

**CITY OF COOS BAY  
PLANNING COMMISSION MINUTES  
TUESDAY, DECEMBER 8, 2015 at 6:00 P.M.  
Coos Bay City Hall, 500 Central Avenue, Coos Bay**

**DRAFT**

**ATTENDANCE**

**COMMISSIONERS:** Chairman Phil Marler, Commissioners Jim Berg, Christine Coles  
Katherine Flores, Jeff Marineau, Rex Miller and John Peery.

**STAFF:** Tom Dixon, Planning Administrator  
Debbie Erler, Planner

**SIGNED-IN GUESTS:** None

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Tom Dixon stated that committee reappointments and nominations for Chairman and Vice-Chairman have been moved to the January 12, 2016 meeting, to allow the City Council to review submitted applications. He stated that approval of the minutes of the November 10, 2015 has been moved to the January 12, 2016 meeting.

**APPROVAL OF MINUTES**

Approval of the Planning Commission minutes of September 9, 2015.

**MOTION:** Commissioner Berg – Approve the Planning Commission minutes of  
September 9, 2015 as submitted.  
**SECOND:** Commissioner Coles  
**VOTE:** Unanimous  
**ABSTAIN:** Commissioners Miller

**CCI/PUBLIC COMMENTS** None

**PUBLIC HEARING**

**ITEM A: Variance #187-ZON15-048** – The applicant is requesting approval of a variance to accommodate a 180 square-foot roof cover over a new handicapped ramp, to provide covered access on the north side of the dwelling.

Chairman Marler asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if any Planning Commissioner had ex parte contact or conflict of interest to report.

Commissioner Berg stated he sold the property to the current owner (2008). He stated that prior transaction will not affect his ability to make an impartial decision.

Chairman Marler opened the public hearing.

Debbie Erler read the disclosure statement and outlined the applicant's request. The applicant is requesting approval of a variance to accommodate a 180 square-foot roof cover over a new handicapped ramp, to provide covered access on the north side of the dwelling.

Chairman Marler closed the public hearing.

**MOTION:** Commissioner Coles - Based on the adopted Findings, Conclusions and Conditions, as supported by the Staff Report and the applicant's submittal, attached hereto and incorporated herein by reference as Attachment "A", approve the proposed Variance land use application #187-ZON2015-0048 allowing lot coverage of 51 percent as proposed.

**SECOND:** Commissioner Peery

**VOTE:** Unanimous

Rick Cooper thanked City staff (*Sheri Corgill, Debbie Erler, Tom Dixon and Mike Smith*) for helping them through the process and for their professionalism. He said the City has a great staff and he will be passing that on to the City Council.

### **COMMISSION COMMENTS**

Commissioners Berg stated First American Title is closing. He said the real estate community is sorry to see them close and he is sorry for the loss of jobs.

Commissioners Marineau stated he visited with a business owner that moved into the old "Gussies's" property on Newmark Avenue. He was curious about whether she had difficulties with the City of Coos Bay and she said absolutely not, she had nothing but great things to say everyone she worked with at City Hall.

Commissioner Berg added that he has worked recently with a large project and they had similar comments about staff helping them to work through issues with creative thinking.

Commissioners Miller stated he will be very interested to attend a Division of State Lands meeting in Coos Bay on the 17<sup>th</sup> to hear about the water issues.

Commissioners Coles wish everyone a merry Christmas and happy new year. She added she would like to get the minutes a little sooner (approval of September minutes).

Chairman Phil Marler stated last month the applicants also complimented staff on their service. He asked if under the new ordinance, would applications similar this be handled by staff. Mr. Dixon stated this type of application would have been a Type I and it would have been handled by staff.

### **STAFF COMMENTS**

Mr. Dixon notified the Planning Commission that the final review (public hearing) of the proposed development code has been set for the February 16, 2016 before the City Council and city wide notice will be sent.

Ms. Erler stated there will be up to three applications on the January agenda.

**ADJOURNMENT** 6:22 p.m.

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Phil Marler, Planning Commission Chairman  
City of Coos Bay  
Coos County, Oregon

ATTEST: \_\_\_\_\_  
Debbie Erler, Planner  
City of Coos Bay