

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, February 14, 2017 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay

ATTENDANCE

COMMISSIONERS: Chairman Rex Miller, Commissioners Jim Berg, Christine Coles, Jeff Marineau, Katherine Flores and John Perry.

ABSENT: Commissioner Chris Hood

STAFF: Tom Dixon, Planning Administer
Debbie Erler, Planner

SIGNED-IN GUESTS: None

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of the December 13, 2016 and January 10, 2017 meetings.

MOTION: Commissioner Coles – Approve the Planning Commission’s minutes of December 8, 2016 as submitted.

SECOND: Commissioner Marineau

VOTE: Unanimous

MOTION: Commissioner Coles - Approve the Planning Commission’s minutes of January 10, 2017 as submitted.

SECOND: Commissioner Marineau

VOTE: Unanimous

CCI/PUBLIC COMMENTS None

PUBLIC HEARING

ITEM A: Site Plan Review and Variances #187-ZON16-070

514, 522, 530, 562, 576 North Broadway Street and 525, 599 North Bayshore Drive.

The owner and applicant are requesting approval of a Site Plan Review (SPR) to allow a new one-story specialty retail grocery store of some 13,560 square feet in size. The applicant is also requesting the following variances: 1) reduce the rear yard on the south side of the building from the required 10 feet to six (6) feet, 2) a reduction in the required 15% site landscaping to 12.48%, and 3) a reduction in the number of required off-street parking spaces from 55 to 45. The site is located in the Commercial (C) zone district.

Chairman Miller 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.

Chairman Miller opened the public hearing.

Tom Dixon read the disclosure statement and outlined the applicants' request Site Plan Review (SPR) to allow a new one-story specialty retail grocery store of some 13,560 square feet in size. The applicant is also requesting a variance to reduce the rear yard on the south side of the building from the required ten feet to six; a variance to reduce the required percentage of landscaping from 15 percent to 12.48 percent; and a reduction in the number of required off-street parking spaces from 55 to 45. The site is located in the Commercial (C) zone district.

Commissioner Marineau asked about the prior codes setback requirements. Ms. Erler stated that the prior code left the setback in commercial and industrial zones to State Building Codes due to fire wall requirements. Mr. Dixon stated the new code requires a ten-foot rear yard setback. The Planning Commission discussed the need for the setback commercial zone and the possible need to remove the restriction.

Commissioner Peery asked if there are any concerns about traffic flow. Mr. Dixon stated that because the development is along a State Highway, The Department of Transportation will determine access standards. Commissioner Berg stated that you are going from multiple businesses to one, so the traffic flow and visibility should improve.

Chairman Miller closed the public hearing.

MOTION: Commissioner Berg - Based on the Findings, Conclusions and proposed conditions of approval, as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachments A, approve Site Plan Review and Variances #187-ZON16-070, allowing a new one-story specialty retail grocery store, with the requested variances, subject to the following Conditions:

1. The applicant shall secure all building, site development, and other applicable permits, as required, from the City of Coos Bay or the State of Oregon.
2. The project development shall occur in substantial conformance with the submitted site & grading plan and the landscaping plans dated 12/2016.
3. An inside drop for the sanitary sewer is required and the applicant takes full responsibility for any damage to the public manhole associated with the connection. The contractor must core drill into the manhole and use a flexible rubber boot KOR-N-SEAL or an equivalent, as approved by the Engineering Division.
4. The applicant takes full responsibility for any damage to the public catch basin associated with connection to the City's storm sewer system. The contractor must core drill into the catch basin and use a flexible rubber boot KOR-N-SEAL or an equivalent, as approved by the Engineering Division.
5. Applicant shall obtain sign permits from the City of Coos Bay prior to installation of any regulated signage. The mural design for the building frontage along North Broadway shall be submitted to staff for review, consideration, and acceptance prior to its final approval.

6. All landscaping must be maintained in a healthy, growth condition and landscaping material that become diseased and/or die shall be replaced within 30 days of the growth season. It is the responsibility of the owner to clean and maintain the rain garden in order for it to function properly.
7. A new sidewalk shall be provided along the south side of Alder Avenue along with ADA- standard corner flares with truncated cone mats at the intersections with North Broadway and Bayshore Drive. Sidewalk shall be constructed per the City of Coos Bay adopted Engineering Design Standards.
8. Two bicycle racks with at least five spaces each shall be provided at separate locations on the site and within 50 feet of the store entrance. If possible, decorative or thematic-styled racks would be preferred.
9. All utilities and services coming onto the site shall be located underground.

SECOND: Commissioner Marineau
VOTE: Yea – Commissioners Berg, Coles, Flores, Marineau, Peery
 Nay – Chairman Miller

Commissioner Marineau asked about the proposed revisions to the Floodplain maps. Ms. Erler stated that according to our Engineering Department only three properties in the City of Coos Bay are affected by the most recent map updates. The Planning Commission discussed problem areas in Coos Bay and property development standards in the floodplain.

ADMINISTRATIVE

COMMISSION COMMENTS

Commissioner Marineau stated the stop light at the Pony Village Mall will be done in approximately 30 days and the street improvements will take another 30 days.

Commissioner Flores expressed concern that every school day, between 2:00 and 3:00, you can't see oncoming traffic on South 10th Street (from Anderson Avenue), because of all the vehicles parked on street and in the yellow zone. Ms. Erler stated that she would pass along the concern to our Operations Administrator.

Commissioner Coles stated for the past year and half, she has been subbing at the schools and she has learned where she can park and cannot park in residential zones.

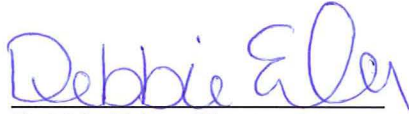
Chairman Miller summarized a recent article regarding the land use approval in the Corvallis, to allow the growing, manufacturing and sales of Marijuana products in Industrial zoned properties. The Planning Commission discussed the City limits and the Urban Growth Boundary/City limit line.

ADJOURNMENT 7:33 p.m.



Rex Miller, Chairman
Planning Commission
City of Coos Bay
Coos County, Oregon

ATTEST:



Debbie Erler, Planner
City of Coos Bay

APPROVED AS SUBMITTED APRIL 11, 2017