

ESTACADA PLANNING COMMISSION MINUTES  
THURSDAY, JANUARY 28, 2016 – 7:00 PM  
CITY HALL

1. CALL TO ORDER

The meeting was called to order at 7:00 pm.

2. ROLL CALL

Present: Cm. Sager, Cm. Ennis, Cm. Hartwig, Cm. Hawkes, Cm. Meier, Cm. Piper, Chrm. Wheeler, CP Scott Hoelscher, DCR Traci Hovda.

3. APPROVAL OF NOVEMBER 19, 2015 MINUTES

Consensus was to approve the minutes as presented.

4. ANNUAL ELECTION OF CHAIR & VICE CHAIR

Cm. Sager moved to remain with the current Chair & Vice Chair. Cm. Hartwig seconded the motion. Motion passed unanimously.

5. PUBLIC HEARINGS

- A. Alteration of a Non-Conforming Use application #2015-01. The applicant, Steve Locke, is requesting permission to expand the existing restaurant that currently encroaches into the required 20' front setback of the C-2: Residential Commercial zoning district. The proposed addition will provide additional seating for the restaurant. Applicable approval criteria includes 16.32 & 16.84 of the Estacada Zoning Code. Property is described as 34E, 20DA, tax lot 1100 – 196 NW 6<sup>th</sup> Avenue.

Chrm. Wheeler opened the public hearing and read a statement regarding evidence.

CP Hoelscher reviewed the staff report, which recommends approval. CP discussed the traffic flow for the new location of the drive thru and expressed concerns with adequate off street staging for the drive thru, standards suggest a minimum of 4 vehicle lengths for a drive thru.

Steve Locke, applicant, stated they have been working on this expansion for a long time. He handed out a new drive thru plan that would provide adequate staging. He explained they are not going any closer into the setback than they already are, just expanding the building and will have some internal seating for customers.

Cm. Wheeler asked about the handicap parking and if it was close enough to the entrance. Consensus was to require it to be closer to the entrance.

Mr. Locke stated he didn't have a problem moving the handicap parking space and stated the parking will be the same as it is now.

Chmr. Wheeler closed the public hearing and reopened the Planning Commission meeting.

Cm. Hartwig moved to approve Alteration of Non-Conforming Use application #2015-01 with the conditions of approval in the staff report and adding a condition that the handicap parking space be moved to one of the 4 closest spaces. Cm. Meier seconded the motion. Roll call vote: Cm. Ennis – yes, Cm. Meier – yes, Cm. Hartwig – yes, Cm. Hawkes – yes, Cm. Piper – yes, Cm. Wheeler – yes, Cm. Sager – yes. Motion passed 7-0.

6. ADJOURNMENT

The meeting was adjourned at 7:20pm.