



# City of McMinnville

## PLANNING

City of McMinnville  
Community Development  
231 NE Fifth Street  
McMinnville, OR 97128  
(503) 434-7311  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

### Planning Commission Thursday, July 6, 2023 6:30 PM Regular Meeting

#### HYBRID Meeting

**IN PERSON – McMinnville Civic Hall, 200 NE Second Street, or ZOOM Online Meeting**

*Please note that this is a hybrid meeting that you can join in person at 200 NE Second Street or online via Zoom*

**ZOOM Meeting: You may join online via the following link:**

<https://mcminnvilleoregon.zoom.us/j/84808603865?pwd=WE03Ukt3bDU5VkUwRUhla1Jnb2w0QT09>

**Meeting ID: 848 0860 3865**

**Meeting Password: 166748**

**Or you can call in and listen via zoom: 1 253 215 8782**

**Meeting ID: 848 0860 3865**

**Meeting Password: 166748**

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#### Public Participation:

*Citizen Comments: If you wish to address the Planning Commission on any item not on the agenda, you may respond as the Planning Commission Chair calls for "Citizen Comments."*

*Public Hearing: To participate in the public hearings, please choose one of the following.*

- 1) **Email in advance of the meeting** – Email at any time up to 12 p.m. the day before the meeting to [heather.richards@mcminnvilleoregon.gov](mailto:heather.richards@mcminnvilleoregon.gov), that email will be provided to the planning commissioners, lead planning staff and entered into the record at the meeting.
- 2) **By ZOOM at the meeting** - Join the zoom meeting and send a chat directly to Planning Director, Heather Richards, to request to speak indicating which public hearing, and/or use the raise hand feature in zoom to request to speak once called upon by the Planning Commission chairperson. Once your turn is up, we will announce your name and unmute your mic.
- 3) **By telephone at the meeting** – If appearing via telephone only please sign up prior to the meeting by emailing the Planning Director, [Heather.Richards@mcminnvilleoregon.gov](mailto:Heather.Richards@mcminnvilleoregon.gov) as the chat function is not available when calling in zoom.

----- **MEETING AGENDA ON NEXT PAGE** -----

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

\*Please note that these documents are also on the City's website, [www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov). You may also request a copy from the Planning Department.

Commission Members	Agenda Items
<p>Sidonie Winfield, Chair</p> <p>Gary Langenwalter Vice - Chair</p> <p>Matthew Deppe</p> <p>Sylla McClellan</p> <p>Meg Murray</p> <p>Brian Randall</p> <p>Beth Rankin</p> <p>Dan Tucholsky</p>	<p><b>6:30 PM – REGULAR MEETING</b></p> <ol style="list-style-type: none"> <li><b>1. Call to Order</b></li> <li><b>2. Citizen Comments</b></li> <li><b>3. Minutes:</b> <ul style="list-style-type: none"> <li>• <b>April 6, 2023 – (Exhibit 1)</b></li> </ul> </li> <li><b>4. Public Hearings</b> <ol style="list-style-type: none"> <li><b>A. <u>Quasi-Judicial Hearing: Conditional Use (CU 1-23)</u> – (Exhibit 2)</b> <p><b>Request:</b> An application for a Conditional Use Permit to operate a CrossFit Gym in zone M-2 (General Industrial) at 1245 NE Alpha Drive, Building 1A, (Tax Lot R4415C 03100). The proposed Conditional Use would occupy 1,976 square feet of an existing building.</p> <p><b>Location:</b> 1245 NE Alpha Drive, Building 1A, more specifically described at Tax Lot 3100, Section 15C, T.4S., R 4 W., W.M.</p> <p><b>Applicant:</b> Cyra &amp; JP Kloninger</p> </li> <li><b>B. <u>Quasi-Judicial Hearing: Appeal of Historic Landmarks Committee of Denial for a Certificate of Approval for exterior alterations to a historic landmark (AP 9-23)</u> – (Exhibit 3)</b> <p><b>Request:</b> The applicant has submitted an appeal of the Historic Landmarks Committee decision to deny the application (HL 1-22) for a Certificate of Approval for exterior alterations to a historic landmark. The decision was to deny the proposed alterations, based on the applicable criteria are in Section 17.65.060(B) of the McMinnville City Code.</p> <p><b>Location:</b> 436 SE Baker Street, more specifically described at Tax Lot 9800, Section 21CB, T.4S., R 4 W., W.M.</p> <p><b>Applicant:</b> Emily &amp; Ryan Forbes</p> </li> </ol> </li> <li><b>5. Commissioner Comments</b></li> <li><b>6. Staff Comments</b></li> <li><b>7. Adjournment</b></li> </ol>

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