

PLANNING COMMISSION MEETING

June 15, 2011

The Bay City Planning commission met in regular session on June 15, 2011. Chair Terry Griffin called the meeting to order at 6:05p.m. Commission members present were Terry Griffin, John Sollman, Chris Gant, Phyllis Wustenberg, Judy Wadley and Mark Hannah. Also present were City Council members John Gettman and Robert Pollock, City Planner Sabrina Pearson, Planning Commission Secretary Gaile Harris. Visitors Angie Cherry, Lester Cherry and Richard Hamann.

MINUTES

Motion by John, second by Phyllis, to approve the minutes of the 5/18/2011 meeting as presented. Motion passed unanimously.

VISITORS' PRESENTATION

None

UNFINISHED BUSINESS

None

NEW BUSINESS

- a. Vision Committee

Sabrina stated that she did not have the report yet and is not prepared for discussion.

- b. Temporary Use Permit #11-03 from Lester and Angela Cherry:

Terry opened the public hearing for the Conditional Use Application #11-03 and reviewed the following:

Application #11-03 a Temporary Use from Lester and Angela Cherry to place a 14' x 48' single wide manufactured home to serve as temporary housing for a valid health reason. Property located in the Moderate Intensity Zone at 8300 Bewley Street and legally described as a portion of Partition Plat 1996-62 Parcels 2 and 3. The property is depicted by Tax Assessor's Map 1S 10W 2BD tax Lots 1101 and 1002.

Public notice was sent to 12 surrounding property owners. The City received no response.

No one objected to the jurisdiction of the City Planning commission to hear the matter.

There were no conflicts of interest or personal bias from the Planning Commission.

Terry asked if any Planning Commission member has had any ex parte contact with the applicant. John met Angela Cherry when he went to visit the site. Mark just met and spoke with the applicant for the first time before the meeting.

Terry asked if any Planning Commission member had visited the site. Mark stated that he had gone to look at the site and everything looks fine. Terry and John both stated that the Cherrys seemed like nice people and see no problem with the placement at the property site.

Sabrina read the applicable criteria. Terry reviewed the public hearing guidelines.

Sabrina reviewed the staff report.

The Temporary Use is to place temporary housing of a 14' x 48' single wide manufactured dwelling placed within the setbacks on a lot with an existing single family dwelling to care for an ill uncle who is able to live in his own dwelling where it is in close proximity to relatives who can look after him.

Phyllis asked about a timeline for removal of the manufactured home. Sabrina stated that can be discussed with the Cherrys after the public hearing is open.

The public hearing opened at 6:17pm.

Angela Cherry presented a letter of recommendation from the Department of Veterans Affairs Medical Center explaining Richard Hamann's medical condition.

Angela Cherry requested a 60 day removal time instead of 30 and would prefer 90 days.

There was no public comment against the application or any additional questions from the public.

Planning Commission Discussion:

Members read the letter presented by Angela Cherry.

John stated that the manufactured home will be shielded by a large pole building and not visible from the road.

Phyllis asked about the water and sewer connection. Terry stated that the Public Works superintendent Dave Pace will need to look at the property.

Sabrina recommended a removal time of 90 days in item #5 of the conditions. Sabrina also added that item #1 applicable standards will be to the satisfaction of the Public Works superintendent.

Final comments:

Lester Cherry asked if he needed to provide more parking area. Sabrina said that due to the amount of property the Cherrys have, it would not be necessary.

There were no additional comments or questions by the Planning Commission or the applicant.

Terry closed the public hearing at 6:30pm and requested a decision from the Planning Commission.

The applicant waived keeping the record open for seven days to allow submission of further written comments.

Motion by John to approve the Temporary Use request with the conditions 1-5 as modified. Item #1 to add the wording "to the satisfaction of the Public Works superintendent." Item #5 modified to allow for the removal of the temporary structure within 90 days.

Seconded by Phyllis. Motion passed unanimously.

OTHER

None

PLANNING COMMISSION, CITY PLANNER AND CITY COUNCIL CONCERNS

John stated that the Vision report was included with the packet. Sabrina had not realized that it was included with the packet. She asked for more time to discuss the Vision Committee report for Proposed Amendments to the Vision Statement adopted 2/11/03 with John which will be discussed at the next meeting.

Discussion was held regarding economic development with in the City of Bay City.

Discussion was held regarding the economic benefits that the railroad would bring to the City of Bay City.

John Gettman stated that the Port of Tillamook Bay has received \$40 million from FEMA. Tillamook County would like to transfer wetland area along Goodspeed Road to the Port for the purpose of using this money to improve the watershed in that area.

Phyllis Wustenberg and Judy Wadley have agreed to another term on the Planning Commission. Motion by John, second by Mark, that the Planning Commission recommend Phyllis and Judy to the Mayor for reappointment to another term. Motion carried unanimously.

Chris stated that there should be some sort of compensation from the City when a property owner spends their money on ditch maintenance in from of their home. Sabrina suggested that Dave be contacted first to make an arrangement for self maintenance before any money is spent.

Discussion was held regarding the Storm Water Master Plan managed by Dave, and a storm water run-off system.

Terry voiced his concern regarding a property on Short Street where there is a collection of derelict vehicles and trailers.

John Gettman stated that the owners of the house at Hwy 101 and Short Street are installing posts for some sort of fence. John feels this is a safety issue.

John Sollman mentioned that, on McCoy Street, there is no place to walk except on the pavement because of the drainage ditch at the pavement's edge and no graveled shoulder. He feels this needs to be addressed.

ADJOURNMENT

Motion by Phyllis, second by John, to adjourn the meeting at 7:20pm. Motion carried unanimously.

Respectfully submitted,



Gaile Harris
Planning Commission Secretary

SIGN-IN SHEET

PLANNING COMMISSION MEETING

JUNE 15, 2011, 6:00 PM

Chris Gant

Angie Cherry

Lester Cherry

Richard Hamann

John SULLMAN

MARK HANNAH