

MILL CITY PLANNING COMMISSION
Meeting of July 8, 2022

Planning Commission members present: Chair Marge Henning, Jim Grimes, Dave Leach, Sandy Lyness, Caitlin Purdy and Debbie Schenck.

Staff in attendance: City Recorder Stacie Cook and Planning Advisor Dave Kinney.

City Council Representatives: None.

Agency/Applicant Representatives: None.

Citizens: None.

The meeting was called to order at 8:30 a.m. Chair Marge Henning led the pledge of allegiance.

APPROVAL OF MINUTES: Chair Henning said that there is a minor change from SW to SE in the final paragraph related to the water project.

Caitlin Purdy moved, seconded by Sandy Lyness to approve the minutes of June 17, 2022. The motion carried, (6:0).

ELECTION OF OFFICERS (JULY 2022 TO JUNE 30, 2023): Mr. Kinney suggested that the same officers currently in positions be reelected; Marge Henning, Chair, Debbie Schenck, Vice Chair, City Recorder Stacie Cook, Secretary.

Chair Henning called for all in favor. The recommendation passed, (6:0).

PUBLIC COMMENT: None.

PUBLIC HEARING: None.

OLD BUSINESS: Mill City Development Code Revisions (Article 2): Mr. Kinney said that within the commercial zone residential use is allowed. The different uses which are/will be allowed or disallowed within the CC and CH zones were reviewed.

Parking requirements have been modified within this code. The architectural front of the building must face the street as does the main entrance.

There is no industrial zone currently inside the City limits. There is industrial within the UGB. The code does address requirements for industrial uses. Residential uses are currently allowed in the industrial zone. The new code is drafted to allow existing residential uses to continue and expand but new residential uses would not be allowed. Debbie Scheck said that because of what goes on in an industrial area, she doesn't think that residences should be allowed.

Consensus to allow a property/house converted from a residential use to an industrial use to be reverted to an industrial use. Mrs. Cook asked how tracking for converted properties will be done. Sandy Lyness said that a title company should be able to track this. Mrs. Cook said that the applicant should have to prove that the property/building was used as a residence with the application rather than the City having to do the research.

Consensus to add commercial dining uses into the industrial zone and to remove wrecking yard, junk yard and similar uses as well as solid waste disposal/transfer station.

Consensus to remove Accessory Structures/Use section.

NEW BUSINESS: Safe Routes To School Letter of Support: Mrs. Cook said that the second phase of the SRTS application is due and as part of the process letters of support are necessary. The letter from SCSD Superintendent Todd Miller has been included for review as has a draft letter of support for the Planning Commission to consider.

Ms. Purdy said that the word ‘is’ needs to be added into the last sentence of the second paragraph.

Mr. Kinney said that the application may change slightly based on infrastructure work that the school is doing.

Sandy Lyness moved, seconded by Debbie Schenck to submit the letter of support for the Safe Routes to School Application. The motion carried, (6:0).

Storm Drainage Master Plan – Interviews: Sandy Lyness said that Keller Associates representatives were interviewed yesterday for the Storm Drainage Master Plan work. The firm is well rounded and has the staff available to complete all of the project components.

Mr. Kinney said that involvement of the Planning Commission was discussed during the interview. Keller Associates is happy to work with the Planning Commission to make sure that the plan meets the needs of the City and is easy to use for planning review.

INFORMATIONAL ITEMS:

City Recorder Report: Mrs. Cook gave a brief report on the following items:

1. Cedar Creek Bridge IGA
2. Marion County Grant Agreement – Sewer Project

Planning Consultant Report: Mr. Kinney said that an application has come in from SCSD for a large pole building, which will come before the Planning Commission in the next couple of months.

BUSINESS FROM THE PLANNING COMMISSION: None.

OTHER BUSINESS: None.

The meeting was adjourned at 10:34 a.m.

Prepared by:

Stacie Cook, MMC City Recorder

Minutes approved by the Planning Commission on the 2nd day of September 2022