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**MINUTES
PLANNING COMMISSION MEETING
128 S. MAIN STREET, CONDON, OR 97823
TUESDAY, AUGUST 15, 2023, 5:30 PM**

1. CALL THE MEETING TO ORDER/ROLL CALL

Chair Cody Bettencourt called the meeting to order at 5:30 p.m.

Present: Planning Commissioners Mark Wilson, Chair Cody Bettencourt and Rachel Weinstein (zoom); Staff - City Administrator Kathryn Greiner and Planning Consultant Kirk Fatland

Absent: Planning Commissioners Haylee Potter and Vernon Grey

2. PUBLIC HEARING - Larry & Jackie Hardie/Land Key Properties, LLC - Application #643 - Variance

2.1. Open Hearing

Chair Bettencourt opened the hearing at 5:30 p.m.

Chair Bettencourt asked if there were any commissions that had ex parte contact, bias or a conflict of interest with none having any of these items. She asked if the audience wanted to challenge any of the commissions on hearing this application, and there were none. She also stated that if no issues were raised at this meeting it could not be appealed at a higher level.

2.2. Staff Report - Read and/or Summarized

Fatland summarized the staff report, noting that he recommends approval based on the findings of facts listed in the report. The findings focus on the property is in a Commercial zone, which allows residential uses providing they meet the setbacks. The building has been there for an extended period of years and realistically cannot be moved to meet the setbacks for which the application is to have a variance of 3 feet on the side yard and 4 feet on the front yard. He also summarized the circumstances for granting a variance and that they meet the requirements for a variance. Fatland noted that this property is in a residential area and that there is a need for housing to approve this application. He did note that if the property was located on Main Street he may not have been favorable of this application.

2.3. Applicants & Proponents Testimony

Applicant Jackie Hardie was present but did not provide additional information.

2.4. Opponents & Public Agency Testimony

None

2.5. Questions by Planning Commissioners to Applicant or Proponents

None

2.6. Close Hearing

Chair Bettencourt closed the hearing at 5:37 p.m.

2.7. Planning Commission Deliberation, Decision or Postpone

A motion was made by Commissioner Weinstein to approve application #643 to approve the variance. The motion was seconded by Commissioner Wilson and approved unanimously.

3. REVIEW & APPROVE MINUTES

3.1. Review & Approve the July 18, 2023 Planning Commission Meeting Minutes

A motion was made by Commissioner Wilson to approve the July 18, 2023 planning commission meeting minutes. The motion was seconded by Commissioner Weinstein and approved unanimously.

4. OTHER

4.1. City of Condon Withdraws Conditional Use Permit Application to Move City Shop

Chair Bettencourt stated that she received a letter from the City of Condon to withdraw their request to move the city shop to a different location.

CA Greiner stated that she is having an issue with landowners in the Historic District not following procedures for repairs and maintenance of their buildings as required by the ordinance. She had two this last week that painted their buildings without getting colors approved administratively. She sent them letters but is also going to send out a letter to all landowners in the Historic District with the ordinance, application and offer to assist with their projects.

5. ADJOURN

Chair Bettencourt adjourned the meeting at 5:48 p.m.

_____ Date _____
Cody Bettencourt, Chair

ATTEST: _____ Date _____
Kathryn Greiner City Administrator