

**CITY OF MANZANITA
PLANNING COMMISSION MEETING
OCTOBER 30, 2008**

I. CALL MEETING TO ORDER: Chair Owen Nicholson called the meeting to order at 7:00 pm in the City Council Chambers.

II. ROLL: Members present were: Owen Nicholson, Burt Went, Karen Reddick-Yurka, Frank Wolf, Walter Stickel and Hans Tonjes. Jeanne Pendergrass has resigned. There was a quorum. Staff present: City Manager Jerry Taylor, Administrative Assistant Kristin Grasseeth.

III. AUDIENCE INTRODUCTION: There were 10 citizens in attendance.

IV. DELIBERATION OF APPLICATION: ZONING MAP AMENDMENT FROM R-4 (HIGH DENSITY RESIDENTIAL/ LIMITED COMMERCIAL) TO R-4/PD (HIGH DENSITY RESIDENTIAL/ LIMITED COMMERCIAL PLANNED DEVELOPMENT) FOR A PLANNED DEVELOPMENT OF 16 RESIDENTIAL UNITS, CONDITIONAL USE PERMIT FOR PARKING LOT IN THE HIGH DENSITY RESIDENTIAL/LIMITED COMMERCIAL ZONE AND DESIGN REVIEW OF TWO MIXED USE BUILDINGS IN THE COMMERCIAL ZONE. LOCATION: 220 LANEDA AVENUE. APPLICANTS: JAMES V. FRANK, MARTA M. FRANK, PAUL J. FRANK, JAMES H. FRANK, AND DAVID D. FRANK.

Nicholson said the public hearing had been conducted on October 20, 2008 where a great deal of written and oral testimony was presented. The Public Hearing was closed on October 20, 2008 but the record was left open for 7 days for any additional testimony, and one submittal was received from the applicant. Before deliberating, Nicholson asked the Commissioners if they had any ex parte contacts since the October 20, 2008 meeting, and all members did not have any. Tonjes stated that he had no ex parte contact, and had listened to the tapes of the October 20th meeting earlier today and had read all information submitted. The Commission proceeded to review the proposed findings.

Planned Development:

All Commissioners agree to all proposed findings 1-11. For proposed finding #12 (Planned Development Procedures) Stickel, Wolf, Nicholson, and Went agree; Tonjes and Reddick – Yurka disagree. All Commissioners agree to all proposed findings 13 and 14. For proposed finding # 15 (Resulting Development) Stickel, Wolf, Nicholson, Went and Reddick-Yurka agree; Tonjes disagrees. All Commissioners agree to all proposed findings 16 – 19.

Design Review:

All Commissioners agree to all proposed findings.

Conditional Use Permit:

All Commissioners agree to all proposed findings 1 and 2. For proposed finding #3 Stickel, Wolf, Nicholson, Went and Tonjes all agreed; Reddick-Yurka, disagreed with the last sentence.

A motion was made by Tonjes, seconded by Wolf to deny the application for the planned development based on the standards, findings and conclusions in the finding report and further move to adopt the finding report as modified. Motion passed unanimously.

A motion was made by Wolf, seconded by Reddick-Yurka to approve the application for design review of the mixed use buildings and conditional use permit for a parking lot in the R-4 zone based on the standards, findings and conclusions in the findings report and conditioned on submittal to the Commission for approval of a acceptable plan for the parking lot on the R-4 parcel and an engineered drainage plan and further moved to adopt the findings report as modified. Motion passed unanimously.

Nicholson instructed staff to prepare a written order of this decision for his signature and the affected parties could appeal this decision to the City Council within 20 days of the date of the order. This request for appeal must contain the items listed in Section 10.160 of Ordinance 95-4 and may only be filed concerning criteria addressed at the public hearing.

V. ADJOURNMENT: A motion was made by Went, seconded by Reddick-Yurka to adjourn the meeting. Motion carried unanimously.

The meeting was adjourned at 8:05 p.m.

**MINUTES APPROVED THIS
17TH DAY OF FEBRUARY 2009**

D. Owen Nicholson, Chair

ATTEST:

Jerald P.Taylor, City Manager/Recorder