

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
Tuesday, June 28, 2016
6:30 PM**

COMMISSIONERS PRESENT

Sine Adams, Chair
Shane Abma
Adam Argo,
Scott Barbur
Greg Hemer

STAFF PRESENT

Denny Egner, Planning Director
Brett Kelter, Associate Planner
Shelby Rihala, City Attorney

COMMISSIONERS ABSENT

Shaun Lowcock, Vice Chair
Shannah Anderson

1.0 Call to Order – Procedural Matters*

Chair Adams called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.milwaukieoregon.gov/meetings>.

2.0 Planning Commission Minutes

3.0 Information Items

Denny Egner, Planning Director, said the Urban Renewal Plan review by the Planning Commission was scheduled for July 28, 2016. That same day staff would be meeting with Clackamas County Commissioners regarding the Plan. The City Council hearing was scheduled for August 2.

Regarding the Community Visioning project, there were 52 applicants for the Visioning Advisory Committee and recommendations for the committee would go to Council on July 5.

Mr. Egner also noted that staff was currently in the process of hiring an Assistant Planner.

4.0 Audience Participation –This is an opportunity for the public to comment on any item not on the agenda. There was none.

5.0 Public Hearings

- 5.1 Summary: Bob's Red Mill Sign and Restaurant
Applicant/Owner: The Bookin Group LLC/Triad Grain Group LLC
Address: 5000 SE International Way
File: CU-2016-002, VR-2016-005
Staff: Brett Kelter

Chair Adams called the hearing to order and read the conduct of quasi-judicial hearing format into the record.

Commissioner Hemer declared a potential conflict of interest and read a statement into the record regarding Bob's Red Mill's contributions to the Milwaukie Historical Society and Museum. He stated he would be able to make an objective decision on the application.

Commissioner Barbur declared the same potential conflict of interest with regard to contributions from Bob's Red Mill.

Brett Kelder, Associate Planner, presented the staff report via PowerPoint on behalf of Keith Liden, Temporary Planner. The applications were a Conditional Use for expansion of the current restaurant use as well as a Variance Request for two sign adjustments. He reviewed the vicinity, zoning, and site conditions. He noted the current uses and outlined the allowed sizes for the Business Industrial B-I zone for those uses. The Conditional Use request was to allow for expanding the restaurant sometime in the future. The sign adjustments were to allow a second freestanding sign on a different frontage and a maximum height of 40ft for another sign where 25 ft maximum height was permitted, due to a grade difference between where the sign would be located and where it would be seen from (Hwy 224). He displayed the proposed drawings for the signs.

Mr. Kelder reviewed the key issues for the Commission to consider, regarding whether a restaurant use was consistent with the Comprehensive Plan in industrial districts, how much space should be allocated for the restaurant and outlet store, and whether the second sign satisfied relevant adjustment criteria. He outlined the details of each issue and the decision-making options.

Chair Adams called for the applicant's testimony.

Rob Gage, Bob's Red Mill Restaurant Manager, introduced the applicant members. He noted that when he was interviewed for the position, he asked why the company did not have a sign since Bob's Red Mill was an iconic company and should have an establishment sign.

Laura Mather, Administrative Assistant to the President's Office for Bob's Red Mill, spoke on Bob Moore's behalf and gave some background of the company.

Ed Mercer, Ramsay Sign Co., noted the intention and the design of the proposed sign, and added that it adhered to ODOT's standards.

Chris Hagerman, The Bookin Group, said the goals for applying for the Conditional Use were 1) to provide more flexibility within the building for any small expansions in the future, noting the amount of process required in the past for small modifications; and 2) to not be limited by the market of the business industrial area but to draw business more broadly. He added that the application for the sign adjustments was to utilize the flexibility in the code that allowed for special cases such as this one. He described the intended use of the freestanding sign along Hwy 224 to convey relevant information and public benefit.

Chair Adams closed public testimony.

The Commission agreed on decision Option 1-A and appreciated staff's work on the application and the public benefit Bob's Red Mill brought to the community.

It was moved by Commissioner Hemer and seconded by Commissioner Argo to approve land use applications CU-2016-002 and VR-2016-005 Bob's Red Mill Sign and Restaurant as presented.

6.0 Worksession Items

7.0 Planning Department Other Business/Updates

8.0 Planning Commission Discussion Items

Commissioner Hemer clarified what the Commission's role was regarding reviewing the Urban Renewal Plan.

- **Mr. Egner** responded that the Commission was to ensure that the proposed Urban Renewal Plan was consistent with the goals and objectives of the Comprehensive Plan.

Commission Hemer suggested that elections should be put on a future agenda due to Chair Adams departure from the Commission.

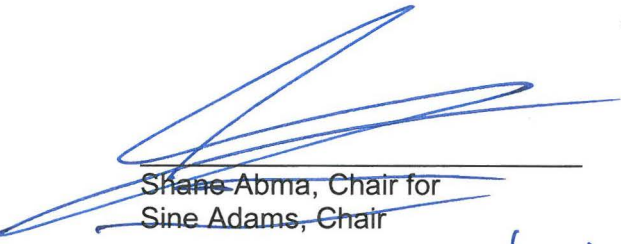
9.0 Forecast for Future Meetings:

July 12, 2016	1. Worksession: Urban Renewal Update
July 26, 2016	1. TBD

Meeting adjourned at approximately 7:50 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II


~~Shane Abma, Chair for~~
~~Sine Adams, Chair~~

Greg Hemer, chair