

## GLADSTONE PLANNING COMMISSION MEETING MINUTES of June 21, 2016

Meeting was called to order at 6:31 PM.

### **ROLL CALL:**

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

### **ABSENT:**

None.

### **STAFF:**

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

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Ms. Morishita gave the oath of office to newly appointed Commissioner Richard Hoffman.

Randy Rowlette was not in attendance to receive the oath of office. Notification of non-attendance was not received from Mr. Rowlette.

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

### **CONSENT AGENDA:**

**1. Approval of May 17, 2016 Minutes:**

*Commissioner Kirk Stempel made a motion to approve the consent agenda. Motion was seconded by Commissioner Smith. Motion passed unanimously.*

### **REGULAR AGENDA:**

**2. Update on Discussion with County Regarding Planning Services – Councilor Kim Sieckmann:**

Councilor Sieckmann said they discussed several ideas to improve service to the City of Gladstone. He shared some of the ideas, including having the County Planner available on a designated day of the week, pre-application charges, providing more information on the City's website, professional services, Code Enforcement issues, etc. The next meeting will be on July 7<sup>th</sup> and Commissioner Poole agreed to attend.

**3. Public Hearing: Z0185-15-C; Conditional Use/Design Review, Tri-Plex. Subject property is zoned R-7.2, Single-Family Residential and located at 19105 Oatfield Road, between Heather Way and Kenmore Street. This proposal was originally considered at the June 16, 2015 Planning Commission hearing. At that time application did not provide sufficient detail and the item was tabled:**

Chairperson Tammy Stempel opened the public hearing at 6:52 PM and went over the procedure to be followed. None of the Commissioners wanted to disqualify themselves. Commissioner Smith was the only one who had not visited the site. None of the audience members had any objections. Mr. Glasgow went over the staff report and gave some background on the project. There was discussion regarding parking spaces, traffic, set-backs, fire department access/hydrants/sprinklers, etc.

Dale Crittenden, applicant, joined in the discussion regarding the design/lay-out and answered questions regarding windows, parking, etc.

There was no public testimony.

*Commissioner De AElfweald made a motion to hold over Z0185-15-C until the next meeting, July 19<sup>th</sup>, 2016. Motion was seconded by Commissioner Poole. Motion passed unanimously.*

**4. Public Hearing: Z0282-16-M; Partition into three (3) Parcels, one for the existing residence, the other two for future single-family residential use. Property is located at 16433 SE Ormae Road, north of SE Dagmar Road:**

Chairperson Tammy Stempel opened the public hearing and went over the procedure to be followed. None of the Commissioners wanted to disqualify themselves. Commissioners de AElfweald and Poole were the only ones who have visited the site. None of the audience members had any objections. Mr. Glasgow went over the staff report and gave some additional information on the project. There was discussion regarding improvements, easements, fire department access, etc.

Sara Pool, applicant, asked that the fee for sidewalks be waived because there will never be sidewalks installed on this street.

Public Testimony:

Tim Moore, opponent, said this has been a quiet neighborhood and feels the division is out of character with the area. He also has concerns regarding fire.

Applicant Rebuttal:

Ms. Pool said that everything will be built to code.

*Commissioner de AElfweald made a motion to close the public hearing. Motion was seconded by Commissioner Smith. Motion passed unanimously.*

There was a lengthy discussion regarding sidewalks and City code.

*Commissioner de AElfweald made a motion to approve Z0282-16-M with the provisions provided by Mr. Glasgow. Motion was seconded by Commissioner Smith. Motion passed unanimously.*

**BUSINESS FROM THE COMMISSIONERS:**

There was discussion regarding issues that will be coming before the Planning Commission.

**ADJOURN:**

*Commissioner Kirk Stempel made a motion to adjourn. Motion was seconded by Commissioner Hoffman. Motion passed unanimously. Meeting adjourned at 8:16 PM.*

Minutes approved by the Planning Commission this 19<sup>th</sup> day of JULY, 2016.

  
Tamara Stempel, Chair