

CITY OF COTTAGE GROVE PLANNING COMMISSION
Minutes of the Regular Public Hearing
March 16, 2022

CALL TO ORDER

Chair Valley called the meeting to order at 7:00 p.m.

ROLL CALL

Recording Secretary Angela Keppler called the roll. The following were:

PRESENT IN THE COUNCIL CHAMBERS:	Darby Valley, Garland Burback, and Tim Burns
PRESNET VIA GOTOMEETING:	Beau Solesbee, Blake Hoskin, and David Christopher
ABSENT:	Ashley Rigel
STAFF PRESENT IN THE COUNCIL CHAMBERS:	City Planner-Eric Mongan, Assistant Planner -Matt Laird, Public Works & Development Director- Faye Stewart, and Recording Secretary-Angela Keppler
STAFF PRESENT VIA GOTOMEETING:	
APPLICANT:	For S 1-22- MSS Engineering Linsey McLane-Godwin, and Peter Centers For MTA 1-22 & SDR 1-22- None
MEDIA PRESENT:	None

Staff advised that this hearing had been advertised and publicized and notices posted as required by law. It was asked that any correspondence received be noted as a part of the item on the agenda.

ITEMS TO BE ADDED

None

MINUTES

January 19, 2022

IT WAS MOVED BY COMMISSIONER GARLAND BURBACK AND SECONDED BY COMMISSIONER DAVID CHRISTOPHER TO APPROVE THE MINUTES FOR JANUARY 19, 2022.

Vote on the motion as follows:

VOTE	Commissioner Valley	Commissioner Burback	Commissioner Rigel	Commissioner Burns	Commissioner Hoskin	Commissioner Solesbee	Commissioner Christopher
AYES	X	X		X	X	X	X
NAYES							

Minutes for January 19, 2022 are approved

OLD BUSINESS

None

EX PARTE CONTACT

None

7:04 PM Public Hearing for S 1-22 Opened

- (a) MSS ENGINEERING -- SUBDIVISION (TENTATIVE) (S 1-22) TO SUBDIVIDE 7.84 ACRE PARCELS INTO 5 LOTS. Applicant is seeking to subdivide and reconfigure two lots totaling 7.84 acres (Map 21-03-28-12-03300 & 01300) into five lots, as the Cottage Grove Village Center Subdivision. Relevant Criteria: 14.43.1.30 Preliminary Plat Submission Requirements, 14.43.140 Approval Criteria: Preliminary Plat, Chapter 14.22 Commercial Districts. Applicant: MSS Engineering, 215 NW 4th Street, Corvallis, OR 97330.

Eric handed out draft example documents from the applicant regarding how they intend to deal with things such as CCNR's and easements. This will be attached to the minutes.

Eric explained that the proposed property is already developed with commercial development within the C2P Community Commercial zone. This proposal is to divide the lot into a five-lot subdivision. Lot one will be 2.37 acres, Lot two will be .91 acres, Lot three will be .73 acres, Lot four will be .66 acres, and Lot five will be 3.13 acres. The applicant did hold a public meeting on January 26, 2022, which is required, with four members of the public attending. In addition, the applicant submitted drafts for their CCNRs that will be recorded for the benefit of the development site. Therefore, the staff does recommend approval.

IN FAVOR

Linsey McLane-Godwin, 215 NW 4th St. Corvallis, OR. 97230- with MSS Inc.

Linsey said the purpose of the subdivision is to help revitalize it, they are not looking to change anything about the subdivision as far as uses go. Having smaller parcels has the potential to allow property owners to invest in their properties and bring businesses in.

NEUTRAL

None

AGAINST

None

Darby closed public meeting for S 1-22 at 7:09 pm, and brought it back to the Commission.

COMMISSION COMMENTS

IT WAS MOVED BY COMMISSIONER GARLAND BURBACK AND SECONDED BY COMMISSIONER DAVID CHRISTOPHER TO APPROVE S 1-22 AS PRESENTED BASED ON THE CRITERIA FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion as follows:

VOTE	Commissioner Valley	Commissioner Burback	Commissioner Rigel	Commissioner Burns	Commissioner Hoskin	Commissioner Solesbee	Commissioner Christopher
AYES	X	X		X	X	X	X
NAYES							

Motion carries.

7:12 PM Public Hearing for MTA 1-22 Opened

- (b) BRAD'S COTTAGE GROVE CHEVROLET – MODIFICATION TO APPROVAL (MTA 1-22) EXPANSION OF A CONDITIONALLY PERMITTED USE (VEHICLE REPAIR IN THE C2P ZONE). Applicant is seeking approval to construct a 4,200 sf addition to the existing vehicle service center at 2775 Row River Road (Map/TL: 20-03-27-40-00602). Relevant Criteria: Section 14.46.300 Major Modifications. Applicant: Cottage Grove Chevrolet, 2775 Row River Road, Cottage Grove, OR 97424.

Eric handed out additional materials regarding MTA 1-22 which are attached. These are meant to show evidence of the applicant's neighborhood meeting which was held on March 14, 2022.

The applicant proposes an expansion of an existing vehicle service center by adding 4,200 sf. The addition will allow six new vehicle lifts and twelve other vehicle servicing areas. The hours of operation will not change as a result of this proposal. Vehicle servicing is a conditional use in the C2P Community Commercial zone, hence this application for modification to the approval of the existing conditional use.

Additionally, due to the proposed addition being greater than 1000 Sf. a concurrent application for site design review has been submitted. As a condition of approval at the time of building permits, the applicant shall show where they intend to keep their scrap parts and materials to show that it is screened from the view of adjacent property owners. Therefore, the Staff does recommend approval.

IN FAVOR

None

NEUTRAL

None

AGAINST

None

Darby closed public meeting for MTA 1-22 at 7:14 pm, and brought it back to the Commission

COMMISSION COMMENTS

IT WAS MOVED BY COMMISSIONER GARLAND BURBACK AND SECONDED BY COMMISSIONER DAVID CHRISTOPHER TO APPROVE MTA 1-22 AS PRESENTED BASED ON THE CRITERIA FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion as follows:

VOTE	Commissioner Valley	Commissioner Burback	Commissioner Rigel	Commissioner Burns	Commissioner Hoskin	Commissioner Solesbee	Commissioner Christopher
AYES	X	X		X	X	X	X
NAYES							

Motion carries.

7:15 PM Public Hearing for SDR 1-22 Opened

- (c) **BRAD'S COTTAGE GROVE CHEVROLET -- SITE DESIGN REVIEW (SDR 1-22) AN ADDITION OF 4,200 SF TO THE VEHICLE SERVICE CENTER.** Applicant is seeking approval to construct a 4,200 sf addition to the existing vehicle service center at 2775 Row River Road (Map/TL: 20-03-27-40-00602). Relevant Criteria: Section 14.42.600 Site Design Review Approval Criteria. Applicant: Cottage Grove Chevrolet, 2775 Row River Road, Cottage Grove, OR 97424.

Eric said this application reviews the structural components and design quality of the proposed addition. All exterior man doors shall be weatherproofed to shield from the elements as a condition of approval. The conditions of approval of MTA 1-22 will also apply to this site design review. The Staff does recommend approval.

IN FAVOR

None

NEUTRAL

None

AGAINST

None

Darby closed public meeting for SDR 1-22 at 7:16 pm, and brought it back to the Commission

COMMISSION COMMENTS

IT WAS MOVED BY COMMISSIONER GARLAND BURBACK AND SECONDED BY COMMISSIONER TIM BURNS TO APPROVE SDR 1-22 AS PRESENTED BASED ON THE CRITERIA FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS STATED IN THE STAFF REPORT.

Vote on the motion as follows:

VOTE	Commissioner Valley	Commissioner Burback	Commissioner Rigel	Commissioner Burns	Commissioner Hoskin	Commissioner Solesbee	Commissioner Christopher
AYES	X	X		X	X	X	X
NAYES							

Motion carries.

INFORMATION FROM STAFF

None

COMMISSION COMMENTS

Tim Burns said he may not be able to make next month's meeting.

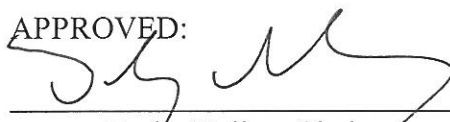
ADJOURNMENT

There being no further business, Commissioner Darby Valley adjourned the Planning Commission meeting at 7:17 p.m.

ATTEST:


Angela Keppler, Recording Secretary

APPROVED:


Darby Valley, Chair