

City of Lowell, Oregon
Minutes of the Planning Commission Meeting
July 10, 2019

The meeting was called to order at 7:10 PM by Commissioner Chair Dragt.

Members Present: Lon Dragt, John Myers, Mary Wallace

Approval of Planning Commission Minutes: Commissioner Myers moved to approve minutes from May 29, 2019, second by Commissioner Wallace. PASS 3:0

Old Business: None

New Business:

- a. **Land Use File 2019-02 – Conditional Use Permit/Home Occupation for 569 East First Street**

Close Public Meeting: 7:12 PM

Open Public Hearing: 7:12 PM

Land Use File 2019-02 – Conditional Use Permit/Home Occupation for 569 East First Street

- **Staff Report** – Henry Hearley Assistant Planner for Lane Council of Governments, presented report, Ms. Inman is proposing to utilize up to 500 square feet of the residence as a licensed hair salon. Recommends approval with sign reconfiguration to fit 1.5 square feet requirements.
- **Applicant Comments** – Kristin Inman, 569 East First Street, provided clarification on the sign dimensions for commissioners.
- **Public Comments** – Greg Mansfield, 548 East First Street requested clarification on how many chairs would be operating out of the home. Kristin responded she would be the only one operating out of her home.

Public Hearing Closed: 7:20 PM

Reconvene Public Meeting: 7:20 PM

- **Commission Deliberation** - Commissioner Wallace made a comment about a salon that was approved for one chair and then moved in a tanning bed after approval in the past, which violated the provision. She wanted to be reassured this would not happen again. Discussion of it becoming a code violation and it would be handled accordingly. Discussion of the signage being a clear vinyl on the patio door, and the actual lettering does meet approval.
- **Commission Decision** – Commissioner Meyers moved that the Planning Commission approve this application for a development permit based on the standards, findings, conclusion and recommendation stated in the staff report except for the following item:

removing Condition of Approval #4 the signage, second by Commissioner Wallace.
PASS 3:0

Other Business:

- **Section 9.408 Non-conforming Use** - CA Cobb provided information of a resident living in the commercial district who would like to add on to the existing building. This section in the code has conflicting provisions, thus requiring the Commission to interpret the code. Jake Callister provided guidance in the reading of the code. Discussion followed. No decision was made at this time, further research is required and item will be brought back at next Planning Commission on August 7, 2019.

Adjourn: 7:50 PM

Approved: _____


Lon Dragt - Chair

Date: _____

8/26/19

Attest: _____


Jared Cobb, City Recorder

Date: _____

8/26/19