

MILL CITY PLANNING COMMISSION
Meeting of February 19, 2019

Planning Commission members present: Chair Ann Carey, Dennis Chamberlin, Marge Henning, Woody Koenig, David Leach and Grant Peterson.

Staff in attendance: Planning Advisor David Kinney and City Recorder Stacie Cook.

City Council Representatives: None.

Agency Representatives: None.

Citizens: None.

The meeting was called to order at 6:30 p.m. Chair Ann Carey led the pledge of allegiance.

APPROVAL OF MINUTES: *Grant Peterson moved, seconded by Woody Koenig to approve the minutes of January 15, 2019. The motion carried, (6:0).*

PUBLIC COMMENT: None.

PUBLIC HEARINGS: None.

PRESENTATIONS: None.

OLD BUSINESS:

File No. 2017-02 Baughman-Lucas Annexation: Mr. Kinney said that the ordinance was finalized at the February 12th City Council meeting. The state will be notified of this and the City should begin receiving taxes for this property in July.

Chair Carey asked about the property issue that was brought up at the Council meeting concerning the City's parcel that is within the right-of-way. Mr. Kinney explained that there is a piece of property that may be up to half an acre that is owned by the City which sits in the line of the roadway access for the potential subdivision. The property owner (Baughman/Lucas) brought in a lot line adjustment advising that the City needed to process it and deed the City parcel to them in order to open up the access. Mr. Kinney said that not only did the property owner (City) not authorize the lot line adjustment, which means no application, but this piece of property needs to be considered when a subdivision application is filed so that everything can be looked at together and how each fit with the other.

File 2018-09 – Trio Tavern ZC to Commercial: Mr. Kinney said that this ordinance has been finalized and signed by the Mayor.

Nuisance Ordinance Amendments: Mrs. Cook said that this ordinance has also been finalized and signed by the Mayor.

Nuisance Ordinance – Draft Noise Amendments: Mrs. Carey asked if Section 6 (M), which speaks to commercial businesses adjacent to a residential zones will apply to the Trio with its rezoning. Mr. Kinney asked how often outdoor events are held. Mrs. Cook said that they do three to six special events per year but with the zone change they won't have to do special events because they can now serve outdoors.

Mr. Kinney asked if there are any special events that the City should grant exceptions to. None noted. Mrs. Cook said that New Year's Eve should be added to Exemptions, item H.

Grant Peterson said that he feels like Noise Prohibited, item L, should be changed to 7p.m. to 8a.m. Mr. Kinney suggested using 7p.m. or dusk, whichever is later for the evening time.

Mr. Kinney added an exemption for generators during power outages.

Dennis Chamberlin moved, seconded by Grant Peterson to forward draft noise ordinance to Council. The motion carried, (6:0).

Landlord/Tenant Code Amendments & Enforcement Discussion: Woody Koenig said that the more he looked into this matter he believes the only way to deal with landlord/tenant issues is to use the dangerous and derelict building code.

Mrs. Cook said that chronic nuisance properties need to be addressed. This could be a way to get a handle on the landlord/tenant issues that are being discussed.

Mr. Kinney said that the Dangerous and Derelict Building code needs to be addressed so that the areas that need modified are completed. There is also a need to look at drafting a chronic nuisance code.

NEW BUSINESS:

File No. 2019-03 Kyle Plotts Property Line Adjustment – Ratify City Planner's Decision:

Location: 300 block SE Grove Street
Assessor's Map 9S3E32BB Tax Lots 2100 & 2200

Proposal: Combine two tax lots into one 10,000 sf parcel

Mr. Kinney said that the lot line for this property needs to be removed in order to place a home in the middle of the two lots.

Mrs. Carey asked about storm drainage in this area. Mr. Kinney said that there is a storm line in this area so there should not be an issue.

No objections to decision.

2019 Work Program: Mr. Kinney said that this work program includes an update of items completed as well as a listing of projects to work on in the upcoming year.

The Dangerous and Derelict Building Code will be a priority to get done within the next six months. Woody Koenig said that chronic nuisances need to be added to this item.

The Comp Plan and Zoning Maps will be redone now that the last two ordinances have been completed.

The PWDS need to be updated. Both Scio and Halsey have had their PWDS redone recently so we can probably use those and tweak them for Mill City.

Item #7 needs to be changed to be Tiger Grant/Railroad Bridge/Vehicular Bridge/Broadway Street Improvements.

At next Tuesday's City Council meeting the Council will be asked to approve a Jurisdictional Transfer Agreement, Maintenance Agreement (permit) and the grant agreement being between Linn County and the US Dept of Transportation. A separate agreement will be signed between the City and Linn County stating that the City will provide a \$400,000 grant match and will do public outreach with the SOB Committee and be involved in design approval and construction management. If all agreements are approved by the City next Tuesday and the grant agreement is signed by March 10th then Linn County can meet the USDOT request to begin design on March 11th.

The FEMA Flood Plain Ordinance revisions are on indefinite hold until the federal government gives direction on what needs to be implemented.

There is a coalition of cities that have started meeting to review the contract for building inspection services. Linn County is moving toward a e-filing system, which will make it easier to track inspections.

Mrs. Carey asked about the Comp Plan Update. Mr. Kinney said that he will look into moving forward with this. One item that could be added to this for facilities is to complete a sewer capacity study.

Mr. Kinney said that he will update this list with tonight's discussion and forward the work plan to the Council.

Special Meeting in March 2019: Mr. Kinney said that the City may have two applications for review. One for EV Charging stations at Mill City Falls Park and one for the Public Works building. Mr. Kinney asked for consideration of holding a special meeting for these applications as we will likely have other applications for the regular meeting. Consensus to hold Tuesday, April 2nd at 6:30p.m.

INFORMATIONAL ITEMS:

City Recorder Report: City Recorder Stacie Cook provided a report on the following:

1. Public Works Building
2. Public Works Staff
3. The Reid House Committee Update
4. EV Charging Stations

Tiger Grant Agreement Status: Discussed above.

Skatepark Design Plans – 90% Drawings: No information.

Current Applications:

- i. File No 2019-01 – Minor Partition/Replat – 230 & 272 SW Ivy Street
- ii. File no. 2019-02 – Site Plan Review – Duplexes on SW Ivy Street

Prospective Applications:

- i. 2019-xx – Sportsman Center – Site Plan Review
- ii. 2019-xx – City of Mill City Pacific Power Charging Stations
- iii. 2019-xx – City of Mill City – Public Works Shop

BUSINESS FROM THE PLANNING COMMISSION: None.

OTHER BUSINESS: None.

The meeting was adjourned at 8:26 p.m.

Prepared by:

Stacie Cook, MMC City Recorder

Minutes approved by the Planning Commission on the 19th day of March, 2019.