

MINUTES

Members Present: Vice Chair Stassens; Commissioners Chroust-Masin, Hall, Morgan, Thomas, Tiedge

Members Absent: Chair Butler and Commissioner Hillestad

Staff Present: Mr. Pomeroy, Ms. Haines, Ms. Kindel

1. Approval of Minutes: September 18, 2014

Vice Chair Stassens called the meeting to order at 6:30 p.m., and called for action on the Planning Commission minutes from the September 18, 2014, meeting. Commissioner Morgan MOVED to APPROVE the minutes as presented; SECONDED by Commissioner Chroust-Masin. Motion PASSED unanimously.

2. Public Hearing (Quasi Judicial)

◆ Docket CU 10-14

Request: Approval of a conditional use permit to allow for the operation of a vacation home rental establishment within an existing residence.

Location: 210 SW Daniels Street, and is more specifically described as Tax Lots 1400 and 1401, Section 20DB, T. 4 S., R. 4 W., W.M.

Applicant: Charles and Dianne Gluskoter

Vice Chair Stassens opened the public hearing at 6:34 p.m., and requested disclosures, abstentions, or objections to jurisdiction. Commissioner Tiedge stated that he was acquainted with the applicants, but that would not affect his decision on the application request. There were no further disclosures, and Vice Chair Stassens called for the staff report.

Mr. Pomeroy said that the requested conditional use permit to operate a vacation home rental establishment met all of the required criteria, and that staff recommended approval, subject to one condition relative to the transient occupancy tax.

There were no questions of staff from the members of the Planning Commission, and Vice Chair Stassens called for the applicant's testimony.

Charles Gluskoter said that the subject site was well suited for the establishment of a vacation home rental. He said the dwelling was very private and not visible from the street, and noted there was ample on-site parking. He further stated that the home would be well-kept, and they would take an active role in the upkeep, maintenance, and management of the property. In response to a question from Commissioner Chroust-Masin, Mr. Gluskoter said that they lived in Sheridan, just 20 minutes away from the subject site, and that once they addressed some current issues with the dwelling, they would look for someone in McMinnville to manage the property.

There was no proponent testimony, and Vice Chair Stassens called for opponents' testimony.

Brenda Nettrouer, 204 SW Daniels Street, said there was a right-of-way through their property to provide access to the subject site. She said that the applicant had talked to her, and she had no concerns with him, although a previous owner had rented the property and one of the tenants had backed through their yard and run over her two-year-old child. However, Ms. Nettrouer said she felt comfortable that the applicant would take steps to ensure there were no problems as a result of the requested use.

Vice Chair Stassens informed Ms. Nettrouer that they could contact the Planning Department with concerns if any issues arose, and also had the option of contacting the police department in the event of any disturbance from the establishment.

Darren Nettrouer said he was not speaking in opposition to the request, but wanted to know whether his zoning would be affected if the application was approved. He also said he had chickens and wanted to be sure there would not be any problems related to that.

Vice Chair Stassens said that approval of the application would have no effect on zoning. She asked staff whether there had been any comments from public agencies.

Mr. Pomeroy said that no public agencies had submitted a response.

Vice Chair Stassens asked the applicant whether he would like to respond to the Nettrouers.

Mr. Gluskoter said he wanted to assure the Nettrouers that he would make certain there were no problems associated with the use, and especially with the driveway access. He also said he was open to discussion at any time.

The applicant waived the seven-day time period allowed to submit final written arguments in support of the application, and Vice Chair Stassens closed the public hearing at 6:48 p.m.

There was no discussion of the application by the Commissioners who were present, and Commissioner Chroust-Masin MOVED, based on the findings of fact, the conclusionary findings for approval, and the material submitted by the applicant, to APPROVE CU 10-14, subject to the condition of approval as detailed in the staff report; SECONDED by Commissioner Morgan. Motion PASSED unanimously.

3. Old/New Business

There was no old or new business, and Mr. Pomeroy shared information with the Planning Commissioners about possible upcoming applications.

4. Adjournment

Commissioner Hall MOVED to adjourn the meeting; SECONDED by Commissioner Thomas. Motion PASSED unanimously, and Vice Chair Stassens adjourned the meeting at 6:51 p.m.