



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

Planning Commission
McMinnville Civic Hall, 200 NE 2nd Street
December 20, 2018

5:30 PM Work Session
6:30 PM Regular Meeting

Welcome! All persons addressing the Planning Commission will please use the table at the front of the Council Chambers. All testimony is electronically recorded. Public participation is encouraged. Public Hearings will be conducted per the outline on the board in the front of the room. The Chair of the Planning Commission will outline the procedures for each public hearing.

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

Commission Members	Agenda Items
Roger Hall, Chair	5:30 PM - WORK SESSION – CONFERENCE ROOM
Zack Geary, Vice-Chair	1. Call to Order
Erin Butler	2. Discussion Items
Martin Chroust-Masin	A. Project Update: BLI/HNA (Work Session Exhibit 1)
Susan Dirks	B. Project Update: GNP Survey Results (Work Session Exhibit 2)
Gary Langenwalter	3. Adjournment
Roger Lizut	
Lori Schanche	
Erica Thomas	

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. You may also request a copy from the Planning Department.



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Roger Hall, Chair Zack Geary, Vice-Chair Erin Butler Martin Chroust-Masin Susan Dirks Gary Langenwalter Roger Lizut Lori Schanche Erica Thomas	<p>6:30 PM – REGULAR MEETING - COUNCIL CHAMBERS</p> <ol style="list-style-type: none"> 1. Call to Order 2. Citizen Comments 3. Approval of Minutes: <ul style="list-style-type: none"> • August 16, 2018 - (Exhibit 1a) • November 15, 2018 - (Exhibit 1b) 4. Public Hearings: <ol style="list-style-type: none"> A. <u>Appeal of Historic Landmarks Committee Decision (AP 2-18)</u> - (Exhibit 2) Request: Appeal of the Historic Landmarks Committee's decision on a recent Certificate of Approval for Alteration application (HL 10-18). The decision being appealed is a denial of a proposal to replace and install new railings around the front and side porches of a residential structure that is listed on the Historic Resources Inventory as a historic landmark. Specifically, the proposal was denied based on the proposed building materials not being compatible with the existing building materials of the historic landmark. Applicant: Terry Hall, on behalf of property owner Jeff Sauter

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**B. Comprehensive Plan Map Amendment, Zone Change, and
Planned Development Amendment 600 SE Baker Street (CPA 2-18,
ZC 4-18, & PDA 1-18) (Exhibit 3)**

Request: Approval to amend the Comprehensive Plan Map designation of a property from Residential to Commercial, and to rezone the property from R-4 PD (Multiple-Family Residential Planned Development) to O-R (Office Residential) to allow for an office use and multiple family residential units to be developed on the property. The proposed zone change would also result in the removal of the property from the Linfield College Master Plan area and Planned Development Overlay District, which requires a Planned Development Amendment to adjust the Linfield College Master Plan boundary.

Location: The subject site is zoned R-4 PD (Multi-Family Residential Planned Development) and is located at 600 SE Baker Street. It is more specifically described as Tax Lots 101 & 200, Section 20DD, T.4 S., R. 4 W., W.M.

Applicant: Kathy Schlotfeldt, on behalf of MV Advancements

5. Discussion Items

- **Economic Development Strategic Plan (Exhibit 4)**

6. Old/New Business

7. Commissioner/Committee Member Comments

8. Staff Comments

9. Adjournment