

## **PLANNING COMMISSION MEETING**

**Tuesday, April 29, 2014**

**7:00 p.m.**

### **CONVENED:**

The meeting was called to order by Chair Mead at 10:00a.m.

### **PRESENT**

Chair Jo Anne Mead  
Commissioner Don Collins  
Commissioner Evan Goeglein  
Commissioner Don Daugherty  
Commissioner Shirley O’Gara  
Commissioner John Schaeffer  
Commissioner Bill Jones  
Lois DeBenedetti, City Planner  
Heather Brown, staff

### **APPROVAL OF MINUTES**

A motion was made (Daugherty) to approve the March 11, 2014, minutes and seconded (O’Gara). Motion passed by a 5 to 0 vote.

A motion was made (O’Gara) to approve the March 25, 2014, meeting minutes and (Daugherty). Motion passed by a 5 to 0 vote.

A motion was made (O’Gara) to approve the March 25, 2014, workshop minutes and (Daugherty). Motion passed by a 5 to 0 vote.

### **NEW BUSINESS**

#### **PUBLIC HEARING**

**Item 1 – Application for Zone Change to rezone the Residential (R-2) portion of property to Commercial (C-1) for 501 E Main Street, Rogue River, Oregon, File No. ZON 2014-01.**

Public Hearing Opened at 7:09 p.m.

Chair Mead read the required public hearing script into the record.

Staff provided a detailed packet to the Commissions for their review. Staff explained that this application was a zone change for part of the property located at 501 E Main Street, Rogue River.

Located on page 18 was the insert for the traffic study that had been submitted for the previous public hearing. The study was too large to include in the packet, but had been available to review prior to the meeting.

**Staff recommendation**, *the City Planner has reviewed the proposed Comprehensive Plan May Amendment and Zone Change to rezone the northern portion of the property from Residential (R-2) to Commercial (C-1), together with the applicable code requirements and finds that the zone change request is consistent with the applicable statewide planning goals; is consistent with the City of Rogue River Comprehensive Plan; is consistent with the proposed future zoning map; the property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks will be provided concurrently with the development of the property.*

*The zone change request is found to comply with the Rogue River Municipal Code and is deemed necessary to protect the public health, safety, the general welfare, and to further implement the City of Rogue River's Comprehensive Plan, Facility Plan and approved zoning maps, therefore a recommendation for approval should be forwarded to the City Council.*

**Applicant, Dale Hurst (HRP, LLC)** was present. He stated he was available for to answer any questions, but at this time he felt he submitted all necessary paperwork and staff had included in the packer for their review.

Staff cautioned the Commission that the application submitted was strictly for a zone change. Any questions that did not pertain to the application at this time would have to be refrained from asking.

Commissioner Daugherty moved that the Planning Commission forward to the City Council a recommendation to approve Planning File – Zon 2014-01. A request to change the zoning of a portion of tax lot 900 from residential (R-2) to commercial (C-1) at 501 East Main Street, Rogue River, Oregon, legally described as T36S, range 4W section 15CD, tax lot 900, as the application can comply with the applicable criterion. Said zone change approval is deemed necessary to protect the public health, safety, and general welfare of the citizens of the City of Rogue River (seconded) Commissioner Collins. Motion passed by a 5 to 0 vote.

*Next Planning Commission Workshop Tuesday, May 13, 2014 at 10:00a.m.*

**ADJOURN**

There being no further business to come before the Planning Commission and with a motion duly made (O’Gara) and seconded (Collins) meeting was adjourned at 7:40 p.m.

**ATTEST:**

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Chair Jo Anne Mead

