



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, November 8, 2017 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER

Chair Hersch Sangster called the meeting to order at 6:00 pm.

ROLL CALL:

Present:

Hersch Sangster, Chair
Kyle Juran, Vice Chair
Josh Eggleston
Michael DeBlasi
Garry Whalen
Crystal Wilson

Absent:

One Position Vacant

Council Liaison:

Kim Freeman for Marlene Parsons

Staff Present:

Nate Brown, Community Development Director
Shane Witham, Senior Planner
Shannon Johnson, City Attorney

SWEARING IN OF COMMISSIONERS WILSON AND WHALEN: Deputy City Recorder Debbie Lockhart administered the oath of office to Commissioners Wilson and Whalen.

ELECTION OF CHAIR AND VICE CHAIR: Commissioners Sangster and Whalen were elected by unanimous consent to serve as Chair and Vice Chair respectively.

APPROVAL OF MINUTES: Commissioner Juran moved for approval of the September 2017 Regular Session Minutes. Commissioner DeBlasi seconded. Motion passed as follows: Sangster, Juran, Eggleston, DeBlasi, and Whalen in favor with Wilson abstaining and one position vacant.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Development Standards Alternative Application – Keizer Station Area B - Cinema

Chair Sangster opened the Public Hearing.

Community Development Director Nate Brown brought attention to the drawing he had distributed showing his concept for landscaping around the theater. He explained that the landscaping would offset the lack of glazing and would be significant, of interest, and would add to the general design character of the structure. He added that the architect has submitted a natural looking plan with random placement of vertical trees that would create vertical elements and break up the 30' tall building. However, Mr. Brown indicated that he wanted less natural planting and more architectural planting that would play off the elements of the building. He pointed out that the planting would need to be incorporated into the

frontage along the streets and that because the requirement is for fewer plants, they would need to be larger specimens. He also noted that the architect has included a public mural on one wall to offset the lack of glazing and the Keizer Public Arts Commission would be involved in the approval process. The staff recommended design alternative emphasizes these points and recommends the introduction of public amenities such as a flat area for a bench.

Mr. Brown then fielded questions regarding species of trees, maintenance and replacement and bicycle parking.

Jeremy Grenz, representing the theater, explained that the intent of the landscaping was to break up the façade, provide screening, and give human scale to the large building. He indicated that he was happy to work with staff on alternative species they might suggest and concluded that the site plan is not yet fully developed so the landscape plan is incomplete as well.

With no further testimony Chair Sangster closed the public hearing.

Commissioner Whalen moved that the Planning Commission approve the staff recommendation on the design alternative for the property as a theater.

Commissioner Eggleston seconded. Motion passed as follows: Sangster, Juran, Eggleston, DeBlasi, Whalen and Wilson in favor with one position vacant.

NEW/OLD BUSINESS/STAFF REPORT: Regarding the TGM grant, Mr. Brown reported that staff and the consultant are working to create a context of the Keizer attitude toward growth impacts. The consultants want to interview small groups of certain sectors of the community and one group will be the Planning Commission. Commissioners indicated that with enough notice they would be available for a daytime meeting in December. This meeting would replace the regularly scheduled December meeting. Other groups would be neighborhood associations, civic organizations, citizens at large, police, public works, council, chamber/business, and a community environmental group such as Claggett Creek Watershed Council. There will also be a series of open forums for public dialog.

Commissioner DeBlasi announced the upcoming McNary Public Forum which will focus on what they expect the bond to cover.

COUNCIL LIAISON REPORT: Councilor Freeman welcomed Commissioners Wilson and Whalen and provided details regarding the upcoming West Keizer Neighborhood Association meeting, the Turkey Dash and volunteer openings. She added that there would be no Council work session in November.

COUNCIL REPRESENTATIVE: Commissioner DeBlasi volunteered to report at the November 20 Council meeting.

ADJOURN: The meeting adjourned at 6:49 pm.

Next Meeting: December 13, 2017

Minutes approved: 01-10-17