



A place where families and businesses thrive.

**Planning Commission
Community Auditorium and Zoom
1915 Main Street, Forest Grove, OR
Monday, May 2nd, 2022, 7:00 pm**

1. CALL TO ORDER AND ROLL CALL:

Chair Phil Ruder called the Planning Commission public hearing to order at 7:00 p.m. via Zoom Video Conference.

The meeting was held in person in the Community Auditorium and remotely video conferenced by Planning Commission Coordinator Shannon Reynolds as well as televised live from the projector screen at the Community Auditorium by Tualatin Valley Community Television (TVCTV) Government Access Programming LIVE Channel 30 on their website. To view the recorded meeting, please visit <http://tvctv.org/>. The public was allowed to attend via Zoom or observe in the Community Auditorium.

Roll Call:

Planning Commission Present In Person and via Zoom Remotely: Chair Phil Ruder (in person); Commissioners Lisa Nakajima (in person), Joel Redwine (in person), Ginny Sanderson (in person), Teri Bjorn (in person), Tim Farrell (in person) and Julie Danko (via Zoom).

Planning Commission Excused:

Staff Present: Bryan Pohl, Community Development Director (in the Community Auditorium); Amy Kreimeier, Senior Planner (in the Community Auditorium); Shannon Reynolds, Planning Commission Coordinator (in the Community Auditorium);

2. PUBLIC MEETING:

A. PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS:

None.

B. WORK SESSION:

(1.)Development Code Topics: Review possible amendments to the Development Code (DC). Drafting per the Planning Commission's direction, as responses to citizen requests and address code omissions or inconsistency.

Chairman Phil Ruder opened the Public Hearing at 7:04 p.m.

Mrs. Amy Kreimeier provided the Commissioners with a presentation on the potential Development Code topics that require updates. The major code text updates apply to marijuana retailers, gravel parking lots and entertainment uses. The minor code updates affect Mixed-Use Planned Developments, fences, and sign and murals.

COMMISSIONER DISCUSSION:

Commissioners discussed each topic and were in favor of changing from the term marijuana to cannabis. Discussion centered on distance requirements from schools and parks for future cannabis locations. Several of the Commissioner's requested more information showing school locations as well as public park locations in reference to the Community Commercial and Neighborhood Mixed-Use areas. Continued discussion regarding the requirement of Conditional Use Permits for cannabis retailers followed. Kreimeier also discussed the removal of Note 10 from Table 3-2 Residential Zones. In summary, this is a note that restricts cannabis retailers in residential zones. Commissioners were over all in favor of removing this note as this is not an issue due to the existing Development Code Text in place for cannabis retailers.

Gravel parking lots throughout the city were discussed. Questions were posed to the Commission regarding when gravel parking lots should be permitted, and for what uses or circumstances should they be allowed. Staff provided a recommendation.

Staff also proposed some changes to the Code text for Entertainment Oriented Uses and Commercial Lodging. The Development Code Text needs some clarification on the various types of entertainment uses and their definitions. Staff recommends the permitted zones for Entertainment Use be expanded. Discussion continued on allowing major outdoor entertainment to be permitted in additional zones. Temporary Use permits for major events that occur at commercial lodging locations was proposed.

Amending the Mixed Use Planned Development Code to require a commercial development component was discussed.

Allowing Emergency Services Uses to be permitted outside the Village Center will need to be amended in the Text.

A written citizen request regarding increasing the maximum fence height along Highway 47 was received by Staff. Commissioners were in agreement with this request for this portion of highway corridor. This will help to address safety concerns as well as views and general noise issues.

Code text definitions for signs and murals need clarification. Staff recommended text amendments.

The Public Hearing was closed at 8:13 p.m.

C. **ACTION ITEMS:**
None.

3. **BUSINESS MEETING:**

A. **APPROVAL OF MINUTES:**

Commissioner Nakajima moved to approve the minutes of the April 18th minutes with corrections mentioned. Commissioner Redwine seconded. Motion carried 7-0.

B. **DIRECTOR'S REPORT:**

Bryan provided a brief update on the Parkview Terrace Appeal to City Council. City Council upheld the Planning Commission's decision with a 6-1 vote. The Davis Estates appeal will be held this coming Monday.

E. **ANNOUNCEMENT OF NEXT MEETING:**

The next meeting is scheduled for Tuesday, June 21st, 2022 at 7 p.m.

F. **ADJOURNMENT:**

The meeting was adjourned at 8:59 p.m.

Respectfully submitted by:

Shannon Reynolds
Planning Commission Coordinator