

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES**

Tuesday, September 14, 2004
7:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Chairman Bruce Harlan, Commissioners Jeff Marineau, Rex Miller and Mark Daily and Chris Hood

STAFF: Laura Barron, Planning Administrator
Debbie Erler, Planning/Code Spec.

SIGNED-IN GUESTS: None

APPROVAL OF MINUTES

Approval of Planning Commission minutes of August 10, 2004.

MOTION: Commissioner Marineau - Approve Planning Commission minutes of August 10, 2004 as submitted.

SECOND: Commissioner Hood

VOTE: Unanimous

Approval of Planning Commission minutes of September 2, 2004.

MOTION: Commissioner Daily - Approve Planning Commission minutes of August 10, 2004 as submitted.

SECOND: Commissioner Miller

VOTE: Unanimous

ABSTAIN: Commissioner Hood

CCI/PUBLIC COMMENTS None

PUBLIC HEARINGS

ITEM A: Conditional Use (ZON2004-00063): Nolan Schmidt, 1962 Vermont Place, Escondido, CA 92025. The applicant is requesting approval to site a single-family dwelling in the "Multiple Residential (R-3)" zone. The property is located on the southwest corner of 1st Avenue and B Street.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined applicant's request.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Hood – Revise Finding “2e” to read “*A revised site plan indicates a 10-foot wide gravel, non-exclusive access easement extending along the southern edge of the subject property.*” and Approve Statements of Facts, Findings, Conclusions and the Condition as revised and approved Conditional Use application #ZON2004-00063 allowing the placement of a single-family dwelling on the subject property located in the “Multiple Residential (R-3)” zone.

SECOND: Commissioner Marineau

VOTE: Unanimous

ITEM B: Conditional Use (ZON2004-00066): Frances Maguire, 2255 Woodland Drive, Coos Bay, OR. The applicant is requesting approval to site two dwellings in the “Multiple Residential (R-3)” zone. The property is located at 2255 Woodland Drive.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant’s request.

Jim Roberts, representing the applicant, stated they propose to place a single family dwelling on each of the two vacant lots. They believe they can meet the 14-percent grade required by the Fire Chief. He stated that City staff has been very helpful throughout the process.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Daily – Approve Statements of Facts, Findings, Conclusions and the Condition for Conditional Use application #ZON2004-00066 as proposed by staff, allowing two single-family dwelling to be placed on the subject parcel located in the “Multiple Residential (R-3)” zone.

SECOND: Commissioner Marineau

VOTE: Unanimous

ITEM C: Architectural Design Review (ZON2004-00052): Continued from September 2, 2004. Earlene Brown, 556 N. Bayshore Drive, Coos Bay, OR. The applicant is requesting approval for compliance with the architectural design review goals and standards for the building located at 520 and 556 N. Bayshore Drive. The building is located in the Waterfront Heritage zoning district

Chairman Harlan declared a conflict and turned the hearing over to Commissioner Marineau.

Acting Chairman Marineau opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant’s request.

Tom Stark, Architect with HGE, Inc. representing Ms. Brown, stated the applicant has agreed to cover the metal fascia with board-and-batten. The ADA approved metal-on-glass doors will be painted to coordinate with the building. He indicated that there have been problems with the force of wood doors and that most pictures of historic building are shown with open doors. The existing building is concrete block and years of painting have reduced the appearance of the seams. He said lap siding will be used on all sides excluding the north elevation. He is concerned with adding lap siding over concrete due to sweating and rotting issues. The historic Chandler Building has a mixture of material including concrete, plaster with board-and-batten and/or lap siding. The existing pole mounted sign and reader board will be removed and the proposed wall mounted signage would be a maximum height of 18-inches. The proposed 5’ X 12’ double-faced pole mounted sign would be placed on a steel pole and the pole painted to match the building. The copper penny metal roofing will remain. He added that the color can not be changed without voiding the 20-year and 50-year warranty on the metal.

Commissioner Miller stated he is impressed with the effort of this submittal to comply with ordinance.

Commissioner Daily stated he is disappointed with the north and east elevations. He said Front Street is the focus of the Historic District. He would like to see more done with the east elevation.

Tom Stark stated he does not see in the ordinance where it requires all elevations to be altered.

Commissioner Daily stated he is concerned with the block wall on the north elevation and the metal roof on the east elevation. He understands that the work has already been done without permits, but the cost is not an issue we can consider, especially when it was done without approval.

Commissioner Hood stated they did not alter the backside of the building, but they are making changes that will tie into the other elevations. He added that substantial improvements would be needed to make the building full comply.

Acting Chairman Marineau asked if painting the copper would harm the material.

Tom Stark stated the owner would be painting the roof every three years to five years. He stated he was under the impression the copper penny roof was approved. He added this ordinance needs to be a joint effort with owners and the City.

Commissioner Miller asked if we approve the copper penny what is going to stop it from being used on future buildings.

Commissioner Hood asked if copper penny is more expensive. Mr. Stark stated copper penny is more expensive because it is a copper impregnate paint with a bonding. Originally, copper penny was made to patina over time but they experienced problems.

Tom Stark stated that once the coating wears off, the copper will start to weather.

Bob Sasanoff stated adding detailing around the building and into the proposed signage improved it tremendously. He stated he would like to see a smaller sign. The fascia change to board and batten is an improvement as was carrying the detailing around the building. He said he is not sure how to carry the detailing around the east and north elevation. The east elevation could be helped with landscaping to soften the building. A plaster look to the concrete wall would be more in compliance. He added he does not have a problem with the doors.

Commissioner Daily asked if we would have seen copper penny in the time frame. Mr. Sasanoff stated no. Mr. Stark stated copper was used on capital buildings.

Commissioner Hood stated that buildings were designed with predominant facades. In most cases buildings do not have 360-degree views. Mr. Sasanoff stated the east elevation is not the predominate elevation, but it needs to tie into the other elevations.

Commissioner Miller stated he likes the idea of shrubbery. He stated that adding landscaping on the east elevation, like Wisteria in a planter with a trellis, would soften the facade.

Bob Sasanoff stated that carrying the detail around the buildings would help tie the buildings together.

The Commission discussed the landscaping opportunity.

Laura Barron asked Mr. Sasanoff if lettering up to 18-inches would be appropriate. Mr. Sasanoff stated he thinks the 12-inch size is better. Commissioner Marineau stated he also thinks the 12-inch size is more appropriate than 18-inches on the fascia.

Tom Stark stated the Planning Commission is designing the project. Mr. Stark stated copper was used on historical buildings. He added that the City needs to give property owners tax incentives if they want them to be improving all facades.

Commissioner Daily stated the metal roof the historic color of copper was never approved; it may not have been as big an issue as the fascia. Mr. Stark stated the building was designed to face one way (Bayshore) and to try to make it appear to face Front Street is inappropriate.

Commissioner Hood asked Mr. Stark if the Planning Commissioner said change the roof, is there a simple way it could be addressed. Mr. Stark stated that with copper penny there is no easy fix. He added that if it had been brought to him at the beginning he would have gone with something entirely different.

Commissioner Hood stated we need to either accept the roof as it is or require that it be changed.

Commissioner Miller stated the roof on Front Street is not all that visible and he is fine with as placed.

Commissioner Daily stated the roof stands out, and if we let it go we are leaving the door open for the district not being developed the way it was envisioned. He added the sign is too large in scale, but he could live with it and he would like to see the north elevation treated with stucco.

Acting Chairman Marineau stated he was comfortable with the work Mr. Stark has proposed on the project. It seems the remaining issue is the roof color, but we do not have expertise on the painting issue. He added landscaping would soften the effect, but he does not think we can require landscaping.

Commissioner Hood stated that if landscaping is not maintained it is dry, dead and gone. He said if the roof could be painted to comply, he would like see it painted.

Tom Stark stated landscaping on east side is not a great idea. If the issue of the roof will make or break the approval, they will have to paint the roof. He added he will look into the option of changing the color.

Acting Chairman Marineau closed the public hearing.

MOTION: Commissioner Daily - All copper penny roof material will be modified to a color mutually acceptable by the applicant and the Historic Design Review Committee.
SECOND: Commissioner Hood.
VOTE: Unanimous

MOTION: Commissioner Daily – Accept the Findings, Statements of Fact, Conclusions of Architectural Design Review #ZON2004-00052 as proposed in submitted plans of September 8, 2004 with the following revision: The trim around the windows will be coordinated on all sides of the building and the wall mounted signage is restricted to lettering not to exceed twelve inches in height. Approval allows the joining of the two buildings and the exterior remodel as proposed, subject to the following Conditions:

1. The existing pole sign and reader board will be removed; and
2. All copper penny roof material will be modified to a color mutually acceptable by the applicant and the Historic Design Review Committee.

SECOND: Commissioner Hood.
VOTE: Unanimous

ADMINISTRATIVE

Laura Barron discussed a geographic expansion of a requested zone change in the Eastside area (ZON2004-00067). The Planning Commission stated they agree the geographic expansion is appropriate.

MOTION: Commissioner Hood – Agree the proposed geographic expansion makes sense for the area and should be pursued.

SECOND: Commissioner Daily
VOTE: Unanimous

COMMISSION COMMENTS

Commissioner Daily stated he would like to see the construction of pole buildings restricted on the HWY 101 corridor.

ADJOURNMENT 9:30 p.m.

Bruce Harlan, Chairman
Planning Commission
City of Coos Bay
Coos County, Oregon

ATTEST: _____
Debbie Erler, Planning/Code Specialist
City of Coos Bay

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