

**STAYTON PLANNING COMMISSION  
MEETING MINUTES**

**Monday, February 22, 2021**

**On-line Meeting held over Zoom**

**COMMISSIONERS:** Ralph Lewis, Chair  
Jackie Carmichael  
Richard Lewis

**STAFF MEMBER:** Dan Fleishman, Planning & Development Director

**OTHERS PRESENT:** Ezam Bayan, Jeff Tross

1. **CALL TO ORDER:** Chair Lewis called the meeting to order at 7:00.
2. **APPROVAL OF MINUTES:** Carmichael moved and Richard Lewis seconded to approve the minutes from January 25, 2021 as presented. The motion was approved 3:0.
3. **LAND USE FILE #1-01/21 –PUBLIC HEARING Application for Official Zoning Map Amendment, JEES Properties, LLC, 1973 Pacific Ct**
  - a. **Commencement of Public Hearing:** Chair Lewis opened the public hearing at 7:02 and read the opening statement. There were no objections to the notice provided, no objections to the jurisdiction of the Planning Commission, and no declarations of conflict of interest, bias or *ex parte* contact by the Planning Commission.
  - b. **Staff Introduction:** Fleishman provided a brief introduction to the hearing.
  - c. **Applicant Presentation:** Tross introduced himself as representing the applicant and explained the application is to amend Zone Map from Light Industrial (IL) to Industrial Commercial (IC) for the property at 1973 Pacific Ct. Tross reviewed the materials presented in the application, noting that there are currently 80+ acres of vacant land zoned IL and only about 3 acres of vacant land zoned IC.
  - d. **Staff Report:** Fleishman reviewed the draft order and staff memo presented in the packet, noting the uses that would be permitted in one zone and not the other. Fleishman noted that after preparation of the draft order correspondence was received from Marion Co Public Works. Therefore the draft order should be modified to reflect that correspondence. The recommendation from staff is for the Planning Commission to recommend to the City Council approval of the application.
  - e. **Questions from the Commission:** none
  - f. **Proponents' Testimony:** none
  - g. **Opponents' Testimony:** none
  - h. **Governmental Agencies:** none
  - i. **General Testimony:** none
  - j. **Questions from the Public:** none
  - k. **Questions from the Commission:** none
  - l. **Applicant Summary:** none
  - m. **Staff Summary:** Fleishman reminded the Commission that the draft order needs to be modified to reflect the correspondence received after it was written.

- n. Close of Hearing:** Chair Lewis closed the public hearing at 7:17
  - o. Commission Deliberation:** none
  - p. Commission Decision:** Carmichael moved and Richard Lewis seconded that the Planning Commission forward the application to the City Council recommending approval adopting the draft order with modifications to reflect the correspondence received from Marion County Public Works. The motion was approved 3:0.
- 4. OTHER BUSINESS** – None
- 5. ADJOURN:** Chair Lewis adjourned the meeting at 7:27.