

## Planning Commission Meeting Minutes

October 5, 2017

Jefferson City Hall    150 N 2<sup>nd</sup> Street    Council Chambers

**Present:** Ron Gilles Rodrigo Arellano – Vice Chair; Edie O’Neil; David Jones; David Watkins, Council Liaison  
**Absent:** Danette Benjamin; Jacquelyn Deeds  
**Staff:** Lissa Davis, City Planner  
**Visitors:** See attached sign-in sheet

1. Chair Gilles called the meeting to order at 6:37, followed by the Pledge of Allegiance.
2. There were no public comments.
3. There were no Commissioner applications to consider. Chair Gilles asked the audience if anyone was interested. No one was
4. Error in minutes for August 17, 2017 noted. Commissioner Jones moved to accept the minutes from the August 17, 2017 meeting, with corrections. Commissioner O’Neil seconded the motion. Minutes were approved.
5. Chair Gilles opened the public hearings for CUP17- 01 a Conditional Use Permit for an automotive repair shop at 216 Church Street. He preceded the hearings by reading the Oregon Rules (“Script”). No issues or objections were raised.

Staff report was presented. The application meets the criteria for a CUP with the following conditions:

1. The open area between the shop and reception area will be used for storage and shall be screened with a 6 foot sight-obscuring fence.
2. Future signage will comply with Section 12.68 of this Code and all applicable building codes.
3. Applicant will be diligent in preventing noise/disturbance during business hours.
4. All exterior lighting will be adjusted downward and will not migrate off the property.

Applicant Corey LaLonde, 5050 Columbus, Albany, said he looks forward to becoming part of the community. He wanted neighbors to know that waste oil is stored onsite for no more than one month. He understands potential concerns regarding noise and

rambunctious employees and will make sure behavior is appropriate. His hours are 8 am to 6 pm Monday through Friday with Saturday activity depending on workload. He then offered to answer any questions.

Shannon McKibben, 262 Church Street had concerns about cars, parts and random items being stored around the perimeter. Applicant would like to go beyond chain link with slats and put up a wooden fence. He asked if the building was insulated for noise. Applicant said he will be adding additional insulation, possibly sheetrock.

Applicant was asked what type of work is done. His business specializes in European vehicle repair, detailing, and light restoration. No painting is done on site.

Jim and Marlene Alexander, 241 Church Street, had questions about keeping the fence in good repair. He indicated that he will.

Debbie Brown, 268 N. 3<sup>rd</sup> Street, was concerned about noise and kids. She cited a NY study that found noise to be the biggest annoyance to residents. She wants him to be watchful for kids in the alley and on the street. She said she was happy to see new businesses but the industrial type of business worries her. Applicant responded that he has worked very hard to build his business. He is installing a "swear jar" to keep employees in check. Chair Gilles told him biodegradable soap in the mouth works well too.

Commissioner Arellano asked how many cars per day. Applicant couldn't answer definitively but stated it is not an in and out business. At his former Albany location, he could have anywhere from three to ten vehicles dropped off and/or picked up.

Commissioner O'Neil asked about hazardous material storage. He indicated that the only hazardous material is coolant and oil, neither of which he stockpiles. There is a delivery service that removes it monthly. Chair Gilles asked about full containment. Applicant indicated it is and explained the system he uses. He does not want cars to drip in the parking area and will use materials to soak up any. He would eventually like to pave the rear gravel area. He was then questioned about exhaust. His business is not required by the State to have one. He does have spray paint that is locked up in a fireproof cabinet.

Commissioner Jones said the business will generate very little hazardous material. Less than 600 gallon capacity does not require containment. Applicant stores any waste in 2 - 55 gallon drums and has access to a 230 gallon tank. He will put pans under the drums. Commissioner Jones told him to prepare for a 15 - 20% overflow when installing pans.

Mr. McKibben asked if he worked on diesels – he does not. He asked if the City has recourse if conditions are not met. Staff explained the nuisance process and potential penalties. Gina McKibben, 262 Church Street, asked about noise in the future and after-market products on vehicles. He does not install or promote the use of those products. If his employees have them, he will instruct them to not cause excess noise when coming and going from the area. Commissioner Arellano asked neighbors to speak with the Applicant before going to the City as issues can easily be addressed at that level.

Councilor Watkins asked if he would consider work study programs to tie in with local high school auto shops. He indicated that he would.

Debbie Brown said that she appreciates small business owners, but ask that he understand that people's homes are their biggest investment. He indicated that he does.

Chair Gilles than went over the conditions in the Staff Report and added #5 – Get approval of waste containment from State Fire Marshall.

Commissioner O'Neil moved to approve the application with Conditions 1 – 5; Commissioner Arellano seconded. The motion passed unanimously.

6. Commission then discussed LLA 17 – 01, a Lot Line Adjustment for 780 N. 2<sup>nd</sup> Street, CD DG, applicant. Chair Gilles stated this is a Type B application and does not require a public hearing. Staff explained the adjustment was being sought to allow for an existing fence with the neighbor to remain. The amount of land is negligible. Steve Ward, Westech Engineering, has reviewed the application and approved it.

Commissioner Arellano moved to approve the application; Commissioner O'Neil seconded. The motion passed unanimously.

7. Commissioner Arellano asked what was happening with the Conser House. Staff reported that Landmark Advisory Commission has begun using it for community events and that funding will be sought to prepare a Master Plan.

Staff reported that in addition to Dollar General, an antiques store and coffee house will soon be opening up.

8. Motion to adjourn by Commissioner Arellano; seconded by Commissioner O'Neil. Meeting adjourned at 7:50 pm.

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_

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Ron Gilles, Chair

Attest:

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Lissa Davis, Planner