

**Planning Commission**  
**Thursday, February 6, 2025**  
**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/89147712153?pwd=yp9Mil0GMn4seKMxhOdYd7cQhMune1.1>

**Meeting ID: 891 4771 2153      Meeting Password: 562233**

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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) **Written testimony in advance of the meeting** – Email written testimony 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) **In person at the meeting** – Sign up in advance to provide testimony at the meeting by emailing [heather.richards@mcminnvilleoregon.gov](mailto:heather.richards@mcminnvilleoregon.gov), or sign up at the meeting by filling out a testimony form found at the entry to the hearing chambers.
- 3) **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.
- 4) **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>Brian Everest</p> <p>Rachel Flores</p> <p>Matt Jones</p> <p>Sylla McClellan</p> <p>Elena Mudrak</p> <p>Meg Murray</p> <p>Brian Randall</p> <p>Beth Rankin</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>• July 18, 2024 (<i>Exhibit 1</i>)</li> <li>• October 3, 2024 (<i>Exhibit 2</i>)</li> </ul> </li> <li><b>4. Public Hearings:</b> <ol style="list-style-type: none"> <li><b>A. <u>Quasi-Judicial Hearing: Comprehensive Plan Map Amendment (CPA 1-24) and Zone Change (ZC 4-24) for property at 2320 SE Stratus Avenue, Tax Lots R4427 600 and 604 ) – (<i>Exhibit 3</i>)</u></b> <p><i>Continued from January 16, 2025</i></p> <p>Request: The applicant is requesting concurrent review and approval of a Comprehensive Plan Map Amendment from Industrial to Residential (CPA 1-24) and a Zone Change from M-1 to R-4 for property at 2320 SE Stratus Avenue, Tax Lots R4427 600 and 604, approximately 5.8 acres</p> <p>Applicant: Commonwealth Development Corporation c/o Daniel DeFrancesco on behalf of property owners Jodi Devonshire, Andrea Feero, and Jennifer Feero</p> </li> </ol> </li> <li><b>5. Work Session: Long Range Planning 25_26 Work Plan (<i>Exhibit 4</i>)</b></li> <li><b>6. Commissioner Comments</b></li> <li><b>7. Staff Comments</b></li> <li><b>8. Adjournment</b></li> </ol>

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