



CITY OF ALBANY  
PLANNING COMMISSION

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**MINUTES**

Monday, August 3, 2020  
Virtual Meeting  
Approved: August 31, 2020

**CALL TO ORDER**

5:15 p.m.

Chair Larry Tomlin called the meeting to order at 5:15 p.m.

**ROLL CALL**

**Commissioners Present**

Dala Rouse, Diane Hunsaker, Ann Ketter, Cordell Post, Carol Canham, Larry Tomlin, Ralph Menweg, Therese Waterhous

**Commissioners Absent**

JoAnn Miller

**Staff Present**

Planning Manager David Martineau, Planner II Travis North, Planner III Melissa Anderson, Senior Administrative Supervisor Kindra Coggins

**APPROVAL OF MINUTES**

5:17 p.m.

MOTION: Commissioner Post moved to approve the July 13, 2020, minutes. Commissioner Rouse seconded the motion. The motion to approve the minutes as presented was approved 8-0.

**Business from the Public**

5:18 p.m.

None.

**Public Hearing - Type III Quasi-judicial review process**

5:19 p.m.

**File PD-01-20**

Request for a Planned Development with Land Division and Tree Felling application. The applicant is proposing a total of 55 residential units: 44 multi-family senior housing units and 11 single-family homes on individual lots.

*Chair Tomlin opened the public hearing at 5:21 p.m.*

**Declarations by the Commission**

5:21 p.m.

Commissioner Hunsaker declared she made a site visit to see the trees.

Planning Manager David Martineau read the meeting procedures.

5:23 p.m.

**Staff Report**

5:24 p.m.

Planner III Melissa Anderson presented the staff report and outlined the proposed project (see handouts). The project is a planned development with a total of 55 units: 44 multi-family and 11 single-family lots; tentative plat review for 12 parcels; and tree felling application.

**Questions from the Commission**

5:43 p.m.

Therese Waterhous inquired about the homeowners' association. Anderson mentioned the staff report, discussed, and directed the question towards the applicant. Discussion ensued.

## Applicant Testimony

5:47 p.m.

Mike Shults, PO Box 41, St. Paul, Oregon is the applicant. Shults discussed the homeowners' association and provided input on the question previously proposed by Waterhous. Discussion ensued.

Andrey Chernishov, 128 N First Street, Canby, Oregon is the applicant's representative. Chernishov discussed the neighborhood meetings and the overall goal of this proposal. Shults discussed the homeowners' association question further. Commissioner Canham inquired about local comments on the proposal; Anderson provided an update, stating one written comment had been received, which is addressed in the staff report.

## Public Testimony

6:12 p.m.

Latham Vogel lives at 815 Cox Street SE. Vogel has a concern about the homes being built. He was under the impression that the homes on the west side were to be single-story homes, not multiple-level homes. Vogel also inquired about the wetlands. Shults provided information and clarification.

## Procedural Questions

6:22 p.m.

None.

*Chair Tomlin closed the public hearing at 6:22 p.m.*

## Discussion

6:23 p.m.

None.

## Motion

6:23 p.m.

Commissioner Post moved to approve the proposed application for Planned Development Review, Tentative Plat Review, and Tree Felling under planning files PD-01-20, SD-02-20, and SP-08-20. This motion is based on the findings and conclusions in the staff report, and the findings in support of the application made by the Planning Commission during deliberations on this matter. Commissioner Rouse seconded the motion. A vote was taken, and the motion passed 8-0.

Commissioner Waterhous left the meeting at 6:26 p.m. Commissioner Menweg left the meeting at 6:27 p.m.

## File CU-03-20

6:27 p.m.

Conditional Use to utilize an existing building, construct a covered outdoor play area, and change use from counseling center to an early learning center. Site Plan Review for tree felling to remove 23 trees.

*Chair Tomlin opened the public hearing at 6:27 p.m.*

## Declarations by the Commission

6:31 p.m.

Commissioner Hunsaker declared she made a site visit to inquire about the trees.

Planning Manager Martineau read the meeting procedures.

## Staff Report

6:32 p.m.

Planner II Travis North presented the staff report and outlined the proposed project (see handouts). The project is to utilize an existing building, construct a covered outdoor play area, change the use to a daycare, and remove 23 trees.

## Questions from the Commission

6:38 p.m.

None.

**Applicant Testimony** 6:39 p.m.  
Shane Fagan, 231 2nd Avenue SW Albany OR. Fagan provided additional information about the project.

**Public Testimony** 6:41 p.m.  
None.

**Procedural Questions** 6:42 p.m.  
None.

*Chair Tomlin closed the public hearing at 6:42 p.m.*

**Discussion** 6:43 p.m.  
None.

**Motion** 6:44 p.m.  
Commissioner Rouse moved to approve the proposed early learning center as conditioned under planning file CU-03-20 and SP-13-20. This motion is based on the findings and conclusions in the staff report, and the findings in support of the application made by the Planning Commission during deliberations on this matter. Commissioner Post seconded the motion. A vote was taken, and the motion passed 6-0.

**BUSINESS FROM THE COMMISSION** 6:46 p.m.  
None.

**NEXT MEETING DATES** 6:46 p.m.  
Monday, August 17, 2020 – Development Code Amendments  
Monday, August 31, 2020 – Banks Apartments Appeal

**ADJOURNMENT** 6:48 p.m.  
Hearing no further business, Chair Tomlin adjourned the meeting at 6:48 p.m.

Respectfully submitted,

Reviewed by,

*Signature on file*

*Signature on file*

Kindra Coggins  
Senior Administrative Supervisor

David Martineau  
Planning Manager