

GLADSTONE PLANNING COMMISSION MEETING MINUTES OF OCTOBER 17, 2023

Meeting was called to order at 6:31 P.M. (In Person and via Zoom)

ROLL CALL:

Chair Natalie Smith, Commissioner Jennifer Volbeda, Commissioner Andriel Langston, Commissioner Andrew Labonte, Commissioner Pat Smith, Commissioner Thomas Mersereau

ABSENT:

Commissioner Jacob Wease

STAFF:

Heather Austin, Senior Planner; Tami Bannick, City Recorder

CONSENT AGENDA:

1. APPROVAL OF AUGUST 15, 2023 MEETING MINUTES:

Commissioner Pat Smith made a motion to approve the Consent Agenda. Motion was seconded by Commissioner Langston. Ms. Bannick took a roll call vote: Commissioner Volbeda – yes. Commissioner Langston – yes. Commissioner Labonte – yes. Commissioner Pat Smith – yes. Commissioner Mersereau – yes. Chair Smith – yes. Motion passed with a unanimous vote.

REGULAR AGENDA:

2. MONTHLY PLANNING REPORTS – SEPTEMBER & OCTOBER 2023:

Ms. Austin said the reports are included in the packet.

She said business was steady as far as customer service contacts. They looked at a sign permit for the Subway located on Princeton.

3. PUBLIC HEARING: DR-23-06 – CONSTRUCTION OF A NEW 7,458 SQ. FT. WAREHOUSE STORAGE BUILDING – 6075 DUNIWAY AVENUE:

Chair Smith opened the public hearing at 6:35 P.M.

She asked if there were any abstentions from the Commissioners – there were none. She asked if there were any significant ex parte/pre-hearing contacts or conflicts of interest – there were none. All the Commissioners had viewed the site. She asked if any member of the audience wished to challenge the right of any Commissioner to hear this matter – none did. She asked if any member of the audience wished to question the jurisdiction of this body to act on behalf of the City Council on this matter – none did.

Chair Smith went over the order/procedures they will be following. She said this is an item in which they will be receiving public testimony. Any interested person may present testimony concerning the proposed amendments. The public hearing is your opportunity to comment before the City makes a decision. She went over the procedures for testifying.

Ms. Austin went over the staff report/Power Point presentation. This project is for the Fire Restoration Company. There is no proposed off-street parking or exterior storage and there is no longer a requirement to provide off-street parking. The project is zoned light industrial. This use

is permitted outright in this zoning district. It is approximately .5 acres in size. It doesn't fall within the flood plain or any environmental overlays in the City. They sent notice to applicant/owner of the site, as well as property owners/residents within 250 feet, as well as the appropriate agencies. They only received comments from City of Gladstone Public Works/Engineering. They need to have conversations with the applicant regarding the width of the proposed driveways, public improvements, right-of-way dedication, and 8-foot public utility easements along all street frontages.

She went over the design/schematic/maps of the project. Staff recommends that this design review be approved. The conditions could be applied to make this proposal meet the development code, with the exception of building materials.

APPLICANT TESTIMONY:

Greg Philo, applicant, gave some background information about himself. He said this is a very narrow lot, so it creates design challenges. He said the issues with power poles and landscaping could make this project non feasible. He is asking for a continuation. He would like to have a conversation about the issues now so that they are better repaired next time. He shared information/photos/colors of the building material. He has already purchased the steel. There was discussion regarding building materials.

Commissioner Pat Smith asked what was going to be stored – Mr. Philo said it would mainly be furniture/clothing/etc. that has been cleaned and will be stored there until the structure is rebuilt after a fire. The residence/manufactured home adjacent to the site belongs to him.

Rapheal Goodblatt, Architect, said they are trying to get a handle on the driveway, a utility easement, and a 10-foot planter strip all the way around the site. He asked for input from the Planning Commission. Mark Bello, Planning Consultant, said they are interested in how the screening would be expected to work, signage, parking, and loading and if there are examples of these in the City that they could look at. Ms. Austin said the landscaping strip referenced in the staff report could overlap with an 8-foot public utility easement, so it's not 18 feet; it's 10 feet. The L portion of the building issue would be a question for Public Works/Engineering, as well as the utility easement issue. She found that the asphalt area serves as a loading area. She wants to be sure they are meeting the code requirements, and she believes they can. She hasn't seen a signage proposal of any kind, so she couldn't comment on that – a sign is a separate permit. Mr. Philo said their trucks would be parked in the paved area while they are being loaded/unloaded. They use box trucks. There was further discussion regarding the landscape strip/driveway/sidewalk/power poles/ADA ramp.

PUBLIC TESTIMONY:

None. There has been no correspondence received pertaining to this matter.

Commissioner Langston made a motion to grant a 60-day continuance for application DR-23-06. Motion was seconded by Commissioner Volbeda. Ms. Bannick took a roll call vote: Commissioner Volbeda – yes. Commissioner Langston – yes. Commissioner Labonte – yes. Commissioner Pat Smith – yes. Commissioner Mersereau – yes. Chair Smith – yes. Motion passed with a unanimous vote.

BUSINESS FROM THE PUBLIC:

None.

BUSINESS FROM THE PLANNING COMMISSION:

They had discussed bringing their personal financial information to the next meeting.

Commissioner Pat Smith said he has lived in Gladstone for 42 years. He is retired. They own their home outright. He lives off the proceeds of investments, he has three small pensions, and he is a partner in a small business that provides a small amount of income. He has no business interests, although he is a partner in a business that's registered in Gladstone, but they do no business here – it's basically an office where they receive mail and write checks.

Chair Smith said she has lived here for 22 years. She owns a home in Gladstone. She has a full-time job and a part time job. She has no other business interests.

Commissioner Langston has lived here for approximately 10 years. He works for a construction management firm that works in Oregon and Washington. His wife has her own house cleaning company and works in the Metro area, but has no customers in Gladstone. They own their home. Commissioner Volbeda has lived here for three years. She owns her home. She has a full-time job working for a large retail company who doesn't currently do business in Gladstone.

Commissioner Labonte has lived here since 2015. He and his wife own their home. His wife does hospice care with Providence. He has two part-time jobs, one of which is with Gladstone Mercantile (property management).

Commissioner Mersereau has lived in Gladstone for over 55 years. He owns his home outright. He has a property management business. He has one rental in Gladstone. He owns two other rentals. He is a treasurer for a car club.

There was further discussion regarding the format used for the previous project. Everyone liked the open dialog; that it was more like a work session and was very helpful and informative.

ADJOURN:

Commissioner Langston made a motion to adjourn the meeting. Motion was seconded by Commissioner Mersereau. Ms. Bannick took a roll call vote: Commissioner Mersereau – yes. Commissioner Pat Smith – yes. Commissioner Labonte – yes. Commissioner Langston – yes. Commissioner Volbeda – yes. Chair Smith – yes. Motion passed with a unanimous vote.

Meeting was adjourned at approximately 7:34 P.M.

Minutes approved by the Planning Commission this 19 day of December, 2023.


Natalie Smith, Chair

