

SCAPPOOSE PLANNING COMMISSION

Council Chambers at City Hall
33568 East Columbia Avenue

PLANNING COMMISSION MEETING MINUTES: Thursday, January 11th, 2018 at 7:00 p.m.

1.0 CALL TO ORDER

Chair Kulp called the meeting to order at 7:00pm.

2.0 ROLL CALL

Planning Commissioners:

Carmen Kulp	Chair
Scott Jensen	Vice Chair
Bill Blank	Commissioner
Bruce Shoemaker	Commissioner
Jim Dahla	Commissioner
Rita Bernhard	Commissioner
Tim Connell	Commissioner

Staff:

Chris Negelspaceh	City Engineer
Elizabeth Happala	Office Administrator III

Staff Excused:

Laurie Oliver	City Planner
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3.0 APPROVAL OF MINUTES

3.1 December 14th, 2017 meeting minutes

Commissioner Dahla moved and Commissioner Shoemaker seconded the motion to approve the December 14th, 2017 Planning Commission meeting minutes. Motion passed 7-0.

AYES: Chair Kulp, Vice Chair Jensen, Commissioner Blank, Commissioner Shoemaker, Commissioner Dahla, Commissioner Bernhard and Commissioner Connell.

NAYS: None.

4.0 CITIZEN INPUT

There were none.

5.0 NEW BUSINESS

5.1 Docket # MoA 1-17

McDonald's has requested approval of an application for Modification of Approval (MoA1-17) of Site Development Review (SDR7-96) to allow for an interior expansion of the existing McDonald's restaurant, including parking lot upgrades. The site is located at 33558 SW Havlik Drive, at the southwest corner of the Columbia River Hwy and SW Havlik Drive intersection on property described as Columbia County Assessor Map # 3213-CA-01200 and 3213-CA-01201.

Format: Modification of Approval is a Limited Land Use Decision and there is no public hearing (verbal testimony will not be considered)

Chair Kulp read the format of the hearing to the commissioners and asked for any ex parte conflicts then if any party wanted to challenge any ex parte conflict; there were none.

City Engineer Negelspaceh read the staff report and that staff recommends that the Planning Commission approve the application subject to the seven conditions of approval listed on page 22 of 33 in the packet.

Chair Kulp asked about the Fire Marshal's comments regarding the street name.

City Engineer Negelspach stated that he had asked the city to confirm the street name; Joe's Dr. vs Joe's Pl. Adding that it is a private drive, but it was probably platted with one of these names, which we should confirm to provide them some clarity.

Commissioner Blank says he has a concern about a business changing their business address, if they have mail going there or somewhere else.

City Engineer Negelspach stated that we do not have a condition in here that they have to change it as our code states that they work with the fire dept. So we would just ask the applicant to work with the fire dept. to work that out. Then continued with the procedure for the decision making on page 21 of 33, and stated that staff recommends approval subject to the seven conditions of approval. Then asked the commissioners if they had any questions.

Commissioner Shoemaker wanted to know if the mini-mart owners were McDonalds or a different owner.

City Engineer Negelspach replied that he did not know.

Commissioner Shoemaker asked if the gas station tanks were removed already.

City Engineer Negelspach replied that those were removed or filled last year when they applied for the demo permit of the gas station.

Commissioner Shoemaker asked if the fire marshal's contingencies were only suggestions.

City Engineer Negelspach replied that he agreed.

Chair Kulp closed for deliberations; and asked the applicant to come forward.

Applicant Jennette Berta with Freiheit & Ho Architects, Inc. came forward and explained that they were hired by McDonald's to help with the Scappoose remodel; they are taking over the entire space now that the mini-mart moved out. And to her knowledge the tanks were already removed so McDonald's could use the entire parking area; and they will be utilizing the whole building to expand their restaurant, and to update the restrooms & sidewalks for ADA compliance.

Commissioner Blank asked about the exterior changes.

Applicant Jennette Berta replied that they would be painting and adding parapets like other newer McDonald's with the darker tile and a more visible entrance.

Chair Kulp asked if they were putting in a play area.

Applicant Jennette Berta replied that she did not believe they are as the plan is to expand the dining area.

Commissioner Connell asked if the kitchen area would still be in the back.

Applicant Jennette Berta replied that the area that faces Columbia River Hwy. would be the dining area and the kitchen, restrooms & drive-through will stay in the same spots. Adding that the menu boards in the drive-through would be replaced and they will be repaving the island.

Chair Kulp asked about if the drive-through would change.

Applicant Jennette Berta replied that they will be building an island where the trash area is to help make the que length longer.

Commissioner Blank asked if they were keeping the existing landscaping, as some new ones have palm trees.

Commissioner Bernhard stated that it's a great plan.

Chair Kulp asked the applicant if she had any questions or concerns about the seven conditions of approval.

Applicant Jennette Berta stated that she had called in and is aware of the conditions; and that they would try to fit in 12 bicycle parking stalls and maybe there would be room out front if they removed some of the landscaping. Adding that currently there is only one bike rack and they will re-stripe the lot. She did ask if they really did want wheel stops everywhere as it says it's required anywhere there is sidewalks and landscaping; as that is at every stall.

City Engineer Negelspach stated that he believes it is only where it would impact a sidewalk or pedestrian route.

Commissioner Shoemaker asked if the landscaping came up to the curb, then that seems like a stop.

City Engineer Negelspach stated their site plan shows a walkway that is centered head to head so you would want wheel stops there to maintain that path.

Chair Kulp asked about the drainage.

The applicant replied yes, they are having an official survey done for their grading plan to make sure all the slopes are accurate for drainage. Adding that there are already a lot of drains in the parking lot since it used to be a gas station.

Commissioner Blank asked how long the construction would last.

Applicant Jennette Berta replied that they hope to start mid-March; but it depends on the contractor.

Commissioner Blank asked if they will try to keep the business operating during construction.

Applicant Jennette Berta agreed, they always try to keep it open but they will probably close off sections of it.

Commissioner Blank asked about the other services on the property like Red Box.

Applicant Jennette Berta replied that the Red Box would stay.

Chair Kulp asked the commissioners if they had any additional questions for the applicant, as there were none she closed for deliberations. Then asked the commissioners if they had any additional comments or questions.

Commissioner Shoemaker moved that they approve Docket # MoA 1-17 with the seven conditions of approval as written, and Vice Chair Jensen second the motion.

**AYES: Chair Kulp, Vice Chair Jensen, Commissioner Blank, Commissioner Shoemaker, Commissioner Dahla
Commissioner Bernhard and Commissioner Connell.**

NAYS: None.

City Engineer Negelspach stated it would be a 14 day appeal after the final notice is sent, when the City Planner returns next week.

6.0 COMMUNICATIONS

6.1 Calendar Check

City Engineer Negelspach and Office Administrator III Happala went over the items on the upcoming calendar; then fielded several questions about the Annual Town Meeting in February.

6.2 Commissioner Comments

Commissioner Dalha stated that he would not be available on Feb. 8th.

Commissioner Blank stated he might not be available on the 8th either.

Vice Chair Jensen will excuse himself from the Airport Master plan meeting on Jan. 25th.

6.3 Staff Comments

City Engineer Negelspach stated staff has been busy as there is a lot going on in the city; East Airport, designing the road, water wells, sewer lines, Scott Parker's flood plain & sewer pump designs, designing Charles T. Parker Way, partitions, and Seely Lane Park.

Commissioner Bernhard asked about the building being built near Means Nursery south of town.

Commissioner Dahla stated he heard it might be an auto repair.

City Engineer Negelspach stated that we are also working on the Seely Lane Park and we were able to take the purchase price to use as our grant match. It was originally the Bernet property with a huge white oak tree that will stay.

Commissioner Blank asked about the new building down at Public Works.

City Engineer Negelspach stated that it will be open sided just to store wastewater cake.

7.0 ADJOURNMENT

Chair Kulp closed the hearing 7:35 pm.



Chair Carmen Kulp

Attest:



Elizabeth Happala, Office Administrator III