



Harrisburg Planning Commission Minutes April 16, 2019

The Harrisburg Planning Commission met on this date at the Harrisburg Senior Center, located at 354 Smith St, at the hour of 7:00pm. Presiding was Chairperson Todd Culver. Also present were as follows:

- David Smid (Arrived 7:01pm)
- Kurt Kayner
- Rhonda Giles
- Jeremy Moritz
- Youth Advisor Victor Hesser
- City Administrator/Planner Brian Latta
- City Recorder/Asst. City Administrator Michele Eldridge

Absent this evening were Commissioners Wullenwaber and Bristol.

Concerned Citizens in the Audience: None; all were present for items on the agenda or were observers.

David Smid arrived at the hour of 7:01pm

Approval of Meeting Minutes:

- Kayner motioned to approve the minutes of the March 19, 2019 meeting, and was seconded by Giles. The Planning Commission voted unanimously to approve the minutes.

Public Hearing: Skip Tracer & Lads Site Plan Review (LU402)

Chairperson Culver read aloud the script as required by land use laws, along with the process of requesting a continuance, and the process to request the record remain open.

The Public Hearing was opened at the hour of 7:02pm.

Chairperson Culver asked if there were any conflicts of interest, or ex parte contact to declare. There were none declared, nor any rebuttals of such.

Applicant's Presentation: Brandon Tracer of 23767 Peoria Rd was present. They are building a simple storage building for their equipment and fuel tank.

- Chairperson Culver asked if they were bringing in any electricity.
- Tracer told him no; he doesn't see the need for it. It's just a box.

- Latta added that he visited the site, and met with Dean Tracer. The building will cover the fuel tank. He said that it wasn't decided yet if they were going to put a building up, or do more of a carport type of structure. Had they made a decision?
- Tracer told him no, and was concerned that it would make a difference for the decision being made this evening.
- Latta told him it wouldn't. We are looking at square footage of the structure, plus location and use.

Staff Report: Latta summarized the information in the staff report. There are no employees being added, or any patron area, therefore no requirements in relation to off-street parking, landscaping, or screening. He briefly reviewed the conditions of approval. He is satisfied with the criteria having been met, and recommended the approval of the site plan.

Nobody was present that wished to provide testimony in favor, in opposition, or neutral to the land use request being considered.

The Public Hearing was closed at the hour of 7:11pm.

- Kayner then **motioned to approve the Skip Tracer and Lads Site Plan Review (LU#402) subject to the conditions of approval contained in the April 8, 2019 staff report. This motion is based on findings contained in the April 8, 2019 staff report, and on findings made during deliberations on the request.** He was **seconded** by Giles.
- Chairperson Culver asked if Tracer was ok with the Conditions of Approval. (He indicated that he was.)
- **The Planning Commission then voted unanimously to approve the site plan review for Skip Tracer & Lads to build a 3,200 sq. ft. structure on their property for storage of equipment, and vehicles.**

Others:

- Latta noted that he would have the notice of decision prepared in the next few days. He told the Planning Commission that there would be at least one public hearing at our next meeting, if not two. We do have 4 land use applications that are pending right now.

With no further business to discuss, the Planning Commission meeting adjourned at the hour of 7:14pm.

Planning Commission Chairperson

City Recorder

City of Harrisburg
PLANNING COMMISSION

NOTICE OF DECISION

- REQUEST:** The applicant requests approval of Site Plan Review to construct a roughly 3,200 sq. ft. equipment storage building near the northern end of the property. No new parking or site improvements are proposed.
- LOCATION:** Tax Lot 606 of Linn County Assessor's Map 15S04W09
- HEARING DATE:** April 16, 2019
- ZONING:** M-2 (Heavy Industrial)
- APPLICANT/
OWNER:** Brandon Tracer, on behalf of
Skip Tracer & Lads
PO Box 527
Harrisburg, OR 97446
- APPEAL DEADLINE:** May 6, 2019, at 5:00 p.m.
- DECISION:** The Harrisburg Planning Commission conducted a public hearing on April 16, 2019, and voted to approve the request, subject to the attached conditions of approval. The Planning Commission adopted the findings contained in the Staff Report of the April 16, 2019, Planning Commission meeting, and portions of the minutes from the meeting that demonstrate support for the Planning Commission's actions.
- APPEALS:** The decision may be appealed by filing a Notice of Appeal with the City Recorder at 120 Smith Street. The Notice of Appeal should be filed by the Appeal Deadline date listed above. Specific information on the requirements for an appeal or a copy of the complete file of this land use action may be obtained at Harrisburg City Hall. There is a fee of \$425.00.
- EFFECTIVE DATE:** May 6, 2019, unless an appeal has been filed with the City Recorder.

EFFECTIVE PERIOD: Site Plan Review approvals shall be effective for one year from the date of approval. If the applicant has not begun the work associated with the approval within one year, all approvals shall expire. Where the Planning Commission finds that conditions have not changed, at its discretion and without a public hearing, the Commission may extend the period one time for a period not to exceed one additional year.

Unless appealed, this Site Plan Review approval will expire on May 6, 2020.



Todd Culver
Planning Commission Chair

CONDITIONS OF APPROVAL

1. **Consistency with Plans** – Development shall comply with the plans and narrative in the applicant's proposal, except where modified by the following conditions of approval.
2. **Building Permits** – Prior to construction, the applicant shall obtain all necessary building permits for the construction of the proposed addition.
3. **Erosion & Sediment Control Plan** – Prior to the issuance of building permits, the applicant shall submit for review and approval an erosion and sediment control plan that demonstrates how the applicant will prevent sediment and runoff from the earthwork from impacting the City's drainage system or other properties.

