

Planning Commission Meeting Minutes

January 5, 2017

Jefferson City Hall 150 N 2nd Street Council Chambers

Present: Ron Gilles – Chair; Jacquelyn Deeds; Edie O’Neil; Rodrigo Arellano; Danette Benjamin
Absent: Mitzi Smith
Staff: Lissa Davis, City Planner; Jeff Buskirk, Public Works Director; Steve Ward, City Engineer
Visitors: Mike Stults, Cross Development; Mike Piesker; Marsha Studer; Kyle Piesker; Nancy Hamby; Pat Franklin; Steve Franklin; Jeff Page

1. Chair Ron Gilles called the meeting to order at 6:30, followed by the Pledge of Allegiance.
2. There were no public comments
3. Commissioner Deeds moved to accept the minutes from the November 3, 2016 meeting. Commissioner Arellano seconded the motion. Minutes were approved as submitted.
4. SPR16 – 02: Site plan review requested by Cross Development to construct a Dollar general on an unimproved parcel of land located at 780 N 2nd Street. Commissioner Benjamin recused herself stating bias and sat in the audience. Staff gave highlights of the staff report, stating that with conditions, the project would comply with applicable codes and statutes. Engineer discussed issues covered in the Public Works Design Standards (PWDS) and that the applicant had been informed of those issues. He stated that a 6” water line did not provide adequate fire flow. He discussed fire flow and that the pipe is asbestos, which would not stand up to the pressure of a water hammer. He said the Water Master Plan calls for a 12” line. He made the following recommendations: 1) Construct a 12” water line, approved and designed by the City and ODOT. He said it does not need to be a condition because fire protection cannot be provided without it. 2) Provide ODOT approval for street frontage. If ODOT does not require it, applicant can sign a non-remonstrance agreement with the City. 3) All drainage shall comply with PWDS, and 4) obtain Fire District approvals for turnarounds. Chairman Gilles told Mr. Ward that the school district is exploring annexation and would

need 4,200 feet of 12" water line. Mr. Stults stated he had held pre-construction meetings with adjacent community members to address any issues or concerns. He stated that his firm will comply with Mr. Ward's requirements. Commissioner O'Neil asked if the parking was adequate; if the lighting will be shielded and if a photometric study had been done. She also spoke about buffering on the west, south and north. Mr. Stults stated that a 6' privacy fence would be installed Commissioner Arellano asked what the hours of operation would be. Mr. Stults stated that the stores operate between 8 a.m. and 10 p.m. but is not sure what this store will have. Commissioner Deeds asked about site selection and what drew Dollar General to Jefferson. Mr. Stults stated the decision was based on traffic volume and lack of this type of business in the area. Messrs. Piesker stated they never received a Notice. Staff verified their PO Box as correct. One concern is runoff on the southwest portion of the site. Mr. Ward indicated the PWDS required onsite disposal. Another concern is the site obscuring fence. They are requesting 8' because the house is elevated. Mr. Stults said the slope will remain and the fence placed on it along the parking area. Mr. Stults stated the fence on the west is at the same elevation as the parking area. He said a portion of the existing Piesker fence crosses the property and will create a 5' easement to allow for the existing fence to remain. Mr. Franklin asked if ODOT would require a left turn lane. Mr. Stults said a dedicated turn lane is not required if there are under 500 vehicle trips per day. Mr. Ward said that ODOT could require them to relocate their driveway. Mr. Franklin then asked about hours of deliveries. Mr. Stults stated that Dollar General policy is that the on-site manager has to be present when deliveries are made. He stated that deliveries are usually once a week and are generally completed within 30 minutes and shall be done during regular business hours. Commissioner Deeds stated that in the south, her town had a population of 25,000 and 4 Dollar General stores, and no complaints. Commissioner Arellano asked what Mr. Stults role is. Mr. Stults stated he is the project manager. Commissioner O'Neil moved to approve the application with the following conditions: 1) construct a site obscuring fence; 2) replace the water line; and, 3) submit non-remonstrance agreement. Commissioner Arellano seconded. Vote for approval was unanimous. Commissioner Benjamin returned to the dais.

5. Discussed application from David Jones to serve on the Planning Commission following the resignation of Commissioner Appling. Commissioner Deeds moved that Mr. Jones name be forwarded to the City Council for approval; seconded by Danette Benjamin Commission then discussed nominations for Chair and Vice-Chair for 2017. Commission decided unanimously to retain Mr. Gilles as Chair and Mr. Arellano as Vice-Chair.
6. Motion to adjourn by Commissioner Benjamin; seconded by Commissioner Arellano. Meeting adjourned at 7:45 pm.

Minutes approved this _____ day of _____, 201__

Ron Gilles, Chair

Attest:

Lissa Davis, Planner