

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Wednesday, November 12, 2014 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay

ATTENDANCE

COMMISSIONERS: Vice-Chairman Jeff Marineau, Commissioners Christine Coles, Bruce Harlan, Phil Marler and Rex Miller

ABSENT: Chairman Chris Hood, Commissioner Jim Berg

STAFF: Debbie Erler, Planner
Kim Trimpert, Planner

SIGNED-IN GUESTS:

CCI/PUBLIC COMMENTS None

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of October 14, 2014.

MOTION: Commissioner Coles - Approve the Planning Commission minutes of October 14, 2014 as submitted.
SECOND: Commissioner Marler
VOTE: Unanimous

PUBLIC HEARING

ITEM A: Vacation #187-ZON14-054 South 13th Street (Between Idaho Avenue and Montana Avenue) Applicants Margaret Mitchell of 1195 Idaho Avenue and Benjamin Nothiger of 1196 Montana Avenue are requesting to vacate the east 30-feet of South 13th Street, located between Idaho and Montana Avenues.

Vice-Chairman Marineau 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.

Vice-Chairman Marineau opened the public hearing.

Debbie Erler read the disclosure statement and outlined the applicant's request. The applicants are requesting approval to vacate a portion of South 13th Street located between Idaho and Montana Avenues (as described above).

Margaret Mitchell, 1195 Idaho Avenue, Coos Bay stated she and Mr. Nothiger would like to vacate the 30-feet of South 13th Street abutting their property. She said she would eventually like to build a carport or garage in the vacated area.

Commissioner Miller asked why the proposal is not for the entire right of way. Ms. Erler stated the applicant only requested the east 30-feet and the west side of the right of way is used to access property on the west side of South 13th Street.

Commissioner Miller expressed concern about the letter of objection in the Staff Report. Ms. Erler stated that with the drop in elevation of about 30-feet at the south end of South 13th Street at Montana Avenue, the street would not likely be improved to provide through access and according to submitted documentation from utility companies the right of way is not needed for future utilities.

Vice-Chairman Marineau closed the public hearing.

- MOTION:** Commissioner Coles - Based on the adopted Findings and conclusions, as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachment "A" recommend the City Council approval Vacation #187-ZON14-054 to vacated the east 30-feet of South 13th Street, located between Idaho and Montana Avenues.
- SECOND:** Commissioner Miller
- VOTE:** Unanimous

ITEM B: Site Plan and Architectural Review (SPAR) #187-ZON14-062 The applicant, Randle Bros. Construction, on behalf of owner Dan Robertson of Professional Reforestation of Oregon Inc. at 555 Lockhart Avenue are requesting approval of a site plan and architectural review, for the purpose of constructing a one-story 1,200 square foot metal shop (1,000 sf) with two bay doors, storage area, and restrooms (200 sf). The building will be used for maintenance of company vehicles and storage. Applicant is proposing to improve access, off-street parking, and drainage.

Vice-Chairman Marineau 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.

Vice-Chairman Marineau opened the public hearing.

Kim Trimpert read the disclosure statement and outlined the applicant's request. The applicant is requesting approval of a site plan and architectural review, for the purpose of constructing a one-story 1,200 square foot metal shop (1,000 sf) with two bay doors, storage area, and restrooms (200 sf). The building will be used for maintenance of company vehicles and storage. Applicant is proposing to improve access, off-street parking, and drainage.

Vice-Chairman Marineau closed the public hearing.

- MOTION:** Commissioner Harlan – Based on the adopted Findings, Conclusions and Conditions, as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachment "A" approve Site Plan and Architectural Review (SPAR) #187-ZON14-062 for the proposed one-story 1,200 square-foot metal shop building at 555 Lockhart Avenue, subject to the following Conditions:
1. The proposed structure must comply with Flood Damage Prevention standards as outlined in CBMC, Chapter 17.195 and State Building Codes, prior to occupancy.

2. The applicant/owner must secure all structural and development permits as required, from the City, State and Federal agencies.
3. Temporary sediment and erosion control measures shall be installed prior and during construction where applicable to prevent construction debris from entering into the storm system or Coal Bank Slough.

SECOND: Commissioner Coles
VOTE: Unanimous

ITEM C: Site Plan and Architectural Review (SPAR) #187-ZON14-043The applicant Stephen Bent, 3057 E Cairo, Springfield, MO 65802 on behalf of O'Reilly Automotive Stores, Inc., 233 S Patterson, Springfield, MO is requesting approval of a site plan and architectural review for the purpose of constructing an 8,075 square foot pre-engineered metal building for auto parts sales at 1165 Evans Blvd, Coos Bay, OR. The applicant is proposing improvements to remove the existing structure and make improvements to the access, off-street parking and landscaping.

Vice-Chairman Marineau 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.

Vice-Chairman Marineau opened the public hearing.

Kim Trimpert read the disclosure statement and outlined the applicant's request. The applicant, O'Reilly Automotive Stores, is requesting approval of a site plan and architectural review for constructing an 8,075 square foot pre-engineered metal building for auto parts sales. The applicant is proposing improvements to the access, off-street parking and landscaping.

Paul Engel, Anderson Engineering, is representing the applicant. He stated the applicant agrees with the conditions of approval as outlined by staff and that he can answer any questions.

Commissioner Harlan questioned the "Right in/Right out". Mr. Engel stated the entering/exiting from Hwy 101 is limited "Right in/Right out", which is an existing limitation required by ODOT.

Commissioner Miller asked about the applicants plans for the existing landscaping. Mr. Engel stated that the existing landscaping that is in the right of way is not included in their landscaping and they cannot touch that area. Ms. Erler stated that the landscaping in the right of way was installed during the original site development and the property owner is responsible to maintain such landscaping in good condition. If they wish to make changes/upgrades to the landscaping they just need a right of way use permit.

Commissioner Miller stated the proposed on-site landscape plan is fine, but it would benefit the property owners to maintain the landscaping that was installed in the right of way of south 1st Street and the HWY 101 right of way. The current condition of the Tam Junipers and the overgrown weeds is very unattractive.

Vice-Chairman Marineau asked about the process for working in the right of way, if the applicants wished to make improvements to the landscaping. Ms. Erler stated they could add that project to any right of way use permits they apply for as part of this development or in the future.

Mr. Engel stated the applicant doesn't intend to make changes to the landscaping in the right of way. Commissioner Miller stated that the area does not need to be redone, but the area needs maintenance. Mr. Engel stated he will bring the issue to the owner's attention.

Commissioner Miller asked about the five foot sod area (mow strip). He asked if the intent was to soften the building. He added it's a very small area and it is hard to get up against the building. Mr. Engel stated the sod area it helps with the down spouts.

John Craig Neikirk, 94199 West Heritage Hills Lane, Coos Bay, stated he owns the property east of the subject property. He stated he has worked with prior proposed projects and has studied traffic patterns on the South end of Coos Bay for a number of years. He expressed concern with traffic backing up off Highway 101, due to the location of the access off South 1st Street and with safety issues with customer vehicles. He also expressed concern with the proposed path for loading/unloading merchandise at the loading dock on the southeast corner of the building. He also stated he would like to see the street development more centered in the right of way.

Mrs. Trimpert stated the proposed street improvements meet the City's Transportation System Plan.

Mr. Engel stated that deliveries to the site are scheduled after hours (two and three in the morning) so that conflicts with customer vehicles do not occur. He said it would not be good business to block access to the store.

Commissioner Marler asked if the proposed delivery path is the most efficient. Mr. Engel stated the company has a truck turning department that determines the path for deliveries based upon the site conditions.

Vice-Chairman Marineau closed the public hearing.

MOTION: Commissioner Coles – Based on the applicant's submittal and the findings and conclusions (attached hereto and incorporated herein by reference as Attachment "A") approve Site Plan and Architectural Review (SPAR) #187-ZON14-043 for a one-story 8,075 square foot pre-engineered metal building for auto parts sales at 1165 Evans Blvd, subject to the following Conditions.

1. The proposed structure must comply with Flood Damage Prevention standards as outlined in CBMC, Chapter 17.195 and State Building Codes, prior to occupancy. The applicant shall be required to obtain a floodplain application and provide three elevation certificates: Pre-Elevation, Building under Construction (due prior to pouring the building foundation), and Finished Construction Elevation.
2. The applicant shall secure all structural and development permits as required, from the City, State and Federal agencies.
3. Applicant shall pave two, 12 foot lanes on S Front Street from Highway 101 to the southern property limits and one, 5 foot sidewalk along the western boundary of the right of way. A designated and signed "right in-right out" will be required for the Highway 101 entrance into and exiting the parking lot.

4. Applicant shall obtain a grading and demolition permit from the City of Coos Bay after the issuance of land use approvals.
5. Applicant shall obtain a sign permit from the City of Coos Bay prior to installation of a sign.

SECOND: Commissioner Harlan
VOTE: Unanimous

COMMISSION COMMENTS

Commissioner Miller stated he can't wait to start reviewing Section 3.

Commissioner Coles stated the application for O'Reilly Automotive Stores was very well put together and it is nice to see something being developed in that area.

Commissioner Marler stated the applicants and staff did a good job on the applicants.

ADMINISTRATIVE None

ADJOURNMENT 6:53 p.m.



Jeff Marineau, Vice-Chairman
City of Coos Bay
Coos County, Oregon

ATTEST:



Debbie Erler, Planner
City of Coos Bay

APPROVED AS SUBMITTED JANUARY 13, 2015