

## SCAPPOOSE PLANNING COMMISSION

Council Chambers at City Hall  
33568 East Columbia Avenue

### MEETING MINUTES; Thursday, April 11<sup>th</sup>, 2019

#### 1.0 CALL TO ORDER

#### 2.0 ROLL CALL

##### Commissioners;

Tim Connell	Chair
Scott Jensen	Vice Chair
Bill Blank	Commissioner
Bruce Shoemaker	Commissioner
Kevin Freimuth	Commissioner

##### City Staff;

Laurie Oliver	City Planner
Elizabeth Happala	Office Administrator III

##### EXCUSED:

Rita Bernhard	Commissioner
Patricia Gibson	Commissioner

#### 3.0 APPROVAL OF MINUTES

##### 3.1 March 28<sup>th</sup>, 2019 meeting minutes

**Commissioner Freimuth moved, and Commissioner Shoemaker seconded the motion to approve the March 28, 2019 Planning Commission minutes as amended.**

**Motion Passed 5-0. AYES: Chair Connell, Vice Chair Jensen, Commissioner Blank, Commissioner Shoemaker and Commissioner Freimuth.**

#### 4.0 CITIZEN INPUT

There were none.

#### 5.0 NEW BUSINESS

##### 5.1 DOCKET # HO6-19

Gregory Demeaux has requested a Type II Home Occupation permit to authorize a Barber Shop business within a residence. The site is located at 33926 Seven Oaks Drive, on property described as Columbia County Assessor Map No. 3213-AD-02100.

*Format: Quasi-Judicial hearing, both oral and written testimony are permitted.*

Chair Connell read the docket and opening statement then asked for any ex-parte contact or impartiality. There were none. He continued with the order of the hearing then called for the staff report.

City Planner Oliver went over the staff report, comments received, and recommendation to approve subject to 4 conditions of approval.

Upon completion of the staff report; Chair Connell called up the applicant.

Applicant Gregory Demeaux came forward and gave a little history about his career and the difficulty of finding a commercial site for the barber shop, so he decided to apply for the Type II Home Occupation. Adding that he would have limited hours maybe 4 days a week.

Commissioner Blank asked about what kind of license he has through the State.

Applicant Gregory Demeaux replied that he is a licensed cosmetologist and he can do everything a barber can do.

Commissioner Blank asked if he was going to do hairstyling with hair dyes or just barbering and hair cutting.

Applicant Gregory Demeaux agreed he would just be sticking to hair cutting.

Commissioner Blank asked if he was operating under a freelance authorization since he would be operating separately.

Applicant Gregory Demeaux replied that once this is approved then he would apply for a facility license from the Oregon Health License Board. Explaining that a freelance license is separate for those that don't have one location.

Commissioner Blank asked if he would be working with anyone else; the applicant replied, no. Then Commissioner Blank asked the applicant if he had any issues with the conditions of approval and when he was going to open.

Applicant Gregory Demeaux replied that he didn't have any issues and is hoping to open late May or early June.

Commissioner Blank asked about state inspections for his licenses.

Applicant Gregory Demeaux replied that every time he renews his facility license the state comes out for inspections.

Commissioner Freimuth stated it sounds great and he's looking forward to another barber shop in town.

Commissioner Shoemaker wanted to know where the limit of 6 customers comes from.

City Planner Oliver explained that it is in our code, on page 10 of the packet in the middle; no more than 6 daily customers. Adding that the intent of our code is to limit the amount of traffic in a residential neighborhood.

Commissioner Shoemaker asked if the applicant could ask for a change or variance to that number since there is only one person at a time coming by appointment only.

City Planner Oliver replied that the only way to change that is to re-write the code and a variance only gives a 10% change which would be a fraction of a person which wouldn't help in this instance.

Commissioner Blank explained that a few years ago there was a home occupation for a beauty parlor and they also had to limit it to 6 customers. Adding that if he builds up his clientele, then he could potentially move to a commercial site.

Commissioner Shoemaker stated he noticed on Google maps that there are several other businesses in the neighborhood and wanted to know if he would be closing his garage so he would no longer have one.

City Planner Oliver replied that the site plan is in the packet.

Applicant Gregory Demeaux added that the front garage door would open to the garage; but the customers would be going around the side of the garage and entering through a door in the back. Adding that the partition wall would have a sliding door for him to access the garage easily, meeting all the egress codes.

Chair Connell asked about the ADA accessibility for the customers.

City Planner Oliver replied that the Building Official stated that they would not need to meet ADA since it is still considered a residence.

Applicant Gregory Demeaux added that his location is still easily accessible since there is concrete along the side with motion sensor lighting and regular lighting from the front of the house to the back entrance.

Commissioner Blank asked about a restroom.

City Planner Oliver replied that there is one in the home and the Building Official stated there were no other requirements for this type of use.

Applicant Gregory Demeaux added that the barber shop nearby has a restroom down the hall, and his customers could use his home restroom if needed.

Chair Connell asked for any opponents and proponents; as there were none, he asked for the staff response;

City Planner Oliver stated that there was mention about putting a temporary sign on the sidewalk; adding that the code is very specific about Home Occupation signs which shall be attached to the residence, accessory structure or placed in a window and stated it is addressed in Condition of Approval #2.

Applicant Gregory Demeaux thought a sandwich board by the driveway would be less obtrusive for the neighborhood.

City Planner Oliver explained that he would need to follow the sign code.

Chair Connell asked if there were any other questions for staff; as there were none, he closed the hearing for deliberations at 7:22pm.

Commissioner Blank stated he has no problem as we have approved these in the past and this is not complicated, nor would he be creating a lot of traffic. Adding that there were no objections from the neighbors.

Commissioner Freimuth added that the neighbors would probably be his customers anyways.

**Vice Chair Jensen moved, and Commissioner Shoemaker seconded the motion to approve DOCKET # HO6-19 with recommended conditions.**  
**Motion Passed 5-0. AYES: Chair Connell, Vice Chair Jensen, Commissioner Blank, Commissioner Shoemaker and Commissioner Freimuth.**

## **6.0 COMMUNICATIONS**

### **6.1 Calendar Check**

City Planner Oliver went over the April and May calendars in the packet.

Commissioner Freimuth and Blank discussed the Earth Day celebration on Sat. April. 20<sup>th</sup> at Heritage Park.

### **6.2 Commissioner Comments**

Commissioner Shoemaker and Blank discussed the change in location for the upcoming St. Helens Spring Clean-Up Day.

### **6.3 Staff Comments**

City Planner Oliver stated she had none.

Commissioner Shoemaker stated some people just walked in and wanted to know if they were here for tonight's meeting.

The late arrival couple started explaining from the audience that they had just moved here and wanted to see what Planning Commission was all about and how they could get more involved with Scappoose.

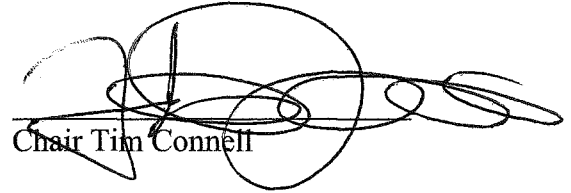
Commissioner Freimuth explained the packet is on the back table with the calendars on the back pages. Several

Commissioners started listing all the different types of committees and location of the St. Helens Community Center.

City Planner Oliver stated that she could talk to them after the meeting since this is a recorded Planning Commission hearing that has not ended yet.

**7.0 ADJOURNMENT**

Chair Connell adjourned the meeting at 7:36 p.m.



Chair Tim Connell

Attest:



Elizabeth Happala, Office Administrator III