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**PHILOMATH PLANNING COMMISSION
MINUTES**

September 21, 2015

1. **CALL TO ORDER.** Chair Shon Heern called the meeting to order at 7:00 PM in the City Hall Council Chambers.

2. **ROLL CALL/INTRODUCTIONS:**

Present: Commissioners Shon Heern, Leroy Fenn, John Houk, Patrick McDonald, Jacque Lusk and Mark Knutson (7:05 p.m.).

Staff: Dan Miller, Deputy City Attorney; Jim Minard, Planner; and Ruth Post, City Recorder.

Absent: Commissioner Gabe Callaway.

3. **APPROVAL OF MINUTES:**

3.1 **August 17, Minutes**

MOTION: Commissioner Fenn moved, Commissioner Lusk second, the August 17, 2015, minutes be accepted as presented. Motion APPROVED 5-0.

4. **PUBLIC HEARING:**

4.1 **PC15-05; Applicant: Jeremy & Christine Hruska; Application Type: Variance;**

Location: 12-6-11AA #2400 and #2500 (680 N 9th Street) –Chair Heern opened the public hearing at 7:02 p.m. Mr. Miller read the statement describing the presentation of testimony and evidence and the approval criteria. Chair Heern requested any ex parte contacts, conflicts of interest, bias or site visits. No members of the Planning Commission declared ex parte contacts, conflicts of interest, bias or site visits. Chair Heern announced the order of testimony.

Staff Report: Mr. Minard presented the staff report as referenced in the agenda packet.

(Commissioner Mark Knutson arrived at 7:05 p.m.)

Applicant:

Jeremy Hruska, 680 N 9th Street, Philomath – Mr. Hruska explained the separate tax lots prevent him from being able to use the property to the fullest. He described the issues caused by the Corvallis water line and electrical easements across tax lot 2500 and the realistic inability to site a single family home on it due to those easements.

Proponents: None.

Opponents: None.

Neutral Parties including Governmental Bodies: None.

Rebuttal by Applicant – Limited to issues raised by Opponents: None.

There was no request to leave the public record open. Chair Heern closed the public hearing at 7:10 p.m.

The applicant waived the 7 day period to submit final written arguments.

5. **DISCUSSION AND RECOMMENDATION:**

5.1 **PC15-05** – Chair Heern opened discussion by the Commission. Commissioners were in agreement that the request was logical.

1 **MOTION:** Commissioner Fenn moved, Commissioner Houk, second that the Findings of
2 Fact as presented in the staff report for File No. PC15-05 be adopted and the Planning
3 Commission approve the variance as requested. Motion APPROVED 6-0 (Yes: Heern,
4 Callaway, Fenn, Houk, Knutson, Lusk, and McDonald; No: None).
5

6 **6. ADJOURNMENT:**

7 There being no further business Chair Heern adjourned the regular meeting at 7:16 p.m.
8

9 SIGNED:

ATTEST:

10 _____
11 Shon Heern, Chair
12

Ruth Post, MMC, City Recorder