



**Molalla Planning Commission
MINUTES Molalla Adult
Center
315 Kennel Ave., Molalla, OR
97038
September 1, 2021**

The September 1, 2021, meeting of the Molalla Planning Commission was called to order by Chair Rae Botsford at 6:35pm.

COMMISSIONER ATTENDANCE:

Chair Rae Lynn Botsford – Present
Commissioner Rick Deaton – Present
Commissioner Doug Eaglebear – Present
Commissioner Jennifer Satter – Present
Commissioner Jacob Giberson – Present
Commissioner Connie Farrens – Present
Commissioner Sarah Schoenborn – Absent

STAFF IN ATTENDANCE:

Mac Corthell, Planning Director - Present
Dan Zinder, Associate Planner – Present
Julie Larson, Planning Specialist - Present
Gerald Fisher, Public Works Director - Present

AGENDA:

- I. **CALL TO ORDER**
- II. **FLAG SALUTE AND ROLL CALL**
- III. **PUBLIC COMMENT** – Limited to 3 minutes per person

No Public Comment

IV. **MINUTES:**

- August 4, 2021, Planning Commission Meeting

Planning Commission approves minutes 6-0

V. QUASI-JUDICIAL HEARING:

- SDR06-2020 – 501 E Main (Center Market Convenience)

Associate Planner, Dan Zinder, presented the staff report and material for planning file SDR06-2020, a Site Design Review application for Center Market Convenience located at 501 E Main. This application establishes appropriate land use approvals for the proposed development.

Brian Doyle spoke on behalf of Sonny Singh the applicant. Mr. Doyle stated that the applicant had no other comments to add to the record. No one spoke in opposition and no written comments were received.

Commissioner Giberson voiced concerns over three items that seemed incomplete on the application; landscaping, entrances of building; TIA (Traffic Impact Analysis). He was concerned that the Planning Commission wasn't getting the full availability to review. Director Corthell addressed the TIA stating that Cascade Center has another application which will dictate the placement of a traffic light at the intersection of Leroy & Main. I&E Construction wants to build the traffic light, however ODOT hasn't signed off on it. Therefore, the TIA from SDR06-2020 is conditioned but isn't as necessary. Landscaping will stay the same as current, although the developer will be required to plant as required per City code. The developer will be required to leave the existing entrance. The developer can also add the front entrance which will bring the development to a more conforming use.

Commissioner Giberson agreed with the staff follow-up. Director Corthell explained that the Planning Commission can condition the approval that the front entrance must be added.

After discussion, Commissioner Giberson made a motion to approve the application with the modification of the entrance condition of approval that street (south) side of the building be added as a customer entrance. Commissioner Farrens seconded the motion. Motion passes 6-0

VI. REPORTS AND ANNOUNCEMENTS

- Planner's Report

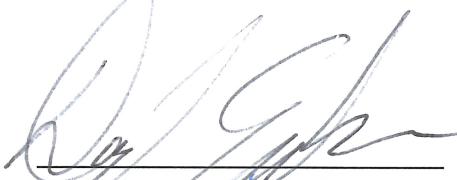
Associate Planner Zinder gave an update on applications. Staff has completed 14 Type I reviews since July 7, 2021. Staff has four Type III reviews underway and Two Pre-Apps. Code Enforcement has closed 6 cases since July 7, 2021.

- Directors Report

Director Corthell thanked staff for being flexible during the past couple of weeks. He also thanked the Planning Commission for their adaptability to moving to Zoom meetings. Director Corthell also mentioned he is working at rebuilding the cities relationship with the Chamber of Commerce.

VI. ADJOURNMENT

Meeting adjourned at 7:23PM



~~Chair, Rae Lynn Botsford~~

Vice Chair, Doug Eaglebear



ATTEST: Mac Corthell, Planning Director

10.6.2021

Date