/Duniway area becomes a parking lot during high school football games which may cause accessibility issues for the fire trucks.

Due to time constraints the hearing for Z0035-16-D, Design Review will be held over until the next meeting, May 17th, 2016 at 6:30 PM.

Commissioner de AElfweald made a motion to continue the hearing until May 17th, 2016 at 6:30 PM. Motion was seconded by Commissioner Neace. Motion passed unanimously.

If anyone has any correspondence please send it to Assistant City Administrator Jolene Morishita at Morishita@ci.gladstone.or.us. Mr. Doughman pointed out that if anyone emails any of the Commissioners directly they will not receive a response because it is not allowed.

ADJOURN:

Commissioner Neace made a motion to adjourn. Motion was seconded by Commissioners de AElfweald and Poole. Motion passed unanimously.

Meeting adjourned at 6:30 PM.

Minutes approved by the Planning Commission this 17th day of MAY, 2016.



Tamara Stempel, Chair