

**KEIZER PLANNING COMMISSION
MINUTES**

*Wednesday, July 12, 2000 @ 7:00 p.m.
Keizer City Hall - Council Chambers*

1. CALL TO ORDER

Vice Chair Abbott called the meeting to order at 7:03 p.m.

2. ROLL CALL

The following members were present: June Abbott, Michael Smith, Stan Compton, Dick Inman and Jere Clancy.

Absent: Bill Wolf and Bruce Anderson

3. APPROVAL OF MINUTES/May 24, 2000

Mr. Inman moved for approval of the May 24, 2000 minutes as written. Mr. Compton seconded the motion and carried, all present voting aye.

4. PLANNING UPDATE

Senior Planner, Maria Meier updated the Commission regarding the Public Hearing of the City Council pertaining to the eight items that the Planning Commission reviewed for the Chemawa Activity Center. She reported that the public hearing was held open until July 17, 2000 to consider signing an exploratory agreement with the developer.

Ms. Meier noted commercial projects that were continuing were the Bank of the Cascades and an office building on Cherry Avenue for a physical therapy office. Demolition permits were processed for the old Bob's building was granted and an additional office building going up east of the Bank of the Cascades. She also noted some of the in-fill building that was taking place.

5. DEVELOPMENT REVIEW

Ms. Meier submitted the staff report pertaining to Development Standards and Awnings. She reported that Baker Brother Investments had submitted an application for Development Review for a new commercial structure to be

located at 130 Chemawa Road North. The applicant proposed to construct steel awnings, which did not meet the design standard.

Staff recommended that the Commission discuss the required standards in Section 2.315.08B (3) Awnings referencing the proposed alternative design submitted by the applicant and once a decision was made to adopt one of the alternate orders which were supplied.

Ms. Meier introduced Scott Ryder.

Scott Ryder, RAR Architects, 34 NW First Avenue, Portland- supplied sample photos of the proposed plan and indicated they were proposing a steel format for the awnings. He noted how this had become the preferred material for the construction of awnings in the Portland area. He also explained its durability vs. canvas awnings. Mr. Ryder went on to state he felt the material was standard and asked for consideration of the plan from the Commission.

Mr. Ryder answered questions from the Commission and the Commission briefly discussed the intentions of the Development Code and the use of the word "*similar*" when describing awning materials.

After a brief discussion the following motion was made.

Mr. Smith moved to approve the applicant's request for variance subject to review and final order at the next Planning Commission meeting. Mr. Clancy seconded the motion and carried, all present voting aye.

6. ADJOURN

Vice Chair Abbott adjourned the meeting at 7:28 p.m.