



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 13, 2014 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER

Planning Commission Chair John Rizzo called the meeting to order at 6:00 pm.

ROLL CALL:

Commissioners Present:

John Rizzo, Chair
Matt Chappell
Michael DeBlasi
Kyle Juran
Jonathan Thompson

Council Liaison: Joe Egli

Staff Present:

Sam Litke, Senior Planner
Shannon Johnson, City Attorney

Absent:

Hersch Sangster, Vice Chair
Chuck Fisher

APPROVAL OF MINUTES: Commissioner DeBlasi moved for approval of the July 2014 Minutes. Commissioner Chappell seconded. Motion passed as follows: Rizzo, Chappell, DeBlasi, Thompson and Juran in favor with Sangster and Fisher absent.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Amendment to Keizer Development Code: Section 2.204

(Clarification of Ambiguities): Senior Planner Sam Litke provided background information on why the changes were being made noting that some sections could be interpreted differently depending on the perspective of the reader so they needed to be rewritten for clarity. He noted that this section of the code is not referred to frequently and that most of the chapter was rewritten using Codes from other communities for guidance. Much of what is included in the amended version is from the Salem Code. He suggested that, along with the usual word smithing associated with a text amendment, the Planning Commission consider the bullet points in the staff report and provided detailed examples or explanation of each of the bullet points.

Mr. Litke and City Attorney Shannon Johnson then fielded questions regarding non-conforming use, the effect of this amendment on development, tracking change of ownership, historical status of properties, additions to non-conforming uses and/or structures and annexation.

Commissioners questioned why Section 2.204.07 Effect of Zone Change was removed to which Mr. Johnson indicated staff would revisit that and address whether or not it makes sense to delete it.

Chair Rizzo opened the Public Hearing.

Hearing no testimony, Chair Rizzo closed the Public Hearing.

Commissioner Chappell moved to accept the staff recommended amendments to Keizer Development Code: Section 2.204 and recommend them to Council.

Commissioner Thompson seconded. Motion passed as follows: Rizzo, Chappell, DeBlasi, Thompson and Juran in favor with Sangster and Fisher absent.

NEW/OLD BUSINESS: Commissioner Rizzo announced that his term expires after the September meeting and he was not eligible to serve another term.

Commissioner DeBlasi invited everyone to the Cyclocross event at Keizer Rapids Park on Mondays in August.

STAFF REPORT: Mr. Litke announced that 11 sections of the Code related to medical marijuana would be addressed at the next meeting; the licensing process will be addressed at the next Council meeting and then the Planning Commission will need to decide exactly which zones will allow dispensaries.

COUNCIL LIAISON REPORT: Councilor Egli reported that the cow pasture property is on the agenda for the September 2 Council meeting; Council reviewed the medical marijuana issue and will vote on it at the next meeting; the Police Department has a new dog (Bruno) for the K-9 program; and Councilors will be getting Facebook pages through a pilot project to enhance communications; funded through the Public, Educational and Governmental Fund.

COUNCIL REPRESENTATIVE: Commissioner Chappell will provide the Planning Commission update to Council.

ADJOURN: The meeting adjourned at 7:01 p.m.

Next Meeting: September 10, 2014

Minutes approved: 9-3-14