

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, May 12, 2015 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay

ATTENDANCE

COMMISSIONERS: Acting Chairman Christine Coles, Commissioners Katherine Flores, Rex Miller and John Peery

ABSENT: Chairman Phil Marler Commissioner Jim Berg and Jeff Marineau

STAFF: Eric Day, Director of Community Development
Debbie Erler, Planner

SIGNED-IN GUESTS: None

APPROVAL OF MINUTES

Approval of Planning Commission minutes of January 13, 2015 and April 14, 2015.

MOTION: Commissioner Flores – Approved the minutes of January 13, 2015 as submitted.

SECOND: Commissioner Miller

VOTE: Unanimous

MOTION: Commissioner– Approved the minutes of April 14, 2015 as submitted.

SECOND: Commissioner Miller

VOTE: Unanimous

ABSTAIN: Commissioner Peery

CCI/PUBLIC COMMENTS None

PUBLIC HEARING

ITEM A: Site Plan and Architectural Review (SPAR) #187-ZON15-015

The applicant Tom Tobey Design & Build Inc., Murphy, Oregon 97533, is requesting approval of a site plan and architectural review for a one-story 5,220 square foot structure at 815 S. Broadway. The proposed use of the structure is retail sales (pet food and supplies). The project would include the removal of an existing structure (barber shop) in the northeast corner of the property.

Acting Chairman Coles asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. She asked if any Planning Commissioner had ex parte contact or conflict of interest to report.

Commissioner Miller stated that he is an adjacent property owner and he does have questions, but it will not affect his ability to make an impartial decision.

Acting Chairman Coles opened the public hearing.

Debbie Erler read the disclosure statement and outlined the applicant's request. The applicant Tom Tobey Design & Build is requesting approval of a site plan and architectural review for a one-story 5,220 square foot structure at 815 S. Broadway. The proposed use of the structure is retail sales (pet food and supplies). The project would include the removal of an existing structure (barber shop) in the northeast corner of the property. The property is located in the floodplain and the project includes elevating the structure up to four feet on fill. The applicant has addressed the required decision criteria and staff is recommending approval subject to the six conditions noted on pages 9 & 10 of the Staff Report.

Commissioner Flores asked about the bright yellow color of the building. Mr. Tobey stated that the proposed colors are brand colors.

Commissioner Berg asked about the storm water retention and the bio-swales. Mr. Tobey stated that the site will be designed to drain mainly to the east, through wheel stops in to the bio-swales. The area from the main entrance to the south will drain to the south.

Commissioner Miller asked about how they will get the paint to stick to the masonry block. Mr. Tobey stated they will use block filler before they paint.

Commissioner Miller stated that Hall Avenue, from South Broadway to 2nd Street, has high vehicular traffic due to the number of business in the area. He stated that the entrances to his business is often blocked by surrounding business customers. He stated the Mini Pet Mart may experience similar issues with their parking lot being used by customers of surrounding business.

Commissioner Coles asked Mr. Tobey about the entrance at Hall and Broadway. Mr. Tobey stated they have a verbal approval from ODOT and they are in the permit process to finalize the approval.

Commissioner Miller asked about the hours of operation. Mr. Tobey stated that the hours of operations would be in the area of 8:00 a.m. to 8:00 p.m.

Acting Chairman Coles closed the public hearing.

MOTION: Commissioner Miller- Based on the adopted Findings, Conclusions and Conditions, as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachment "A" approve Site Plan & Architectural Review #ZON15-015, allowing the constructing a one-story CMU block structure, approximately 5,220 square feet ,as proposed for retail sales at 815 South Broadway, subject to the following Conditions:

1. The applicant shall secure all structural and development permits as required from the City, State and Federal agencies, including a grading, demolition, right of way use and sign permit from the City of Coos Bay.
2. It is the responsibility of the applicant to obtain ODOT approvals for access prior to commencement of construction.

3. The site is implementing bio-swales and as such the project anticipates less storm water runoff than the pre-project condition. The bio-swales will also have water quality benefit. It is recommended that a trench drain be installed at the driveway entrance along South Broadway to capture the storm water runoff and convey this runoff to the bio-swales. If this is implemented, the bio-swales would treat 100 percent of the project site.
4. Compliance with ADA parking standards shall be verified prior to issuance of any building permits. The access aisle and ramp shall be located on the north side of the accessible parking place.
5. The proposed structure must comply with Flood Damage Prevention standards as outlined in CBMC, Chapter 17.195 and State Building Codes, prior to occupancy, including:
 - A. Verification that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the community
 - B. The applicant shall be required to obtain a floodplain application and provide three elevation certificates: Pre-Elevation, Building under Construction (due prior to pouring the building foundation), and Finished Construction Elevation.
6. All landscaping must be maintained in good condition.

SECOND: Commissioner Flores
VOTE: Unanimous

ITEM B: Architectural Design Review #187-ZON15-016

The applicant, The Dolphin Players, at 580 Newmark Avenue, Coos Bay, is proposing façade improvements to the south and east elevations of the existing structure. Proposed improvements include refinishing and painting concrete shell, replacing windows on south elevation, adding a marquee over south entrance, and adding exterior lighting.

Acting Chairman Coles asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. She asked if any Planning Commissioner had ex parte contact or conflict of interest to report.

Acting Chairman Coles opened the public hearing.

Debbie Erler read the disclosure statement and outlined the applicant's request. The Dolphin Players, at 580 Newmark Avenue, Coos Bay, are proposing façade improvements to the south and east elevations of the existing structure. Proposed improvements include refinishing and painting concrete shell, replacing windows on south elevation, adding a marquee over south entrance, and adding exterior lighting. The applicant has addressed the required decision criteria and staff is recommending approval subject to the condition noted on page 5 of the Staff Report.

Hilary Baker, of Crow/Clay Architect summarized the history of the building and outlined the proposed façade improvement project.

Commissioner Miller asked about landscaping. Ms. Baker stated that they agree landscaping would enhance the building and they hope to add landscape elements as part of a future project.

Alice Carlson, manager of the Dolphin Theater, stated there is a tree and landscape planter in the right of way fronting their building.

Commissioner Miller asked about the possibility of adding landscaping to the utility box area. Ms. Baker stated the group would look at doing something in that area.

Commissioner Peary stated that he likes the choice of lights for the building.

Acting Chairman Coles closed the public hearing.

MOTION: Commissioner Peery- Based on the adopted Findings, Conclusions and Conditions, as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachment "A" approve Architectural Design Review #187-ZON15-016, authorizing the proposed façade improvements, subject to the following condition:

Prior to beginning alterations, the applicant must secure all city and state permits applicable to the project including any building, electrical or mechanical permits and a right of way use permit for work in the right of way.

SECOND: Commissioner Miller
VOTE: Unanimous

ADMINISTRATIVE

Director Eric Day introduced the new Planning Administrator, Tom Dixon. Mr. Dixon will be joining the City on June 1, 2015.

Certified Local Government (CLG) program – Designed to promote historic preservation at the local level.

COMMISSION COMMENTS

Commissioner Miller stated asked about the sign at the south end of town at Coos Bay Liquidators. He said the flashing lights are distracting for vehicles at the intersection.

Acting Chairman Coles stated that the geese at Mingus Park were a little aggressive in spring but now they are aggressive all the time. She said there is an online survey regarding the possible removal of the geese. She encouraged the public to complete the survey.

ADJOURNMENT

6:40 p.m.



Christine Coles, Acting Chairman
City of Coos Bay
Coos County, Oregon

ATTEST:



Debbie Erler, Planner
City of Coos Bay

APPROVED AS REVISED JUNE 9, 2015