



MINUTES
KEIZER PLANNING COMMISSION
Wednesday, November 12, 2025
Robert L. Simon Council Chambers
930 Chemawa Road NE
Keizer, Oregon

- 1. CALL TO ORDER** **CALL TO ORDER:** Chair Matt Lawyer called the meeting to order at 6:00 pm.

Present:

Matt Lawyer, Chair
Jeremy Grenz, Vice Chair
Lindsey King
Fernando Lopez
Robb Witters
Larry Scruggs
Talia Mesecar, Youth Liaison

Council Liaison Present:

Councilor Juran

Staff Present:

Shane Witham, Planning Director
Dina Horner, Assistant Planner
Joseph Lindsay, City Attorney
Dawn Wilson, Deputy City Recorder

Absent:

Frank Hostler

- 2. SWEARING IN OF COMMISSIONERS** ~ Matt Lawyer, Jeremy Grenz, & Larry Scruggs
City Attorney Joseph Lindsay swore in Commissioners Lawyer, Grenz, and new Commissioner Larry Scruggs. Chair Lawyer mentioned that being a Planning Commissioner was one of the few positions that requires taking an oath of office other than City Council. All three commissioners took the oath together.

Chair Lawyer welcomed Commissioner Scruggs and asked about his interest. Mr. Scruggs shared that in his previous 21 years of employment, one of his responsibilities was planning for the membership department, including developing campus facilities master plans. He stated that he was "an absolute believer in planning for your future" and with his available time, he felt this position would be a good fit.

Chair Lawyer welcomed and introduced the new Youth Liaison, Talia Mesecar. Ms. Mesecar shared that she attends McNary High School and felt it was important to give back and to do something that she would enjoy.

- 3. ELECTION OF CHAIR & VICE CHAIR**
Chair Lawyer opened the floor for nominations for Chair and Vice Chair positions.

Commissioner Grenz nominated Commissioner Lawyer for Chair and seconded by Commissioner Lopez.

Commissioner Lawyer nominated Commissioner Grenz for Vice Chair and seconded by Commissioner King.

With no other nominations, Commissioner Lawyer was elected Chair and Commissioner Grenz was elected Vice Chair by consensus.

4. APPROVAL OF MINUTES

- a. **September 2025** Commissioner Grenz moved for approval of the September 2025 Minutes as presented. Commissioner Witters seconded. Motion passed unanimously as follows: Lawyer, King, Grenz, Witters, and Lopez in favor with Hostler absent and Scruggs abstained.

5. **APPEARANCE OF INTERESTED PERSONS** There were no interested persons.

6. PUBLIC HEARING:

- a. **Text Amendment Case 2025-17: Amending Keizer Code Appendix A - Development Code Section 2.110 - Commercial Mixed Use (related to auto-oriented uses)**
- Chair Matt Lawyer opened the public hearing at 6:10 p.m. and read the hearing title of Text Amendment Case 2025-17: Amending Keizer Code Appendix A - Development Code Section 2.110 - Commercial Mixed Use (related to auto-oriented uses).
- Planning Director Shane Witham summarized the text amendment history, the desire to open up some of the uses, and the Council's discussion around having a gas station and drive-through restaurants in the area. He shared that the Council didn't approve a gas station.
- Mr. Witham explained that a few months ago, the Commission had considered text amendments to allow drive-through restaurants in a specific area of Keizer Station Area B. The City Council ultimately approved that amendment. Now, through a Council resolution, staff was directed to consider additional auto-oriented uses for the same area.

Mr. Witham explained that the proposed amendment would allow:

- Automobile parking not associated with allowed uses (SIC 752), which could include parking lots, parking garages, or EV charging areas.
- Automotive services except repair (SIC 754), capturing car washes, oil change facilities, emissions testing, detailing, tire stores, but not full repair shops.
- Vehicle sales and secondary repair

- Automotive dealers

Mr. Witham noted that these uses would be conditional uses, requiring additional review through the master planning process, and would only apply to a specific area near the transit center in Keizer Station Area B. He explained that the original prohibition on auto-oriented uses in this area were based on language from an earlier overlay district from the 1990s that restricted such uses along Chemawa Road and River Road. Mr. Witham proposed the question of should there be more auto-centric uses.

Mr. Witham explained that gasoline service stations remained excluded based on clear direction from previous City Council action.

Chair Lawyer expressed concern about pneumatic airguns near residential areas and park-and-ride facilities potentially becoming refuges for problematic behaviors.

Extensive discussion followed among commissioners about the appropriateness of various uses.

Chair Lawyer expressed strong concerns about automotive dealerships

Chair Lawyer asked about the process and wanted to ensure that the process was efficient. City Attorney Joe Lindsay clarified the process distinction, noting that this legislative action opens possibilities but doesn't obligate approval of any specific use. Future applications would go through quasi-judicial review where specific concerns could be addressed through conditions.

Mr. Witham shared that he felt comfortable with the process because the Council issued a Resolution for uses.

Commissioner Scruggs asked about an inappropriate auto-centric use, and Mr. Witham shared that there really wasn't an inappropriate use as it was policy.

Commissioner Grenz commented that mixed-use zone uses would be permitted outright.

Commissioner King asked about parking types and the associated reference numbers from the Standard Industrial Classifications (SIC) manual. Mr. Witham shared that in the SIC manual was the federal government's classified businesses.

Commissioner Scruggs asked about the initial prohibition of gas stations. Witham explained that the prohibition was due to traffic and safety concerns

when Keizer Station was first planned, noting that Area B was intended to be a "retail service center" rather than auto-centric.

Chair Lawyer expressed concern about vehicle sales and secondary repair, stating he couldn't envision a dealership working in that space and was concerned about potential noise impacts from repair activities on nearby neighborhoods.

Commissioner King shared concerns about both automobile parking use and vehicle sales, noting that a standalone parking lot might create problems and that the vehicle sales with secondary repair could create a loophole for a repair garage.

Commissioner Witters questioned whether these uses aligned with the original vision for Keizer Station, which he understood to be a destination retail area rather than service-oriented businesses.

City Manager Adam Brown clarified that applicants wanting businesses added would come back to the Planning Commission through the Quasi-Judicial Hearing process based upon approval of the conditional uses. Mr. Brown shared the history when the Planning Commission discussed this situation in May.

Commissioner King shared that additional conditional uses could be applied to the uses.

City Manager Brown explained that the companies interested in the property are thinking 10 to 20 years ahead. For example, oil change businesses are evolving into energy stations with electric charging infrastructure. He noted that the conditional use process would allow the Commission to review specific proposals and their compatibility with the area.

Mr. Scruggs felt that the uses were too specific and some opportunities could be missed or overly restricted.

Tammy Kunz, Keizer, testified that her only concern was with the retail sales for cars, but she was not opposed to the other proposed uses. She mentioned that a car rental business might work better than a dealership.

Chair Lawyer closed the public hearing at 7:09 p.m.

Commissioner Grenz moved that the Planning Commission recommend approval of the proposed text amendments to City Council with the following changes: eliminate automobile parking not associated with an allowed use, vehicle sales and secondary repair, and automotive dealers and any associated changes that would trickle down through the other relevant codes. Commissioner Scruggs seconded. Motion passed unanimously as

follows: Lawyer, King, Grenz, Witters, Lopez, and Scruggs in favor with Hostler absent.

Chair Lawyer clarified the approval would be with the changes to remove sub-paragraphs 2, 4, and 5.

Chair Lawyer shared that Commissioner Frank Hostler sent him a message during the Public Hearing.

7. NEW-OLD BUSINESS/STAFF REPORT

Planning Director Shane Witham reported on several ongoing projects:

- Recent subdivision applications on McLeod and Wheatland
- Building permits issued for the Freeman Chiropractic rebuild (now an accounting firm)
- Development activity in Area A of Keizer Station near REI
- The upcoming opening of The Whole Cherry business in Keizer

City Manager Brown shared that the Strategic Plan Task Force has picked up again and would meet tomorrow night at 5:30 p.m., and the Police Fee Task Force was discussing matters long-term for the Police Department.

8. COUNCIL REPRESENTATIVE REPORT

Councilor Kyle Juran reported on the following items:

- The Police Task Force was working to determine future needs for the police department and potential funding
- Recent City Council approval of the design for Keizer Rapids Park improvements
- Authorization of a Letter of Intent for development in Area C of Keizer Station, where houses are located on McLeod

9. MEETING DATE CHANGE (2026)

- a. **November 11, 2026 is Veteran's Day: Change meeting date to Nov. 4th (Wed), Nov. 18th (Wed), or cancel meeting?**

The Commissioners chose to leave this open because it was too far in the future.

10. COMMISSIONER REPORTING TO COUNCIL: Lindsey King on October 20th -

Commissioner King would report to Council on December 1st.

Chair Lawyer expressed appreciation to Mr. Brown for supporting the Gold Star Memorial Monument project.

6pm

11. NEXT MEETING: Chair Lawyer noted the next meeting would be on December 10th.
December 10th

12. ADJOURNMENT Meeting adjourned at: 7:24 m.

Minutes approved: _____

“Agenda Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury.”