KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, June 10, 2015 @ 6:00 pm
Keizer Civic Center

CALL TO ORDER
Chair Jim Jacks called the meeting to order at 6:00 pm.

ROLL CALL:

Present:
Jim Jacks, Chair
Michael DeBlasi, Vice Chair
Garry Whalen
Kyle Juran
Chuck Fisher
Hersch Sangster
Jonathan Thompson

Council Liaison:
Dennis Koho for Brandon Smith

Staff Present:
Sam Litke, Senior Planner
Nate Brown, Community Development Director
Shannon Johnson, City Attorney

APPROVAL OF MINUTES: Commissioner Whalen moved for approval of the May 2015 Minutes. Commissioner DeBlasi seconded. Motion passed as follows: Jacks, DeBlasi, Juran, Whalen and Fisher in favor with Thompson and Sangster abstaining.

APPEARANCE OF INTERESTED CITIZENS: None

CONTINUATION OF PUBLIC HEARING: Text Amendment Case No. 2015-06

Chair Jacks re-opened the Public Hearing

Rhonda Rich, Keizer, President of the West Keizer Neighborhood Association, referred to the draft WKNA Board meeting minutes which Mr. Brown had distributed, noting that in general the Board was in agreement with the staff recommendation but opposed to the allowance of partitioned lots.

Mike Erdman and Ryan Odell, with the Homebuilders Association, voiced concern about the design standards and infill standards noting that requiring additional design features will increase the cost to the builders and impact the cost of housing, especially at the lower end. He requested flexibility such as vertical hardscape features in the hardscape features section and asked that the requirement to provide information with submittals for the benefit of the neighbors be removed, noting that in most cases the developer is not the builder and the information is not available at the time of development.

Discussion followed regarding development of property, developers vs. homebuilders, infill, smaller projects, providing information on the building envelope, infill standards, and building heights.

Commissioners then reviewed the discussion items in the staff report with the following itemized comments on subsections to Section 2.314:

a) Commission consensus for 5 design features
b) Commission consensus to retain language as proposed
c) Commission majority to increase garage door area to 50%
d) Commission consensus to retain the 8,000 sq. ft. size threshold
e) Commission consensus to keep the standards for the flag lots
f) Commission consensus to support revisions
g) Commission consensus to support revisions
h) Commission consensus to accept as proposed

Due to the late hour Chair Jacks continued the Public Hearing to July 8, 2015.

NEW/OLD BUSINESS: None

STAFF REPORT
Mr. Brown reported on the progress of the TGM Grant and voiced optimism for receiving the grant.

COUNCIL LIAISON REPORT: Councilor Koho had no report.

ADJOURN: The meeting adjourned at 8:18 p.m.

Next Meeting: July 8, 2015

Minutes approved: 07-08-15