



Marion County OREGON

PLANNING COMMISSION MINUTES

PLANNING COMMISSION

George Grabenhorst - Chair
Mike Fischer - Vice Chair
Stanley Birch
Ryan Evenson
Mike Long
Carla Mikkelson
Gary Monders
Michael Shrock

DATE: September 7, 2010
TIME: 6:30 p.m.
PLACE: Marion County Senator Hearing Room

Present: Commissioners Grabenhorst, Fischer, Monders, Long, Evenson, Shrock, Birch, and Mikkelson
Absent: None

Chair Grabenhorst called the meeting to order. Commission Member Gary Monders disclosed for the record that he prepared the Vettrus wells on this property back in the 1980's but that connection would not impact his decision in this land use case. There were no comments from anyone present.

1. Public hearing:

- SUB10-001. Request for conceptual and detailed approval to subdivide 3.27 acres into nine lots and a variance to allow the lots to not be served by sewage disposal or water. Property is zoned C (Commercial) and located at 8372 Enchanted Way SE, Salem.

Joe Fennimore, Principal Planner, summarized the Planning Division staff report and there were no questions or comments from the PC.

Norm Bickell, Liberty Rd. SE, Salem, testified on behalf of the applicants that they have reviewed and concurred with the staff report. He added this is a very unusual case where a subdivision is being requested for commercial use and explained this is due to the 3500 sq.ft. use limitation in the Commercial zone. With the property divided into multiple lots, each lot then is allowed a 3500 sq.ft. building. PC Member Evenson asked about the proposed use for Lot 9? Mr. Bickell replied there are no current development plans for this lot and any, in the future, would require land use approval. He added it was included in this request but there are no plans to develop this lot. The PC discussed the property and use of the adjacent RV park office, bathrooms, etc. PC Member Mike Long asked how much of Lot 9 is paved? Mr. Bickell replied not all of it is paved but he is not sure exactly how much. He added the property was previously an amusement park and will now be a considerably more benign use of mini-storage.

There was no testimony from the audience.

Chair Grabenhorst asked for follow-up from Mr. Bickell. Prior to his response, Mr. Fennimore stated condition of approval #1 in the staff report should be amended to include that any use other than mini-storage warehousing would require land use approval as to leave it as-is infers that any future use would require Planning Commission approval. He explained that any minor request could be handled at the staff level. He also added that the specific SIC number should be included in that condition. Mr. Evenson asked when the development would start and Mr. Bickell replied it would be right away. PC Member Carla Mikkelson asked if staff feels there will be considerably less traffic than the Thrillville Amusement Park? Mr. Bickell responded yes, but the County engineering section was looking at requiring a traffic impact analysis but he feels the plans and data will show that is not necessary.

There being no further testimony, a motion was made and seconded to close the public hearing. The motion passed unanimously. A second motion was made and seconded to grant conceptual and detail approval and the variance request as outlined in the staff report, including the 8 conditions of approval, including the modified first condition as requested by staff. The motion passed unanimously, 8-0.

2. Adjournment.

Mr. Fennimore announced the next meeting, at this point, is set for October 19th which will be a public hearing on amendments to the rural code that the PC reviewed at the last meeting. There being no further business, the Chair adjourned the meeting.